



CYNGOR
GWYNEDD
COUNCIL



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

July 2016

SUSTAINABILITY APPRAISAL ADDENDUM REPORT

Joint Local Development Plan
Anglesey & Gwynedd

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

**SUSTAINABILITY APPRAISAL
ADDENDUM REPORT**

July 2016

enfusion



SUSTAINABILITY APPRAISAL ADDENDUM REPORT

Anglesey County Council and Gwynedd Council Deposit Joint Local Development Plan

Prepared for: Anglesey County Council and Gwynedd Council

<i>date:</i>	Draft 11 July 2016 Final 28 July 2016	
<i>prepared for:</i>	Anglesey County Council and Gwynedd Council	
<i>prepared by:</i>	Alastair Peattie Cheryl Beattie	Enfusion
<i>quality assurance:</i>	Barbara Carroll	Enfusion

enfusion

environmental planning and management for sustainability



Treenwood House
Rowden Lane
Bradford on Avon
BA15 2AU
t: 01225 867112
www.enfusion.co.uk

CONTENTS	PAGE
1.0 INTRODUCTION Purpose and Structure of the Report	1
2.0 SA OF GYPSY & TRAVELLER SITE OPTIONS Introduction Method SA of Gypsy & Traveller Site Options Reasons for Progressing/ Rejecting Site Options	3
3.0 UPDATED SA OF DEPOSIT PLAN Introduction Updated SA of Deposit Plan	8
4.0 SA OF PROPOSED AMENDMENTS TO THE JLDP	40
5.0 SA OF NEW ENERGY POLICY AND OPPORTUNITY SITES	41
6.0 SUMMARY AND NEXT STEPS	43
APPENDICES	
I SA of Gypsy & Traveller Site Options	
II SA of Proposed Amendments to the JLDP	

1.0 INTRODUCTION

- 1.1 Anglesey County Council and Gwynedd Council (the Councils) 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 The Councils have been undertaking Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) since 2011 to inform the preparation of the JLDP. The SA process for the JLDP has produced the following reports to date:
- **Scoping Report July 2011** - which should be used for consultation on the scope of the SA/SEA - placed on public consultation on 21/07/2011 for a period of 7 weeks. A notice was placed in local newspapers presenting information regarding the consultation period and invited interested parties to submit written comments about the Report.
 - **Draft Initial Sustainability Appraisal Report July 2012** - was made available on the Council's websites in July 2012
 - **Initial Sustainability Appraisal Report May 2013** - This report was placed on public consultation alongside the Preferred Strategy for a period of 7 weeks.
 - **Deposit Sustainability Appraisal Report February 2015** - This report was placed on public consultation alongside the Deposit Plan for a period of 7 weeks.
 - **Deposit & Focused Changes Sustainability Appraisal Report February 2016** - accompanied the Deposit JLDP & Focused Changes on submission to the Welsh Government.
 - **Sustainability Addendum Report (this report)** considers proposed amendments to the JLDP following consideration of responses to the Focused Changes as well as further work in relation to Gypsy & Traveller site options, renewable energy development, and to address the Inspector's concerns.
- 1.3 The JLDP and supporting evidence, including the SA, 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 proposed amendments to the Deposit JLDP.
- 1.4 The Inspector requested clarification in his Preliminary Note in relation to the differences in the detailed content of the policies considered through the SA. This was explained in further detail at the Pre-examination meeting on 14 June 2016, where the Inspector expressed concern that the SA may not adequately cover all those aspects of

the Plan that may have significant sustainability implications. It was felt that some policies required further attention, for example, TRA 1, CYF 3, CYF 7 and TAI 12. It was also noted that the policy numbers referred to in Section 6 of the Deposit SA Report did not always match up with the Policy Numbers in the Deposit JLDP. The Councils carried out further work to address the Inspector's concerns and submitted a progression of policy numbers as well as initial track changed version of Section 6 of the SA Report (CDLL.007) on 01 July 2016¹.

- 1.5 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, and the potential for renewable energy development.

Purpose and Structure of this SA Addendum Report

- 1.6 The purpose of this Addendum Report is to clearly set out the method and findings of further SA work carried out in relation to the Proposed Amendments to the JLDP as well as the Gypsy & Traveller site options, and identified areas of search opportunities for solar PV farm energy development. It also seeks to address the Inspector's concerns raised in the Preliminary Note and at the Pre-examination meeting. Following this introductory section, the report is organised into five further sections:
- **Section 2** - explains the method and sets out the findings of the further SA work in relation to Gypsy & Traveller site options.
 - **Section 3** - sets out the further SA work to address the Inspector's concerns in the Preliminary Note.
 - **Section 4** - explains the method and sets out the findings of the further SA work in relation to Proposed Amendments.
 - **Section 5** – sets out the further SA work in relation to a new renewable energy development policy and identified areas of search opportunities for solar PV farm energy development.
 - **Section 6** - sets out the overall summary findings and next steps for the JLDP and the SA.

¹ Letter from the Councils to the Inspector 01 July 2016:
<https://www.gwynedd.llyw.cymru/en/Council/Documents---Council/Strategies-and-policies/Environment-and-planning/Planning-policy/Examination-Documents/DA013.pdf>

2.0 SA 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 (PT.030) and this supported the emerging Deposit JLDP. Following updated evidence in relation to need² a second version of the topic paper was produced and published in March 2016³. The updated evidence suggested that there is a greater need than previously thought and therefore further sites would be needed. Anglesey County Council published a number of permanent site options for public consultation from 11 February to 11 March 2016 as well as potential temporary site options for public consultation from 02 June to 01 July 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 Pentraeth Rd
- Site 2: Smallholding Gaerwen
- Site 3: Land near Penhesgyn Site

Anglesey Temporary Site Options Centre of the Island

- Site 1: Land between A5 and A55, between Star and Llanfairpwll
- Site 2: Gaerwen Smallholding
- Site 3: Land adj. to A5 near Cymunod Farm, Bryngwran

Holyhead Area

- Site 4: Land near Cyttir Road, Holyhead
- Site 5: Tyddyn Lantern Land, Holyhead

Gwynedd Temporary Site Options Caernarfon Area

- Site B: Part of Shell Car park
- Site C: Land to rear of Courthouse
- Site CH: Land opposite Peblig Ind. Estate

Method

- 2.3 As part of the iterative SA process, the reasonable site options identified above through the Council's on-going work were subject to

² Gwynedd and Anglesey Council's (2016) Gypsy and Traveller Accommodation Assessment (DC.024).

³ Anglesey and Gwynedd Council's (Feb 2016) Topic Paper 18A: Identifying Gypsy and Traveller Sites (PT.031)

SA. Enfusion carried out an independent appraisal of the identified site options against the full SA Framework presented in Section 2, Table 2.6 of the Deposit SA Report (CDLL.007) and using the key presented in Table 2.5 of the same Report. As per the previous SA work (please refer to Paras 2.15 - 2.19 of the Deposit SA Report (CDLL.007) the findings for each of the new site options were set out in detailed matrices - evidence was cited where available or applicable, a commentary was provided and suggestions for mitigation or enhancement were made where relevant. The nature of the likely sustainability effects (including positive/negative, duration, permanent/ temporary, secondary, cumulative and synergistic) were described, together with any uncertainty noted.

SA of Gypsy & Traveller Site Options

2.4 A summary of the SA findings is presented below with the detailed matrices are presented in Appendix I of this Report.

Table 2.1: Summary SA Findings for Gypsy & Traveller Site Options

SITE	SA OBJECTIVE											
	1	2	3	4	5	6	7	8	9	10	11	
Anglesey Permanent Site Options												
Site 1: Existing Camp off Pentraeth Rd	-	-	0	0	0	-?	0	++	-	-?	-	0?
Site 2: Smallholding Gaerwen	0	-?	0	0	0	0?	0	++	-	-?	-?	0
Site 3: Land near Penhesgyn Site	0	-	-	0	0	0	0	++	-	-?	-	0
Anglesey Temporary Site Options												
Centre of the Island												
Site 1: Land between A5 and A55, between Star and Llanfairpwll	0	-	0	0	0	-?	0	++	-	-?	+	0
Site 2: Gaerwen Smallholding	0	+	0	0	0	-	0	++	-	-?	+	0
Site 3: Land adj. to A5 near Cymunod Farm, Bryngwran	0	+	0	-	0	-?	0	++	-	-?	+	0
Holyhead Area												
Site 4: Land near Cyttir Road, Holyhead	0	++	0	-	0	-?	0	++	-	-?	++	0
Site 5: Tyddyn Lantern Land, Holyhead	0	++	-?	0?	0	-?	0	++	-	-?	++	0
Gwynedd Temporary Site Options												
Caernarfon Area												
Site B: Part of Shell Car park	--?	++	+	0	0	0	0	++	+	++	+	0
Site C: Land to rear of Courthouse	+	++	+	0	0	0	0	++	+	++	+	0

SITE	SA OBJECTIVE											
	1	2	3	4	5	6	7	8	9	10	11	
Site CH: Land opposite Peblig Ind. Estate	+	-	+	0	0	0	0	++	+	++	+	0?

Reasons for Progressing/ Rejecting Site Options

2.5 The table below summarises the reasonable Gypsy & Traveller site options considered for the JLDP, with an outline of the reasons for selection or rejection where relevant. It should be noted that whilst the SA findings are considered by the Councils' in their selection of options and form part of the evidence supporting the JLDP, the SA findings are not the sole basis for a decision; planning and feasibility factors play a key role in the decision-making process.

Table 2.2: Summary of Approach to Alternatives Assessment and Selection for G&T Sites

Options Considered and Appraised	Summary of Reasons for Progressing or Rejecting the Option in Plan Making	Progress or Reject?
Anglesey Permanent Site Options		
Site 1: Existing Camp off Pentraeth Rd	Not considered suitable as the proposed use equates to a permanent residential use of a confined site with little opportunity for suitable mitigation measures.	✗
Site 2: Smallholding Gaerwen	Not considered suitable due to the high costs associated with providing a supply of running water.	✗
Site 3: Land near Penhesgyn Site	Selected for inclusion subject to confirmation of suitability and deliverability from a highway safety and health impact assessment including air quality.	✓
Anglesey Temporary Site Options		
Centre of the Island		
Site 1: Land between A5 and A55, between Star and Llanfairpwll	Potential opportunity subject to results of further investigations into any safety or technical risks posed by the site.	✓
Site 2: Gaerwen Smallholding	Potential opportunity subject to results of (i)	✓

Options Considered and Appraised	Summary of Reasons for Progressing or Rejecting the Option in Plan Making	Progress or Reject?
	further consideration of investigations into impact on the setting of the nearby Scheduled Ancient Monument, and (ii) if this is acceptable the results of further staged archaeological investigations to be undertaken..	
Site 3: Land adj. to A5 near Cymunod Farm, Bryngwran	Not considered suitable on account of road safety issues, on the basis that it is unlikely that an access meeting the minimum visibility safety requirement could be achieved.	✘
Holyhead Area		
Site 4: Land near Cyttir Road, Holyhead	Not considered suitable as Welsh Government not willing for the site to be used even as an interim measure due to it being part of Enterprise Zone land and use could impact upon creating jobs in the locality.	✘
Site 5: Tyddyn Lantern Land, Holyhead	Not considered suitable due to conflict with employment allocation in stopped UDP and emerging JLDP, also impact on adjoining community centre and nursery and access issues.	✘
Gwynedd Temporary Site Options		
Caernarfon Area		
Site B: Part of Shell Car park	Selected for inclusion due to historic usage by G & T, proximity to services, suitable access, alternative use of an existing car park, and physically separate from residential properties .	✔
Site C: Land to rear of Courthouse	Not considered suitable due to proximity to	✘

Options Considered and Appraised	Summary of Reasons for Progressing or Rejecting the Option in Plan Making	Progress or Reject?
	residential properties and lack of infrastructure on the site and the costs of providing these.	
Site CH: Land opposite Peblig Ind. Estate	Not considered suitable since it forms part of a safeguarded employment use in the UDP and the emerging JLDP. Previous use as an overflow car park. Lack of infrastructure on the site and the costs of providing these, also a river in close proximity to the site.	x

3.0 UPDATED SA OF DEPOSIT PLAN

Introduction

- 3.1 The Inspector requested clarification in his Preliminary Note in relation to the differences in the detailed content of the policies considered through the SA. This was explained in further detail at the Pre-examination meeting on 14 June 2016, where the Inspector expressed concern that the SA may not adequately cover all those aspects of the Plan that may have significant sustainability implications within Section 6 of the SA Report (CDLL.007). It was felt that some policies required further attention, for example, TRA 1, CYF 3, CYF 7 and TAI 12. It was also noted that the policy numbers referred to in Section 6 of the Deposit SA Report did not always match up with the Policy Numbers in the Deposit JLDP.
- 3.2 To address the Inspector's concerns with regard to policy numbers, the Council's produced a document setting out the progression of JLDP policy numbers starting from the Preferred Strategy (2013) (CDLL.003) through to the Deposit Plan (2015) (CDLL.004) and Focussed Changes (2016) (CDLL.023). The progression document including an initial track changed version of Section 6 of the Deposit SA Report (CDLL.007), to take account of policy number changes, was sent to the Inspector on 27 June 2016 and is available online in the Examination library⁴.
- 3.3 In order to clearly set out the changes to policy numbers as well as address the Inspector's concerns in relation to the consideration of policies through the SA, it is considered appropriate as part of the iterative SA process to update the appraisal of the Deposit JLDP presented in Section 6 of the Deposit SA Report (CDLL.007). The updated appraisal commentary provided below incorporates the changes to Section 6 sent to the Inspector in July 2016 as well as further SA work to ensure that all policies have been given sufficient attention as identified by the Inspector. The paragraphs below provide an update to the SA of the Deposit Local Plan (beginning on page 109 of the Deposit SA Report (CDLL.007)). The Section 6 introduction and SA of the Vision and Objectives remain valid in the Deposit SA Report (CDLL.007) and it therefore considered not necessary to duplicate them here in this report.
- 3.4 Any changes made to Section 6 of the Deposit SA Report (CDLL.007) below are in red, with deletions represented by a ~~strikethrough~~ and additions underlined.

⁴ Letter from the Councils to the Inspector 01 July 2016:
<https://www.gwynedd.llyw.cymru/en/Council/Documents---Council/Strategies-and-policies/Environment-and-planning/Planning-policy/Examination-Documents/DA013.pdf>

Updated 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

- 3.5 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.
- 3.6 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 3~~ [TAI 4](#)), student accommodation (Policy ~~TAI 5~~ [TAI 6](#)) and gypsy and travellers (Policies ~~TAI 9/A, TAI 10/B~~ [TAI 11](#), [TAI 12](#) and [TAI 13](#)).
- 3.7 Housing development will be distributed according to the settlement hierarchy set out in Policy PS 15, 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 18](#) ~~TAI 4~~ 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.

- 3.8 Policies ~~TAI 14 to 18~~ ~~TAI10 to TAI12~~ sets out the precise distribution of housing growth during the life of the Plan. Policy PS 14 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 9~~ ~~TAI8~~ 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.
- 3.9 The potential for HMOs to lead to negative effects and alter the social character of an area is recognised, and Policy TAI 2 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~~ houses ~~is not supported under this policy 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 TAI 2. 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.
- 3.10 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 TAI 3 which facilitates new build purpose built accommodation, housing in multiple occupation and other housing with shared facilities for transient construction workers. Policy TAI 8 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

- 3.11 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

- 3.12 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

- 3.13 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

- 3.14 Policy CYF 1 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 ([DC.004](#)) 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 CYF 2, CYF 3, CYF 4 and CYF 6 support the potential for additional employment - not identified within Policy CYF 1 - 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 5 ~~CYF7~~), which has the potential for minor long term positive effects on the rural economy. Policy ~~CYF 6~~ ~~CYF8~~ supports the regeneration of previously developed land within urban areas where possible.

- 3.15 Homeworking is supported in rural areas, for example Policy CYF 5 permits the conversion of rural buildings for residential and business use to allow for home working (where appropriate and suitable). Further to this, Policy CYF7 supports the diversification of agricultural business (providing links to the existing business activity can be demonstrated) to retain agricultural uses and ensure their viability.
- 3.16 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 employment opportunities in the area, and provide new and innovative attractions for families, as well as evening activities.
- 3.17 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 CYF 1 also designates 'reserve sites' to meet the needs of the Energy Island Programme (EIP).
- 3.18 A further policy section on tourism supports this vital sector of the local economy. Policy TWR 1 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.
- 3.19 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.

- 3.20 In retail (Policies MAN 1 to MAN 7), 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 MAN 4 safeguards Village shops and public houses.
- 3.21 Policy ~~CYF 9~~ **CYF 7** 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

- 3.22 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

- 3.23 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 ~~168~~ **60** 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

- 3.24 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

- 3.25 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.
- 3.26 Policies [PS 2](#) [PS5](#) and ISA 1 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 [PCYFF 2](#) also promotes safe environments, in accordance with the 'Secured by Design' principles. These have the potential for minor positive effects against SA Objective 2.
- 3.27 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 seeking to retain local economies and facilities that support village communities, which in this instance is village shops and pubs.

- 3.28 Deposit policies also seek to address inclusive communities, for example, in Policy PCYFF 2 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 PS 1 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

- 3.29 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

- 3.30 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

- 3.31 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

- 3.32 Deposit Plan housing and employment policies ~~PS 13, PS11 PS 10~~ and CYF 1 seek the provision of 7,902 dwellings and safeguards 638.7 ha of current land and units for employment purposes with an additional 60 ha 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 PS 15, and appropriately phased 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. Policies ~~TAI 14 to TAI 18 TAI10 to TAI12~~ sets out the precise distribution of housing growth during the life of the Plan.
- 3.33 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.
- 3.34 Policy TRA 1 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.
- 3.35 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 1, only permitting development where adequate transport infrastructure capacity exists or where it is delivered in a timely manner. Policy TRA 3 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.

- 3.36 The transport policies are supported by general policies like Policy PS 5 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 [PS 4 PS2](#) which seeks to reduce greenhouse gas emissions by encouraging travel other than by car.
- 3.37 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

- 3.38 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

- 3.39 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

- 3.40 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

- 3.41 Deposit JLDP housing and employment policies [PS10](#), PS13 and CYF1 seek the provision of 7,902 dwellings and [safeguards 638.7 ha of current land and units for employment purposes with an additional 60 ha 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.
- 3.42 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.
- [3.43 There are a number of policies that support development of a particular type, scale or in a broad area that could potentially result in further effects on air quality. These include Policies PS 7; PS 8; PS 9; PS 14; TRA 1; MAN 1; CYF 6; CYF 7; TWR 1; TWR 2; TAI 12, GWA 1 and MWYN 4. At this stage, the precise nature, scale and location of development is not known; therefore, the nature and significance of effects on air](#)

quality would be more appropriately assessed once further detail is available at the project level. Mitigation provided through JLDP Policies (set out below) and available at the project level should ensure that there are no significant negative effects either alone or cumulatively on the landscape.

- 3.44 Policy TRA 1 also seeks to safeguard land for three transport improvement schemes, which include the A487 Caernarfon to Nontnewydd, Llangefni Link-Road and A5025 Valley to Wylfa Newydd/ Amlwch to Wylfa Newydd (and other transport infrastructure). The supporting text of Policy TRA 1 supports the delivery of a new Menai Strait Bridge. It is important to note that these schemes are not being proposed through the JLDP itself, but rather by the Welsh Government or other plans/strategies. Policy TRA 1 seeks to support them and ensure that the necessary land is safeguarded. The schemes will be subject to project level assessments, including EIA, which should ensure that there are no significant negative effects on air quality.
- 3.45 Policy PS 6 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 TRA 1 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 TRA 4 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 PS 5 on sustainable development, which reiterates the aspiration for greater self-containment in Centres and Villages that are supported by a choice of travel modes.
- 3.46 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 PS 6 and transport policies should ensure that short term negative effects are not significant.

Appraisal of Site Allocations

- 3.47 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

- 3.48 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

- 3.49 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

- 3.50 Deposit Plan housing and employment policies [PS10](#), [PS13](#) and [CYF1](#) seek the provision of 7,902 dwellings and [safeguards 638.7 ha of current land and units for employment purposes with an additional 60 ha of land allocated for employment purposes](#) ~~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.

3.51 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 PS 5. Policy PCYFF 4 requires an energy assessment prior to action to identify the most suitable carbon management options and energy efficiency measures. Policy PS 6 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;
- 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.

3.52 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.

3.53 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

3.54 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

- 3.55 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

- 3.56 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

- 3.57 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 PS 5, are considered to have uncertain effects as the quantum and specific location of development are set out in other JLDP policies. Policies ~~PS13, PS 10~~ and ~~CYF 1 CYY1~~ seek to the provision of 7,902 dwellings and safeguards 638.7 ha of current land and units for employment purposes with an additional 60 ha of land allocated for employment purposes +68 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.
- 3.58 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 ~~CYF 1 CYY1~~ and TAI 14 to TAI 18

~~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.

- 3.59 The overarching Strategic Policy PS 5 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.
- 3.60 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 PCYFF 2 and PCYFF 3 on design, landscaping and place shaping, where development is expected to ensure surface water runoff is limited, and permeable surfaces are provided.
- 3.61 Policy PCYFF 5 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.
- 3.62 JLDP Policies are in line with the Water Strategy for Wales⁵, 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.
- 3.63 Given the mitigation provided by JLDP policies above, current regulatory processes, such as the Water Resource Management Plan 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.
- 3.64 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 flood risk and potential for minor long term positive effects on water resources and quality.

- 3.65 It is recommended that Policy PCYFF 5 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 PCYFF 5 requiring any proposal greater than 1,000 m² or 10 dwellings to be accompanied by a Water Conservation Statement.

Appraisal of Site Allocations

- 3.66 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

- 3.67 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 safeguards 638.7 ha of current land and units for employment purposes with an additional 60 ha of land allocated for employment purposes ~~168 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

- 3.68 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 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

- 3.69 Policies setting out the overall quantum (Policies [PS 10](#) ~~SP11~~ & CYF 1), distribution and location (Policies [PS 13](#) ~~PS3~~, [TAI 14 to TAI 18](#) ~~TA1/10 to TA1/14~~) 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.
- 3.70 Housing development will be distributed according to the settlement hierarchy set out in Policy PS 15. 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 [TAI 14 to TAI 18](#) ~~TA1/10, TA1/11~~ and CYF 1 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.
- [3.71 There are a number of policies that support development of a particular type, scale or in a broad area that could potentially result in significant effects on the landscape. These include Policies PS 2; PS 3; PS 7; PS 8; PS 9; PS 10; PS 11; PS 12; PS 14; PS 18; TAI 5; TAI 6; ADN 1; ADN 2; ISA 2; ISA 3; TRA 1; CYF 3; CYF 6; CYF 7; TWR 1; TWR 2; TWR 5; TAI 3; TAI 9; TAI 10; TAI 12; TAI 19; MAN 1; MAN 3; MWYN 4; MWYN 8; MWYN 9; GWA 1; GWA 2 and GWA 3. At this stage, the precise nature, scale and location of development is not known; therefore, the nature and significance of effects on the landscape would be more appropriately assessed once further detail is available at the project level. Mitigation provided through JLDP Policies \(set out below\) and available at the](#)

project level should ensure that there are no significant negative effects either alone or cumulatively on the landscape.

- 3.72 Policy TRA 1 also seeks to safeguard land for three transport improvement schemes, which include the A487 Caernarfon to Nontnewydd, Llangefni Link-Road and A5025 Valley to Wylfa Newydd/ Amlwch to Wylfa Newydd (and other transport infrastructure). The supporting text of Policy TRA 1 supports the delivery of a new Menai Strait Bridge. It is important to note that these schemes are not being proposed through the JLDP itself, but rather by the Welsh Government or other plans/strategies. Policy TRA 1 seeks to support them and ensure that the necessary land is safeguarded. The schemes will be subject to project level assessments, including EIA, which should ensure that there are no significant negative effects on the landscape.
- 3.73 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 PS 5 and PCYFF 1). 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.
- 3.74 JLDP policies seek to protect Special Landscape Areas (Policy AMG 1), as well as enhance features and qualities that are unique to the local landscape character (Policy AMG 2), including traditional townscape features like street patterns, structures and layout of settlements. Policy AMG 2 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 PS 7 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 AMG 3, which includes supporting the relocation of existing businesses within the Coastal Change Management Zone.
- 3.75 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 PCYFF 2 and PCYFF 3). Strategic Policy PS 6 ~~PS2~~ 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.

- 3.76 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

- 3.77 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

- 3.78 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

- 3.79 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

- 3.80 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 PS 10 ~~CYF1~~ seek to the provision of 7,902 dwellings and safeguards 638.7 ha of current land and units for employment purposes with an additional 60 ha 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.
- 3.81 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.
- 3.82 The precise location of development is set out in policies IAI 14 to IAI 18 ~~IAI/10, IAI/11~~ 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.

- 3.83 There are a number of policies that support development of a particular type, scale or in a broad area that could potentially result in significant effects on biodiversity. These include Policies PS 2; PS 3; PS 7; PS 8; PS 9; PS 10; PS 11; PS 12; PS 14; PS 18; TAI 5; TAI 6; TWR 5; ADN 1; ADN 2; ISA 2; ISA 3; TRA 1; CYF 3; CYF 6; CYF 7; TWR 1; TWR 2; TWR 5; TAI 3; TAI 9, TAI 10; TAI 12; TAI 19; MAN 1; MAN 3; MWYN 4; MWYN 8; MWYN 9; GWA 1; GWA 2 and GWA 3. At this stage, the precise nature, scale and location of development is not known; therefore, the nature and significance of effects on biodiversity would be more appropriately assessed once further detail is available at the project level. Mitigation provided through JLDP Policies (set out below) and available at the project level should ensure that there are no significant negative effects either alone or cumulatively on the biodiversity.
- 3.84 Policy TRA 1 also seeks to safeguard land for three transport improvement schemes, which include the A487 Caernarfon to Nontnewydd, Llangefni Link-Road and A5025 Valley to Wylfa Newydd/ Amlwch to Wylfa Newydd (and other transport infrastructure). The supporting text of Policy TRA 1 supports the delivery of a new Menai Strait Bridge. It is important to note that these schemes are not being proposed through the JLDP itself, but rather by the Welsh Government or other plans/strategies. Policy TRA 1 seeks to support them and ensure that the necessary land is safeguarded. The schemes will be subject to project level assessments, including EIA, which should ensure that there are no significant negative effects on biodiversity.
- 3.85 JLDP policies seek to protect and enhance biodiversity, which has the potential for short to long-term positive effects. Policy PS 5 ~~PS 4~~ seeks to protect and improve the areas of high biodiversity value, and direct development away from the most sensitive receiving environments. Policy PS 6 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 PCYFF 3 seeks to identify and retain natural features like trees, hedgerows and water courses in development, or provide replacements where retention is not possible.
- 3.86 Policies AMG 4 and AMG 5 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 AMG 4 also requires an Ecological Assessment to accompany a planning application.

- 3.87 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

- 3.88 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

- 3.89 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

- 3.90 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

- 3.91 The policies prioritise the use of previously developed land wherever possible (Policy PS 5) and seek to avoid development in the open countryside and areas of high quality land, for example Strategic Policy PS 6 seeks to protect the best and most versatile agricultural land.
- 3.92 A dedicated minerals policy section identifies Mineral Safeguarding Areas for the future (Policy MWYN 1) and a sustainable supply of mineral resources (Policy MWYN 2). Further to this Policy MWYN 3 identifies the Preferred Areas of Search for future supplies of sand, gravel and crushed rock. Other policies set the criteria for mineral developments (Policy MWYN 4) and support the production of local building stone (Policy MWYN 5) to maintain the style and appearance of traditional buildings in the area. Policy MWYN 6 ensures that buffer zones are maintained around mineral sites to minimise the effects of extraction. Policy ~~MWYN 9~~ ~~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.
- 3.93 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

- 3.94 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

- 3.95 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

- 3.96 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

- 3.97 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.
- 3.98 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.

- 3.99 Policies PS 13 and PS 10 ~~CYF1~~ seek to provide 7,902 dwellings and safeguards 638.7 ha of current land and units for employment purposes with an additional 60 ha of land allocated for employment purposes 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 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 ISA 1 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.
- 3.100 Housing development will be distributed according to the settlement hierarchy set out in Policy PS 15. 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.
- 3.101 Policies TAI 14 to TAI 15 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 CYF 1. 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, TAI 1 (Appropriate Housing Mix), TAI 5 (Local Market Housing) and ~~TAI 9~~ ~~TAI 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.

3.102 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 ISA 1 (Infrastructure Provision) and ISA 2 (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 ISA 1.

3.103 There are a number of policies that support development of a particular type, scale or in a broad area that could potentially result in significant effects on the setting of designated heritage assets. These include Policies PS 2; PS 3; PS 7; PS 8; PS 9; PS 10; PS 11; PS 12; PS 14; PS 18; TAI 5; TAI 6; ADN 1; ADN 2; ISA 2; ISA 3; TRA 1; CYF 3; CYF 6; CYF 7; TWR 1; TWR 2; TWR 5; TAI 3; TAI 9; TAI 10; TAI 12; TAI 19; MAN 1; MAN 3; MWYN 4; MWYN 8; MWYN 9; GWA 1; GWA 2 and GWA 3. At this stage, the precise nature, scale and location of development is not known; therefore, the nature and significance of effects on the settings of designated heritage assets would be more appropriately assessed once further detail is available at the project level. Mitigation provided through JLDP Policies (set out below) and available at the project level should ensure that there are no significant negative effects either alone or cumulatively on the landscape.

3.104 Policy TRA 1 also seeks to safeguard land for three transport improvement schemes, which include the A487 Caernarfon to Nontnewydd, Llangefni Link-Road and A5025 Valley to Wylfa Newydd/

Amlwch to Wylfa Newydd (and other transport infrastructure). The supporting text of Policy TRA 1 supports the delivery of a new Menai Strait Bridge. It is important to note that these schemes are not being proposed through the JLDP itself, but rather by the Welsh Government or other plans/strategies. Policy TRA 1 seeks to support them and ensure that the necessary land is safeguarded. The schemes will be subject to project level assessments, including EIA, which should ensure that there are no significant negative effects on the settings of designated heritage assets.

- 3.105 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 AT 2 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.
- 3.106 Policy AT 3 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 PS 1, 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.
- 3.107 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

- 3.108 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

- 3.109 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

- 3.110 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

- 3.111 The delivery of housing and employment growth (Policies PS 13 and PS 10 ~~CYF1~~) 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.
- 3.112 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.

- 3.113 Policy **PCYFF 1** 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 **GWA 1 G1**), and that waste management development can occur outside of settlement boundaries or allocated sites where there is an identified need for such development (Policy **GWA 2 G2**). 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.
- 3.114 It should also be noted that Policy **GWA 3 G3** 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

- 3.115 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

- 3.116 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)

3.117 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 3.1: Inter-Plan Cumulative Effects

Plans & Programmes	Significant combined effects of JLDP with other plans and programmes
Neighbouring Local Development Plans (Snowdonia National Park, Conwy, Powys, Denbingshire, Ceredigion)	<p>Positive Effects</p> <ul style="list-style-type: none"> ■ Improved housing provision, including affordable housing for population living/ migrating within North Wales. ■ Improved access to services and facilities. ■ Enhanced economic regeneration with a locally specific emphasis. <p>Negative Effects</p> <ul style="list-style-type: none"> ■ Increased pressures on open/green space and biodiversity assets from recreation, disturbance and direct development. ■ Overall growth in greenhouse gas emissions from a growth in traffic/transport and emissions from the built environment. ■ Impacts for water environment (and dependant biodiversity), through demand growth. ■ Increase overall in coverage of impermeable services, with potential contributions to flood risk in the long-term.
North Wales Joint Local Transport Plan (Faith) and Mid Wales (TraCC) Regional Local Transport Plans	<p>Positive Effects</p> <ul style="list-style-type: none"> ■ Incremental improvements to sustainable transport networks (improvements to rail and bus routes as well as enhanced opportunities for walking and cycling). ■ Reduced congestion. ■ Improved connections between settlements and improved access to services and facilities. ■ Improved access to employment and improved movement of resources and freight. ■ Reduced atmospheric pollution and greenhouse gas emissions through improved sustainable transport networks and reduced congestion. <p>Negative Effects</p> <ul style="list-style-type: none"> ■ Increased pressure on open/green space,

	biodiversity, landscape, cultural heritage, water environment (including flood risk).
Wales: A Vibrant Economy (WAG, 2005); Anglesey Economic Regeneration Strategy (2004 - 2015) and Tourism Strategy North Wales (2010 - 2015)	<p>Positive Effects</p> <ul style="list-style-type: none"> ■ Increased employment opportunities and enhanced economy. <p>Negative Effects</p> <ul style="list-style-type: none"> ■ Increased pressure on open/green space, biodiversity, landscape, cultural heritage, water environment (including flood risk).

4.0 SA OF PROPOSED AMENDMENTS TO THE JLDP

- 4.1 A number of changes are being proposed to the JLDP to take account of the representations received on the Focussed Changes consultation that ended in April 2016. It is important to ensure that any proposed changes are screened through the SA process to determine if they significantly affect the findings of the previous SA work presented in the SA Report (February 2016) and if further appraisal work is required.

- 4.2 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 SA work as they seek to provide further clarification or ensure consistency.

5.0 SA OF NEW ENERGY POLICY AND OPPORTUNITY SITES

- 5.1 Following the commission of additional work to ascertain any potential areas for solar farm development, a study conducted by LUC⁶ has identified 36 sites as opportunity areas that should be identified in the Plan.
- 5.2 Policy ADN1A has been created to reflect this work and allocate the areas of opportunity. In line with national aspirations⁷, the policy includes 36 sites which have been selected as most appropriate for the development of Solar PV Farms of greater than 0.5MW or 1.2ha.
- 5.3 The development of Solar PV Farms (particularly given that they are often temporary structures) is unlikely to lead to any direct significant effects on the topics of Communities (SA Objective 2); Welsh Language (SA Objective 4); Housing (SA Objective 7); Waste (SA Objective 9); Transport (SA Objective 10) and Water (SA Objective 11) with the potential for neutral effects.
- 5.4 The development of the renewable energy sector has the potential for minor long-term positive effects on the economy (SA Objective 6) through increased employment and construction opportunities. This type of development also contributes to climate change mitigation with the potential for major long-term positive effects on SA Objective 3, including positive cumulative effects, and minor indirect positive effects therefore on biodiversity and communities through improved resilience and healthier ecosystems.
- 5.5 It is therefore considered that the potential effects of the development of Solar PV farms relate primarily to the topics of biodiversity, land and soils, landscapes / townscapes and the historic environment. The LUC study⁸ investigated the attributes and constraints within the plan area to identify the best suited locations for such development. The study has assessed the potential effects of the development of Solar PV Farms on the topics of biodiversity; landscapes / townscapes; the historic environment; natural features; agricultural land classification; and infrastructure in order to identify the most suitable locations for such development, where effects on the most sensitive receptors can be avoided, minimised and / or appropriately mitigated. This process itself has contributed to minimising the potential negative effects on these topics.
- 5.6 The Policy provides further mitigation for any potential negative effects, requiring that any proposal:
- Does not have an unacceptable impact upon visual amenity or landscape character
 - Will not result in demonstrable harm to biodiversity

⁶ LUC (2016) Assessment of the potential for solar PV farms in Gwynedd and Ynys Môn.

⁷ Letter from the Minister for Natural Resources (10 December 2015) Energy Policies in Local Development Plans

⁸ LUC (2016) Assessment of the potential for solar PV farms in Gwynedd and Ynys Môn.

- Will not result in significant harm to the safety or amenity of sensitive receptors
 - Will not result in significant harm to residential visual amenities
 - Considers and minimises cumulative effects in relation to existing solar PV farms, permitted proposals and other prominent landscape features
 - Restores the site appropriately following decommissioning
- 5.7 Government guidance⁹ recognises that the visual impact of well-planned and well-screened solar farms can be properly addressed within the landscape if planned sensitively. Given the mitigation outlined above, it is considered that there is the potential for a residual neutral effect against the topics of biodiversity (SA Objective 1), landscapes / townscapes (SA Objective 8) and the historic environment (SA Objective 5).
- 5.8 The HRA Addendum Report further concludes that the addition of Policy ADN1A and the identified Opportunity Sites are not likely to affect the integrity of any European Sites.

⁹ Planning Practice Guidance: Renewable and low carbon energy: Particular planning considerations for hydropower, active solar technology, solar farms and wind turbines

6.0 SUMMARY AND NEXT STEPS

- 6.1 This SA Addendum Report sets out the findings of the SA for Gypsy & Traveller site options, the SA of a new renewable energy development policy which includes identified areas of search opportunities for solar PV farm energy development, as well as further SA work carried out to address the Inspector's concerns raised in his Preliminary Note and at the Pre-examination meeting on 14 June 2016. It also considers further amendments proposed to the JLDP following consultation on the Focused Changes.
- 6.2 It is important to note that the updated SA of the Deposit JLDP does not significantly affect the findings of the SA presented in the Deposit SA Report (Feb 2016). Proposed Amendments following consultation on the Focussed Changes have also been screened for their significance with regard to SA. The screening found that all the 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.
- 6.3 This SA Addendum Report will be submitted to the Inspector for consideration in July 2016 and will also be subject to public consultation alongside any Matters arising changes to the JLDP that the Inspector may be mindful to recommend.

Appendix I: SA of Gypsy & Traveller Site Options

Anglesey Permanent Site Options

SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2	3	4	5	6	7	8	9	10	11	
Site 1: Existing Camp off Penraeth Rd	-	-	0	0	0	- ?	0	++	-	- ?	-	0 ?
Site 2: Smallholding Gaerwen	0	- ?	0	0	0	0 ?	0	++	-	- ?	- ?	0
Site 3: Land near Penhesgyn Site	0	-	-	0	0	0	0	++	-	- ?	-	0
Summary												
Development at any of the site options would provide specialist housing to help meet the needs of Gypsy & Travellers with the potential for a major long-term positive effect against SA Objective 7.												
There are no internationally or nationally designated nature conservation sites within or immediately adjacent to any of the sites; however, situated between site 1 and site 3 is Sgystau Glas SSSI, and Site 1 is located the closest to it (within 250m). The river Afon Rhyd-Eilian flows through Site 1 and runs immediately adjacent to the SSSI, therefore development at the site has the potential for minor indirect negative effects on the SSSI as a result of impacts on water quality. Site 1 is also located within 1km of Cadnant Dingle SSSI ¹ . While it is likely that mitigation provided through JLDP policies and available at the project level could reduce the residual effects to neutral at this stage this is uncertain. It is therefore considered that there is the potential for a minor residual negative effect against SA Objective 1 for site 1. Development at Site 1 and Site 3 may increase traffic on the local roads which pass the SSSIs; however, this is considered unlikely to lead to significant negative effects given the low capacity of the site options, and mitigation provided through the JLDP and available at the project level. Site options 2 and 3 do not contain and are not located adjacent to any BAP Priority Habitats; however, site 1 contains woodland in the National Forest Inventory, and development at this site is likely to result in direct loss with the potential for minor negative effects on biodiversity. Natural Resources Wales further												

¹ DEFRA Magic Map Application: measurements using a straight line from the closest edge of the site.

identify that there are records of water vole in the vicinity of site options 2 and 3, and the Council's Ecology and Biodiversity Officer identifies that a bat survey may also be required at site option 3. A water vole survey may be required if proposals are likely to affect a watercourse, pond or ditch, and appropriate mitigation proposals may need to be provided. It is considered that suitable mitigation is provided through the JLDP and available at the project level to ensure that there will be no significant negative effects, with the potential for a residual neutral effect for Sites 2 and 3 against SA Objective 1.

None of the site options are located within reasonable walking distance of a train station, with the closest station at Llanfairpwll. Site options 1 and 3 are not located within easy walking distance of the services and facilities available in Menai Bridge Town (over 1km), which has the potential for minor long-term negative effects against SA Objective 2. It should be noted that there is a public footpath close to site 1 leading into the town. There is also a bus service within walking distance at site 1; however, it is along a busy road without pavement. Site option 1 is adjacent to A5025 providing access to Pentraeth and Menai Bridge; however, this is identified as a busy road, and access to this may be difficult with concerns over visibility. Access may also be difficult at site option 3, in which a new access road would be required over private land. Development at site options 1 and 3 are considered unlikely to reduce the need to travel therefore, with the potential for minor negative effects against SA Objective 10.

At site option 2 there is ease of access to the A55/A5, and public transport is available from Gaerwen. Residents at this site would need to cross the A55 to access Gaerwen, and the services and facilities available there are located within a reasonable walking distance; however, there is no pavement to provide safe access which is unlikely to promote walking in this instance, as such it is considered that there is the potential for a minor negative effect against SA Objective 2 with an element of uncertainty. It is recommended that any development at this site option seeks to improve pedestrian and cycle connectivity with Gaerwen. Although development at any of the site options is likely to increase traffic on the highways network, given the low capacity of the sites, and mitigation provided through the JLDP it is not considered likely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 3.

Site option 3 is pasture land adjacent to Penhesgyn Recycling Centre, a recycling, composting and waste transfer site and former landfill site. There is the potential therefore for airborne pollutants and reduced air quality and minor negative effects on the health and well-being of future residents. It is recommended that a Health Impact Assessment should accompany any proposal for this site. Emerging evidence in relation to air quality has identified exceedances of bioaerosols around site option 3 in 2015, particularly in the summer months. However, the Council's Highways team have identified that since recent changes in the management and treatment of green waste, air quality has improved, and the Recycling Centre no longer treats waste when the wind is blowing towards it, which should further reduce polluting effects. Taking this into account, it is identified that at this stage there is the potential for a minor negative effect on human health (SA Objective 2) at site 3, however there is an element of uncertainty until site level HIA has been completed. Further investigation may identify the potential for a residual neutral effect on human health. At site options 1 and 2, noise from the adjacent A-roads may lead to negative effects, however, it is considered that mitigation provided through the JLDP and available at the project level should ensure that there will be no significant negative effects, with the potential for a residual neutral effect against SA Objective 2.

Site option 1 is located adjacent to a post-medieval house. Although this is not nationally designated, it is locally listed on the Gwynedd

Archaeological Trust Historic Environment Record. Although mitigation is provided through the JLDP and available at the project level to ensure that development at the site would not lead to any significant negative effects, there is the potential for development to affect the setting of the heritage asset to some degree. As such it is considered that there is the potential for a minor residual negative effect against SA Objective 5 with an element of uncertainty until site level assessments have been completed.

Site option 2 is located in close proximity to Site of Capel Eithin and Cemetery Scheduled Monument, and is designated for nationally and locally important archaeological remains, which include Neolithic and Bronze Age remains. Given the archaeological nature of the designated area, development at the site option is unlikely to significantly affect its setting. However, given the close proximity of known archaeology, it is recommended that appropriate archaeological assessment is undertaken at the site prior to any development. Potential for a residual neutral effect against SA Objective 5, with an element of uncertainty until site level assessments have been carried out.

Site option 3 does not contain and is not located adjacent to any designated or non-designated heritage assets; however, there is a group of locally listed buildings and Pen-Hesgyn Hall Garden (identified on the National Monuments Record for Wales) to the south west of the Recycling Centre. Given the location of existing heritage assets close to the recycling centre; nature and capacity of the site option, as well as mitigation provided through the JLDP, development at the site is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 5.

The landscape sensitivity of the sites is unknown at this stage; however, all of the options are located on greenfield land with the potential for a minor negative effect against SA Objective 8. At site options 1 and 2 the Council has identified that additional landscaping and fencing would be required, particularly at site option 1 to provide screening from the A5025. However at site option 3, the Council identify that security fencing around the existing Recycling Centre would be required which is considered to have the potential for minor negative effects on the landscape of greater significance than at site options 1 and 2. The loss of greenfield land at the site options also has the potential for minor long-term negative effects against SA Objective 9, and it is noted that parts of the land at site option 3 are sloping and marshy. It is unknown at this stage whether any of the sites contain best and most versatile agricultural land, and as such there is an element of uncertainty until site level assessments have been completed.

Site option 1 is the only of these site options to contain an area of flood risk, and this runs through the centre of the site around the River Afon Rhyd-Eilian. However, mitigation provided through the JLDP and available at the project level should ensure that there will be no significant negative effects; potential for a residual neutral effect with an element of uncertainty until site level assessment have been completed.

Anglesey Temporary Site Options

SA Objective	Biodiversity	Community & Health	Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water	
	1	2	3	4	5	6	7	8	9	10	11	
Temporary Stopping Place in the Centre of the Island												
Site 1: Land between A5 and A55, between Star and Llanfairpwll	0	-	0	0	0	- ?	0	++	-	- ?	+	0
Site 2: Gaerwen Smallholding	0	+	0	0	0	-	0	++	-	- ?	+	0
Site 3: Land adj. to A5 near Cymunod Farm, Bryngwran	0	+	0	-	0	- ?	0	++	-	- ?	+	0
Temporary Stopping Place in the Holyhead Area												
Site 4: Land near Cytir Road, Holyhead	0	++	0	-	0	- ?	0	++	-	- ?	++	0
Site 5: Tyddyn Lantern Land, Holyhead	0	++	- ?	0 ?	0	- ?	0	++	-	- ?	++	0
Summary												
Development at any of the site options would provide temporary specialist housing to meet local needs with the potential for a major short to medium term positive effect against SA Objective 7. The provision of housing also has the potential for minor positive effects against SA Objective 2 by meeting the future needs of the Plan area. All of the site options, except for site option 5, are located adjacent to a main road with the potential for minor negative effects on health through the associated noise and light pollution, as well as implications for safety, particularly for children on site. Mitigation provided through the JLDP and the project level, such as appropriate buffers, should ensure that												

development at any of these sites will not lead to any significant negative effects with the potential for a residual neutral effect against SA Objective 2 for site options 1, 2, 3 and 4. Site option 5 is accessible to the dock which may pose health and safety risks with children on site, mitigation may be costly, as such it is considered that there is the potential for a minor negative effect on health (SA Objective 2) at site option 5 with an element of uncertainty until lower level assessments have been completed.

Development at any of the site options would not lead to the direct loss of any internationally, nationally or locally designated biodiversity. There is no designated biodiversity in the immediate vicinity of any of the site options. Welsh Government identify that there is the potential for Protected Species however in and around site options 1, 3, and 4, and habitat disturbance at all of the site options. A risk of pollution is also identified as a concern for water resources / habitats at site options 1, 2 and 5. All of the sites are located over 1km from the closest European designated site. Development at any of the site options is unlikely to lead to any significant negative effects on biodiversity, and given the mitigation provided through the JLDP and available at the project level, it is considered that there is the potential for a residual neutral effect against SA Objective 1 for all of the site options.

Site option 1 is located around 1.5km from Llanfair Pwllgwyngyll, as such it is less likely to promote walking to access the services and facilities there with the potential for a minor negative effect against SA Objective 2. Site option 2 is located within 1km of the services and facilities available within Gaerwen with the potential for a minor positive effect. Site option 3 is located within 1km of the services and facilities available in Bryngwran, with the potential for a minor positive effect against SA Objective 2. Site option 5 is located within Holyhead settlement, and site option 4 is located on the settlement edge, both have good access to the services and facilities located within Holyhead with the potential for major positive effects against SA Objective 2, as Holyhead is considered to contain a wider range of services and facilities than the other settlements the temporary site options are located within / closest to.

Site option 1 is located around 1.3km from the closest train station at Llanfairpwll. Site option 2 is located around 3.5km from the closest train station which is also at Llanfairpwll. Site option 3 is located over 4km from the closest train station at Rhosneigr. Site options 4 and 5 are both within reasonable walking distance of Holyhead train station, and site option 5 is located the closest at around 600m, compared to around 900m from site option 4. All of the site options are located within reasonable walking distance of bus stops; around 200m from site option 1; around 600m from site option 2; adjacent to site option 3; around 200m from site option 4; and around 100m from site option 5. There is a network of footpaths surrounding each site option, and opportunities for cycling. There are significant employment opportunities available within Holyhead; however, it is considered that all of the site options have the potential to reduce the need to travel, with the potential for minor positive effects at site options 1, 2 and 3, and major positive effects at site options 4 and 5 against SA Objective 10.

There are no identified issues with accessing site options 1 and 4; however, at site option 4 the access is via a narrow lane, and as such work may be necessary to improve this subject to Highways approval. A steep gradient onto the site from the road at site option 5 could make access problematic, and as such there is an element of uncertainty against SA Objective 3 for site option 5 at this stage until lower level assessments have been completed. IACC Highways comments identify that visibility at site options 2 and 3 is insufficient, mitigation available should reduce potential negative effects to a residual neutral effect at site option 2, however at site option 3 mitigation is likely to be difficult and/or expensive, it is therefore considered that there is the potential for a residual minor negative effect against SA Objective 3 for site option

3. Although development at any of the sites has the potential to increase capacity on the highways network, considering the accessibility findings above, and given the low capacity of the sites, and mitigation provided through the JLDP and available at the project level, it is considered that there is the potential for a residual neutral effect against SA Objective 3 for site options 1, 2, 3 and 5. IACC Highways comments however identify that development at site option 4 is likely to exacerbate existing congestion issues in close vicinity, it is therefore considered that there is the potential for a residual minor negative effect against SA Objective 3 for site option 4.

All of the site options are located in sensitive heritage settings in close vicinity to known archaeological sites. Site option 1 partially contains the earthworks of Bryn Gof which are nationally and locally designated. Site option 2 is in close vicinity to the site of Capel Eithin and cemetery, which is nationally and locally designated, and a Scheduled Ancient Monument. Site option 3 is located in close vicinity to the site of Capel Lur which is nationally designated and trackway Cymunod which is locally designated. Site option 4 is located adjacent to the locally designated sites of Ty Mawr House and Ty Mawr Cemetery. Site option 5 contains the national monument Anchorage Holyhead Old Harbour and is surrounded by numerous locally designated archaeological sites. The heritage settings relate predominantly to archaeology, and as such the effect of development on the heritage setting at each site is unknown at this level of assessment. Mitigation is provided through the JLDP and available at the project level to ensure that there will be no significant negative effects; however, at this stage and level of assessment it is considered that there is still the potential for a residual minor negative effect for all site options against SA Objective 5 with an element of uncertainty until lower level assessments have been completed. Site specific mitigation should be able to reduce the potential negative effects to a residual neutral effect; however, this is not certain at this stage. It should be noted that Gwynedd Archaeological Planning Services comments indicate that they object to the allocation of site option 2 given the potential for significant negative effects on the setting of nationally important remains.

The landscape sensitivity of the sites is unknown at this stage; however, all of the site options are located on greenfield land with the potential for a minor negative effect against SA Objective 8. The loss of greenfield land also has the potential for minor negative effects against SA Objective 9, and there is also an element of uncertainty as the agricultural land quality at each site is unknown. Should lower level assessments reveal the presence of best and most versatile agricultural land then development has the potential for more significant negative effects against SA Objective 9. Site option 4 is also located within the AONB and as such the identified negative effects are considered to be of greater significance than development at the other site options.

Site options 2, 3, and 4 are not located within an area of flood risk with the potential for a neutral effect against SA Objective 11. Site option 1 is located partially within an area of flood risk in the east of the site around Braint River. Development could avoid the area of flood risk with the potential for a residual neutral effect against SA Objective 11; however, it should be noted that this significantly reduces the developable area of the site. Site option 5 is located adjacent to a flood risk area in the north of the site. Mitigation provided through the JLDP and available at the project level should ensure that there will be no significant negative effects with the potential for a residual neutral effect against SA Objective 11; however, development at both site options 1 and 5 should incorporate the use of sustainable drainage systems. Forecasts identify that the extent of the flood risk zone is likely to increase in the future as a result of climate change; however, considering that the site is being proposed as a temporary site, it is considered unlikely to lead to any significant effects in the future. It should be further noted that Welsh Water comments identify that Non-Mains Sewerage would be required at site options 2 and 3, and a new water mains connection would also be

required for development at site option 2. Welsh Water further own an asset on site at site option 5, in which retained access would be required.

Gwynedd Temporary Site Options in the Caernarfon Area

SA Objective	Biodiversity	Community & Health	Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water	
	1	2	3	4	5	6	7	8	9	10	11	
Temporary Site Options in the Caernarfon Area												
Site B: Part of Shell Carpark	-- ?	++	+	0	0	0	0	++	+	++	+	0
Site C: Land to rear of Courthouse	+	++	+	0	0	0	0	++	+	++	+	0
Site CH: Land opposite Pablig Ind.Estate	+	-	+	0	0	0	0	++	+	++	+	0 ?
Summary												
<p>Development at any of the site options would provide temporary specialist housing to meet local needs with the potential for a major short to medium term positive effect against SA Objective 7. The provision of housing also has the potential for minor positive effects against SA Objective 2 by meeting the future needs of the Plan area.</p> <p>Development at any of the site options would not lead to the direct loss of any internationally, nationally or locally designated biodiversity. There is no designated biodiversity in the immediate vicinity of either site option C or CH, and it is considered that the regeneration of brownfield land at these sites has the potential for opportunities to enhance biodiversity. Site option B however, is located within 100m of the Y Fenai a Bae Conwy / Menai Strait and Conwy Bay SAC. There is the potential for development at the site to have a negative effect on the SAC, as a result of changes to drainage and water quality. Natural Resources Wales identify that a DCWW combined foul sewer line runs parallel to the site, and that all sewage and grey water would have to be contained and connected to this to minimise the effects. Non-mains foul drainage systems are not considered appropriate at this site, due to the potential risk of pollution of potable water supplies. While there is the potential for a negative effect, given the size of the site it is not considered that this will be of significance for the SAC as a whole. The site was screened through the HRA process and it was concluded that development would not have a likely significant effect on the SAC subject to the identified recommendations. It is therefore considered that there is the potential for a minor residual negative effect against SA Objective 1 for Site B. There is also an element of uncertainty until site level assessments have been completed.</p> <p>All of the site options are located in Caernarfon, with access to the services and facilities available in the town. The Town Centre is located</p>												

within reasonable walking distance from site options B (around 500m) and C (around 700m) with the potential for major positive effects against SA Objective 2. Site option CH is located the furthest from the town centre at around 1.2km away and as such is less likely to promote walking to access the available services and facilities, with the potential for a minor negative effect. None of the site options are located within reasonable walking distance of a train station; however, all site options have good access to bus services. At site option C bus services are located approximately 100m away, compared to 400m at site option B, and 600m at site option CH. There is a network of footpaths surrounding each site, and opportunities for cycling, as well as employment areas located within Caernarfon. As such it is considered that development at any of the site options has the potential to reduce the need to travel, with the potential for a minor positive effect against SA Objective 10. The potential positive effects are considered to be of greater significance at site options B and C compared to site option CH given the relative distances.

Each of the sites has suitable existing access, although at site option C existing access to the Drws Y Nant Centre would need to be retained, and at site option CH existing access to the river Gauging station would need to be retained. Part of the land at site option CH also falls within the 200m buffer to the Caernarfon bypass scheme, and as such avoidance or mitigation may be required. Although development at any of the sites has the potential to increase capacity on the highways network, considering the accessibility findings above, and given the low capacity of the sites, and mitigation provided through the JLDP and available at the project level, it is considered that there is the potential for a residual neutral effect against SA Objective 3.

None of the sites contain, or are immediately adjacent to any national or local heritage assets, with the potential for a neutral effect against SA Objective 5. Peblig Brickworks is listed on the National Monuments Record for Wales; however, development at site option CH is considered unlikely to affect this setting given the existing industrial estate development and road between the site and brickworks. The former Caernarfon Railway Station is a nationally and locally Listed Monument; however, development at site option B is considered unlikely to affect this setting given its current use as a car park and potential mitigation available at the project level.

The landscape sensitivity of the sites is unknown at this stage; however, all of the site options are located on brownfield land with the potential for a minor positive effect against SA Objective 8. Given the nature of the sites (as either vacant land or used as a car park) it is considered that there is the potential for development to enhance the townscape setting. The regeneration of brownfield land at the site options also has the potential for major long-term positive effects against SA Objective 9.

None of the sites are located within an area of flood risk with the potential for a neutral effect against SA Objective 11. However it should be noted that the land adjacent to site option CH is subject to flood risk from the River Afon Seiont. Development at this site should incorporate the use of Sustainable Drainage Systems, and provide sufficient mitigation to ensure that river water quality does not decrease as a result of development; as such, there is an element of uncertainty over the effects for this site. Forecasts identify that the extent of the flood risk zone is likely to increase in the future as a result of climate change; however, considering that the site is being proposed as a temporary site, it is considered unlikely to lead to any significant effects in the future. It should also be noted that Natural Resources Wales have identified that site options B and CH are located within a Secondary Aquifer, and as such non-mains foul drainage systems should not be considered.

Appendix II: SA Screening of Proposed Amendments

Proposed Amendments following consultation on Focussed Changes

Focussed Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultation	SA 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 which takes into account the vacancy rate (12.2% in Gwynedd Planning Authority area and 10.5% in Anglesey Planning Authority area), 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><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</u></p>	Minor changes that do not significantly affect the findings of the previous SA work.

Focussed Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultation	SA Screening
		<u>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. <u>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.</u></p> <p><u>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></u></p>	Minor changes that do not significantly affect the findings of the previous SA 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 SA work.
NF15	067		
NF15	102	STRATEGIC POLICY PS1: Welsh Language and Culture	
NF16	059	<p>The Councils will promote and support the use of the Welsh language in the Plan area. This will be achieved by:</p> <ol style="list-style-type: none"> <u>1. 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</u> 	

Focussed Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultation	SA Screening
		<p><u>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. Going to attract or accommodate many more people than originally envisaged in the policies and proposals of the Plan; <p>3. Using an appropriate mechanism to ensure that appropriate negative impacts mitigation measures are provided or a contribution made to mitigate those effects to them;</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 Requesting that all operational signs by public bodies and commercial companies and businesses are bilingual;</p> <p>6. Encouraging the use of There is an expectation that Welsh place names will be used 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. 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 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</p>	

Focussed Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultation	SA Screening
		<p><u>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.</u> 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. <u>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 Welsh Government/ Business Wales regarding bilingualism.</u></p>	
NF20	060	Part of NF20 to be amended as follows:	Minor changes that do

Focussed Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultation	SA Screening																																							
		<p>Topic Paper 13 on Community Infrastructure differentiates between <u>fundamental, necessary and community essential and preferred</u> infrastructure.</p> <p><u>Topic Paper 13 to be amended as follows:</u></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 may not always be required prior to commencement of development is not essential over the plan period.</p> <p>2] Table 3.1 Hierarchy of Infrastructure:</p> <table border="1" data-bbox="376 770 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> <tr> <td rowspan="2">Transport</td> <td>Road</td> <td>Fundamental</td> </tr> <tr> <td>Public Transport</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	Transport	Road	Fundamental	Public Transport	Fundamental	<p>not significantly affect the findings of the previous SA work.</p>
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																																								
Transport	Road	Fundamental																																								
	Public Transport	Fundamental																																								

Focused Change	Rep ID	Proposed Amendment as a result of Focused Changes Consultation			SA Screening
		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>Changes to criterion 3 within Policy PCYFF 1:</p> <p><u>3. give priority to sites</u> 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 SA work.
NF31	069	<p>Changes to criterion 1 within policy PCYFF 3:</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 SA work
NF32	070	<p>Changes to the second paragraph within policy PCYFF 4:</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 SA work
NF33	062	<p>Accepted</p> <p>The Council are in the process of assessing the suitability of the potential areas for wind farms identified in the</p>			The Renewable Energy Study has identified that

Focussed Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultation	SA Screening
		<p>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>	<p>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 Chapter 5 of the Addendum.</p>
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 <u>AONB, SLA</u>, National Park and World Heritage Site. 3. In the AONB, SLA and the setting of the <u>AONB, SLA</u>, National Park and World Heritage Site only Domestic-Scale wind turbine proposals well related to existing settlements / buildings will be granted. 	<p>Minor changes that do not significantly affect the findings of the previous SA work</p>
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> <p>Proposals for new homes, to rebuild houses, subdivide existing buildings to residential use or convert</p>	<p>Minor changes that do not significantly affect the findings of the previous SA work</p>

Focussed Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultation	SA Screening
		<p>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; and 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 anticipated will be affected that have been identified as areas in because of the danger of coastal change during the first indicative policy period up to 2025 will be refused. (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> <ol style="list-style-type: none"> 5. <u>Development</u> related directly to the coastal area (e.g. beach huts, cafes, tea rooms, shops, rented holiday 	

Focussed Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultation	SA Screening
		<p>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.</p> <p><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 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</p>	Minor change that does not significantly affect the findings of the previous SA work

Focussed Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultation	SA Screening
		<p>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. 	Minor change that does not significantly affect the findings of the previous SA work
NF52	064	<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</p>	Minor changes to provide further clarification, which do

Focussed Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultation	SA Screening
		<p>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. 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. 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, 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 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.</p>	<p>not significantly affect the findings of the previous SA work.</p>

Focused Change	Rep ID	Proposed Amendment as a result of Focused Changes Consultation	SA Screening
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. <u>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.</u>	Minor changes that do not significantly affect the findings of the previous SA work
NF59	087	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. <u>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.</u>	Minor changes that do not significantly affect the findings of the previous SA work
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 <u>and communities, economic and demographic prospects, and potential demographic profile</u>, 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 <u>through the annual Housing Land Studies and Annual Monitoring Reports</u></p> <p>Recommendation It is believed that the change noted above to NF 61 is appropriate and if the Inspector agrees that change can</p>	Minor change that does not significantly affect the findings of the previous SA work

Focused Change	Rep ID	Proposed Amendment as a result of Focused Changes Consultation	SA Screening
		be treated as a Matter Arising during the Examination.	
NF62	047	<u>New Policy TAI X</u>	
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"> <u>1. 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> <u>2. 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> <u>3. 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> <u>4. 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 SA process. Please refer to Appendix 9 of the Deposit SA 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 SA work.</p>

Focused Change	Rep ID	Proposed Amendment as a result of Focused Changes Consultation	SA 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 <u>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></u></p> <p><u>7.4.12c</u> The intention of the rest of the criteria in Policy TAI X is to improve the supply of completed housing, rather than <u>planning permission</u>. There has been a tendency to secure <u>planning permission</u> 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 <u>planning permission</u> before the 'construction quota' of the village was exhausted. Some <u>planning permission</u> was also kept as an existing one by virtue of a 'technical start' which supports the incentives, in some cases, to obtain <u>planning permission</u> 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</p> <p><u>7.4.12ch</u> 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 Consultation	SA 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 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.</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>	
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>	Minor changes to provide further clarification, which do not significantly affect the findings of the previous SA work.

Focussed Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultation	SA 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 SA work.

Focussed Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultation	SA 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 SA 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 SA work.