ANGLESEY & GWYNEDD JOINT LOCAL DEVELOPMENT PLAN

SUSTAINABILITY APPRAISAL FOR THE PREFERRED STRATEGY

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1. INTRODUCTION

Background

1.1 This document is the Initial Sustainability Appraisal (ISAR) Report of the Angelesey and Gwynedd Joint Local Development Plan (JLDP). In accordance with government guidance the SA also incorporates the requirements for Strategic Environmental Assessment (SEA) under the EU Directive 2001/42/EC. It explains how the appraisal has been undertaken and also how the process has assisted in the development of the JLDP's Preferred Strategy. This includes an assessment of the JLDP's vision, objectives, strategic options, and strategic policies. This report records all the appraisal work undertaken to date. The Council has commissioned Enfusion Ltd to assist in the undertaking of the SA. Enfusion will work with the Joint Planning Policy Unit (JPPU) throughout the remaining stages to inform the final Sustainability Appraisal (Environmental) Report for the JLDP.

The Anglesey and Gwynedd Joint Local Development Plan (JLDP)

1.2 The requirement for each Local Planning Authority (LPA) to produce a Local Development Plan (LDP) is set out in Part 6 of the Planning and Compulsory Purchase Act, 2004. A LDP is a land use plan that is subject to independent examination, which will form the statutory development plan for a local authority area for the purposes of the Act. It includes a vision, strategy, area-wide policies for development types, land allocations, and where necessary policies and proposals for key areas of change and protection. Policies and allocations are shown geographically on the proposals map forming part of the plan.

1.3 The Gwynedd Council Board along with the Isle of Anglesey County Council Executive Committee decided to set up a Joint Policy Unit to prepare a Joint LDP for the Gwynedd and Môn Local Planning Authority Areas. When the JLDP is adopted, it will replace the Development Plans shown in the table below. It will also replace the Anglesey Unitary Development Plan (that was stopped in 2005), which currently is a material planning consideration for determining planning applications by Anglesey County Council.

Table 1: List of Development Plans that will be replaced after adopting the Joint LDP

Anglesey Planning Authority Area	Gwynedd Planning Authority Area
• Gwynedd Structure Plan (1993)	• Gwynedd Unitary Development Plan (2009)
• Isle of Anglesey Local Plan (1996)	

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

1.5 In accordance with the Planning Act (2004) all LDPs are required to be subject to a Sustainability Appraisal (SA). A Strategic Environmental Assessment (SEA) is also required under European Directive 2001/42/EC 'on the assessment of certain plans and programmes on the environment.'

Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

1.6 Sustainability Appraisal for LDPs is mandatory under the Planning and Compulsory Purchase Act, 2004. SA covers the social, economic and environmental effects of the LDP. Overall it seeks to ensure that the LDPs policies and proposals are consistent with the principles of sustainable development.

1.7 The five key principles of the UK Government's current sustainable development strategy 'Securing the Future' (March 2005) are:

- Living within environmental limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly

1.8 For Wales these aims are reflected in the Welsh Government's (WG) sustainable development scheme 'One Wales, One Planet;' (May 2009) which defines sustainable development in the following terms: *"Development which meets the needs of the present without compromising the ability of future generations to meet their own needs".*

Sustainable Development in Wales

In Wales, sustainable development means enhancing the economic, social and environmental wellbeing of people and communities, achieving a better quality of life for our own and future generations:

- In ways which promote social justice and equality of opportunity; and
- In ways which enhance the natural and cultural environment and respect its limits – using only our fair share of the earth's resources and sustaining our cultural legacy.

1.9 Strategic Environmental Assessment (SEA) on the other hand is a process to ensure that the significant environmental effects arising from plans and programmes are identified, assessed, mitigated, communicated to decision makers and monitored. By requiring the consideration of plan alternatives and requiring that the results of the assessment are taken into account in the final plan, the SEA process should enable the plan to avoid adverse effects on the environment as well as mitigate against such effects.

1.10 The SEA Directive came into force on 21 July 2004. The Directive makes it necessary for every public body to undertake SEA of its plans and programmes where there is a likelihood of a substantial impact on the environment and/or where a framework has been set up for development in the future. This means that it was necessary for the JLDP to be the subject of the Assessment.

1.11 It aims: *"…to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment" (Article 1).*

1.12 The SEA Regulations require that defined environmental issues are covered in the assessment process, namely:

- Biodiversity
- Population
- Human health
- Fauna
- Flora
- Soil
- Water
- Air
- Climatic factors
- Material assets
- Cultural heritage
- Landscape
- The inter-relationship between the above

1.13 The Welsh Government advises that for development plans, the requirements of the SEA Directive are best incorporated into Sustainability Appraisal. The statutory requirements of both assessments can be satisfied through the single but integrated Sustainability Appraisal process. In order to satisfy Sustainability Appraisal requirements this report has a wider focus than merely environmental aspects and includes, in addition, social and economic data.

Habitats Regulations Assessment

1.14 Alongside the SA process it will also be necessary to undertake a Habitats Regulations Assessment (HRA) of the LDP. The overarching aim of HRA is to determine, in view of a site's conservation objectives and qualifying features, whether a plan, either in isolation and/or in combination with other plans would have an adverse effect on the integrity of a Natura 2000 site (i.e. Special Areas of Conservation; Special Protection Areas and Ramsar Sites).

1.15 Within the Gwynedd and Anglesey Plan Area, there are 25 sites that are designated at European level for their importance for nature conservation under the Habitats Directive. In addition, the Council will ascertain whether there are European Sites within neighbouring authorities whose integrity may be adversely affected by the LDP.

1.16 The Annex to TAN 5 (2009) which outlines how the Habitats Regulations should be implemented in respect to LDPs, states:

"[Habitats Regulations Assessments] should not be incorporated into the SA or SEA. It should be run parallel with these processes…" (Annex 6, para 1.5)

1.17 However, the guidance does note that the reporting can be done alongside the SA provided it is clearly signposted. As the plan develops, the SA and HRA will be linked in order to ensure that the LDP policies are developed so as to consider the impacts of the Plan on the Natura 2000 sites. Enfusion Ltd is undertaking the screening for the HRA which will be published alongside this Interim SA report and the Pre-deposit JLDP.

1.18 The screening assessment found that the majority of Preferred Strategy Policies are unlikely to have significant effects on European sites either alone or in combination. There are a number of reasons for this including: the majority of the policies do not necessarily propose development, but rather support certain types of development and set out criteria for the determination of any planning applications; a number of the policies contain safeguards that seek to protect biodiversity or require any proposal for development to undertake a HRA; and the mitigation provided by Strategic Policy PS14 (Conserving and Enhancing the Natural Environment) - which seeks to manage development to conserve and where possible enhance the natural environment by safeguarding European sites and wider biodiversity.

1.19 The screening identified that there is the potential for Strategic Policies PS3, PS8, PS11 and PS22 to have the following impacts on European sites both alone and in combination:

- atmospheric pollution, which could reduce air quality;
- increased levels of disturbance - recreational activity, noise and light pollution;
- increased levels of surface water run-off, which could reduce water quality; and
- land take, which could lead to the loss and fragmentation of habitats.

1.20 In light of the screening assessment, the screening concluded that the Preferred Strategy of the JLDP has the potential for significant effects on the identified European sites, either alone or in combination with other plans, programmes or projects. However, the next stage of the JLDP (Deposit) will provide further detailed policies and site allocations that will allow a more comprehensive assessment of the impacts and how they may affect European sites as well as more detailed consideration of mitigation measures. It is recommended that further screening work is carried out for

the JLDP once Deposit Policies and Site Allocations are available. This further screening work will be able to conclude with more certainty if a Stage 2 Appropriate Assessment for the JLDP is required.

Other Assessments

1.21 The JLDP will also be subject to an Equality Impact Assessment (EqIA). An EqIA of the JLDP is required in law by the Equality Act 2010 and the Welsh Language Act 1993. EqIA is a tool that helps local authorities make sure that the Council does not discriminate, promotes equality wherever possible and fosters good community relations. Carrying out an EqIA involves assessing the likely effects of policies on people in respect of disability, gender, race, language, age, sexual orientation, and religion or belief.

1.22 A Health Impact Assessment (HIA) of the JLDP will also be undertaken. Health Impact Assessment (HIA) is a tool that can be used to assess the health impact of a physical development, a proposed change to service delivery or a policy or strategy. The aim is to remove or mitigate any possible negative impacts on people's health and well-being and to maximise opportunities to help people improve their health. Even though the main health issues are well represented in the SA Framework, the HIA will be conducted as a separate exercise to the SA. Based on the methodology contained in 'Improving Health and Reducing Inequalities: A Practical Guide to HIA' – the Welsh guide to HIA. (Welsh Assembly Government and Health Challenge Wales, Improving Health and Reducing Inequalities: a practical guide to health impact assessment, 2004.) Gwynedd Council and Anglesey County Council have developed a Health and Well-being Assessment tool which will be used to assess the JLDP.

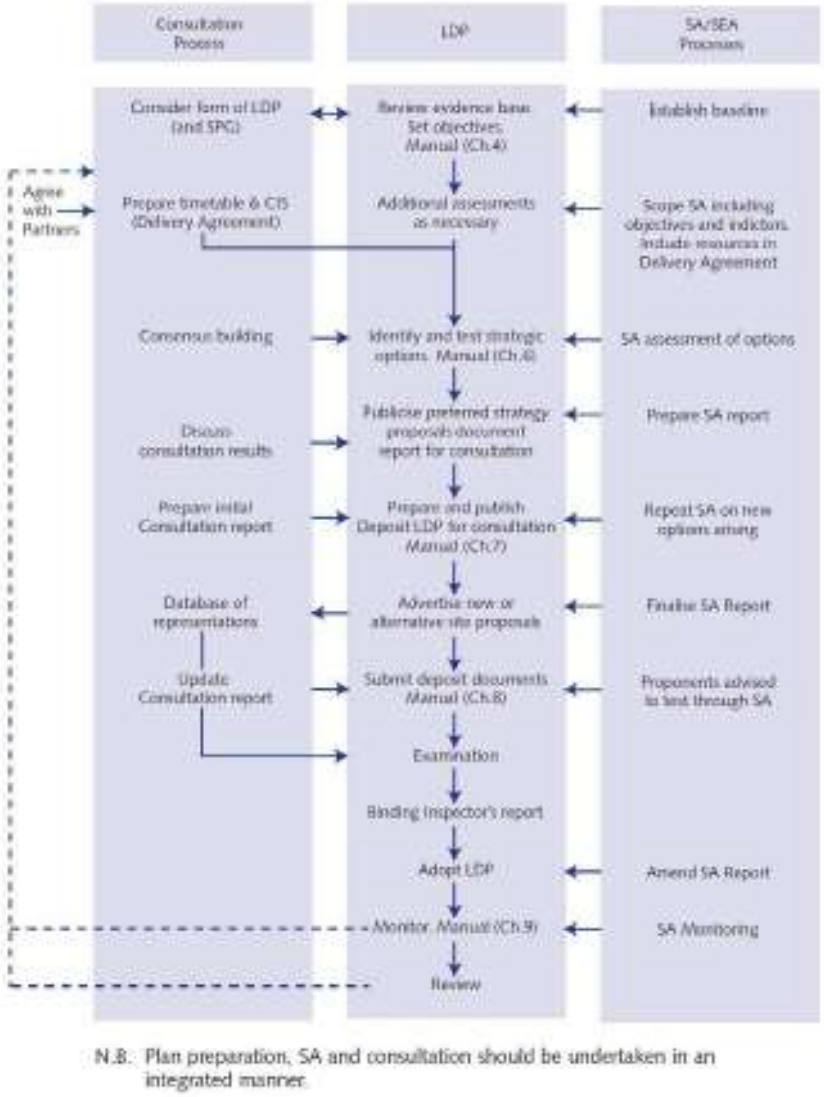
1.23 Finally, a Welsh Language Impact Assessment (WLIA) will be undertaken for the JLDP. WLIA allows for the identification of possible impacts on the Welsh language that may result from development. The WLIA will also be conducted as a separate exercise to the SA of the JLDP. The results of the above named assessment will all feed into and informed the SA process.

2. SUSTAINABILITY APPRAISAL METHODOLOGY

Introduction

2.1 This section sets out the broad approach to the SA/SEA process, including the key stages and consultation requirements and documents how the SA/SEA process integrates with the production of the JLDP. Figure 2.1 below demonstrates how the SA/SEA process integrates with each stage of the JLDP process.

Figure 2.1: The relationship between the SA/SEA and the LDP process[1]



N.B. Plan preparation, SA and consultation should be undertaken in an integrated manner.

Stages in the SA/SEA Process

2.2 There are five main stages in the SA/SEA process with each stage having key tasks to fulfil as outlined in table 2.1 below:

[1] WAG (2006). Local Development Plan Manual. Introduction to Sustainability Appraisal (SA) Incorporating Strategic Environmental Assessment (SEA), Part B, p 19.

Table 2.1: Key Stages and tasks in the SA process

SA Stage	Key Tasks
Stage A: Setting the context and establishing the baseline and deciding on the scope	• Identify other relevant plans, programmes and environmental protection objectives (Task A1) • Collecting baseline information (Task A2) • Identifying sustainability issues and problems (Task A3) • Developing the SA Framework (Taks A4) • Preparing and consulting on the scope of the SA (Task A5)
Stage B: Developing and refining options and assessing effects	• Testing the plan or programme objectives against the SA Framework (Task B1) • Developing the LDP options (Task B2) • Predicting the effects of the LDP (Task B3) • Evaluating the effects of the LDP (Task B4) • Considering ways of mitigating adverse effects and maximising benefits (Task B5) • Proposing measures to monitor significant effects (Task B6)
Stage C: Preparing the Sustainability Appraisal Report	• Preparing the Sustainability Appraisal [Environmental] Report (Task C1)
Stage D: Consulting and decision-making	• Consulting on the draft plan or programme and the Sustainability Appraisal [Environmental] Report (Task D1) • Appraisal of significant changes (including from representations) (Task D2) • Decision making and provision of information (Task D3)
Stage E: Monitoring implementation of the plan or programme	• Finalising aims and methods for monitoring (Task E1) • Responding to adverse effects (Task E2)

Sustainability Task Group

2.3 The JPPU has also set up an internal task group in order to provide specialist input into the SA of the JLDP. The task group includes a number of officers from different departments of both Councils. Each officer has been chosen to provide input into various aspects of the SA/SEA process depending on their area of expertise. Input from the task group will be used to inform different stages of the SA.

Outputs from the SA Process and Consultation

2.4 The SA process for the JLDP has produced the following reports to date:

- **Scoping Report July 2011** (summarising Stage A), 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** (documenting stages A to B) - was made available on the Council's websites in July 2012
- **Initial Sustainability Appraisal Report** (this report) (documenting Stages A to C), which should be used in the public consultation on the Preferred Strategy. This report will be placed on public consultation alongside the Preferred Strategy for a period of 7 weeks.

Purpose of the Initial Sustainability Appraisal Report

2.5 The overarching purpose of this document is to report on the SA process so far, and how it has informed the development of the JLDP vision, strategic objectives, strategic options and strategic policies. This report has been informed and refined by the consultation at the Scoping Stage (A) and provides information on:

- Relevant plans, programmes and strategies;
- Baseline information;
- Sustainability issues
- Framework for appraising likely significant effects arising from the JLDP;
- The development and assessment of the Preferred Strategy, including strategic options, strategic policies and strategic sites.
- Next stages of the SA.

2.6 This report is set out as follows:

- Section 3 provides an overview of the scoping stage, including the review of relevant plans and programmes, an analysis of the baseline, the identification of key sustainability issues and how these have informed the generation of the SA Framework which has been used to assess the emerging Plan.
- Section 4 - 6 provide details of the SA of the Preferred Strategy, including how the SA has informed the development of the Preferred Strategy.

3. SUSTAINABILITY CONTEXT AND OBJECTIVES

Background

3.1 In July 2011 the Council produced its Scoping Report as part of the SA process. The Scoping Report represented the first key output of the SA and helped ensure that the SA covered the key sustainability issues relevant to the development planning system in both Local Authority Areas. These issues informed the development of the SA Framework which is used to assess the sustainability performance of the emerging plan.

3.2 The following sections describe the key tasks completed as part of the Scoping Stage of the SA for the Anglesey and Gwynedd JLDP (as outlined in table 2.1 above).

Review of Relevant Plans, Programmes and Strategies (Task A1)

3.3 The purpose of this stage was to establish how the plan is affected by external factors and to help identify SA objectives. The LPA must take into account the relationship between the LDP and other relevant plans, programmes and policies. The SEA Directive specifically requires environmental protection objectives established at International, European Community or national levels to be taken into account. Appendix 1 of the Scoping Report presented a review of the plans and programmes considered to be of relevance to the JLDP. The key objectives and implications of relevant plans and programmes were summarised under each topic, whilst the key messages of the review were summarised in the main text of the Scoping report.

3.4 The individual plans and programmes reviewed were grouped under key SEA topic areas (as outlined in paragraph 1.12) which have been expanded to satisfy the sustainability appraisal aspect and include:

1. Biodiversity *(fauna and flora)*
2. Communities *(including health and social exclusion)*
3. Climatic Factors *(including climate change issues)*
4. Cultural Heritage *(including archaeology, Welsh culture and language)*
5. Economy
6. Housing
7. Landscape *(including townscape and seascape / coastal issues)*
8. Soils, Minerals, Waste *(including agricultural issues where relevant)*
9. Transport *(including access issues)*
10. Water *(including resource, quality and flooding issues)*

3.5 It should be noted that some of the plans reviewed did not fall easily into any one particular SEA topic area, whilst others were equally important across a number of topics. The division of plans and programmes between topics should therefore be seen as a best fit, rather than a definitive categorisation process. A detailed breakdown of the objectives and their likely implications

for the JLDP are summarised in the Scoping Report. The followings table outlines the key messages from the plans and programmes review.

Table 3.1: Key Messages From Plans and Programmes Review

BIODIVERSITY
• The JLDP should remain consistent with the objectives and targets set out in the national plans and both Local Biodiversity Action Plans and aim to reinforce the requirement that development will not be allowed with any residual significant adverse impact on any protected species or habitat and should seek enhancement wherever possible. • The Plan will need to consider the requirements of the Habitats Directive. Relevant habitats will need to be identified and where necessary designated appropriately within the JLDP. Policies should encourage management of features of the landscape that are of major importance for wild flora and fauna. • Any plan or project that is likely to have a significant impact on a designated site should undergo an Appropriate Assessment of its implications for the conservation objectives of the site. A Habitats Regulations Assessment (HRA) will need to be undertaken during the JLDP preparation in accordance with the requirements of the Habitats Directive to assess the implications of the plan for European sites. • The Plan should facilitate the protection of biodiversity and enhance and restore wetland habitats where possible reflecting their relative significance.
COMMUNITIES
• The JLDP should actively involve the general public in the plan preparation process. • The JLDP should promote the creation of sustainable communities and facilitate spatially balanced development. • The JLDP should incorporate the principles of sustainable development in terms of the social, economic and environmental characteristics as outlined in the Strategy. • The JLDP should promote sustainable regeneration of the most deprived rural areas in Anglesey and Gwynedd by improving and protecting the environment and infrastructure and by improving accessibility to services for people in these areas. • The JLDP should facilitate improvements in the quality of life of residents – in all sections of society to maintain and promote sustainable, prosperous and lively communities.

- The JLDP should contribute to fostering and developing young people to become enterprising within their communities, contributing to the development of their area and the local economy, and crucially giving them the skills, know-how, hands-on experience and confidence to do so.

- The improvement in health and well-being of residents should be promoted throughout the Plan and the social and economic factors that influence health should be addressed.

- The JLDP should facilitate an improvement in the health and well-being of residents by promoting leisure developments that are environmentally, economically and socially sustainable.

- The JLDP should facilitate the development of healthy, strong and active communities.

- The JLDP should promote easy access to open spaces, services, leisure and sports facilities and open spaces.

- The JLDP should promote walking and cycling opportunities.

- The Plan should ensure policy criteria take account of the impact of development in relation to noise generation in order to avoid, reduce and mitigate environmental noise.

- The JLDP should consider the needs of older people.

- The key strategic aims, such as: addressing wider issues that affect health and well-being, protecting the environment and supporting people to be independent can all be addressed by JLDP objectives.

CLIMATIC FACTORS

- The JLDP should address the issue of climate change, encourage the reduced emissions of harmful greenhouse gases and facilitate the improvement of air quality. The Plan should remain consistent with the objectives and targets set out in national plans and guidance such as the UK Air Quality Strategy.

- The JLDP should consider the objectives and targets of national policy guidance when formulating policies relating to energy generation in the Plan Area.

- The JLDP should promote the use of renewable energy in new developments and emphasise the relationship between energy and building design.

- The availability of public transport will be an important consideration for the JLDP especially in terms of sustainability, accessibility, reducing dependency on private transport and contributing towards the response to

climate change.

CULTURAL HERITAGE

- The JLDP should consider key plans and guidance when formulating its policies and proposals.
- The JLDP should protect and promote the Welsh language and cultural heritage and promote the opportunities which will arise as a consequence of the area's linguistic and cultural resources.
- The JLDP should consider the cultural heritage information contained in LANDMAP when formulating its proposals.

ECONOMY

- At a local level, Anglesey has a specific regeneration plan. It is therefore, important that the JLDP considers both this local strategy as well as the national targets set out in the above Plans and guidance.
- The JLDP should facilitate sustainable economic growth in the Plan Area with the aim of creating a vibrant and prosperous economy.
- The JLDP should assess and encourage the vitality, attractiveness and viability of town and retail centres.
- The JLDP should ensure that areas allocated for employment are in sustainable locations, including minimising the need to travel.
- The JLDP should improve access to employment opportunities particularly for deprived communities.
- The JLDP should promote sustainable tourism growth whilst at the same time, protecting the environment and the interests of local communities.
- The JLDP should facilitate the improvement of skills in the workforce, promote innovation, thus creating sustainable employment opportunities of a high quality.

HOUSING

- The JLDP should consider the housing objectives of the national, regional and local plans and guidance relating to housing.
- The JLDP should facilitate the improvement of the supply, quality, affordability and suitability of housing in the area in order to satisfy the needs of the resident population.
- The Plan should facilitate the development of energy efficient buildings.
- The JLDP should facilitate the re-use of empty dwellings to help satisfy the housing needs of the population.

- The JLDP should facilitate the provision of suitable accommodation to older people.

- The JLDP should identify land for housing allocations, favouring the re-use of previously developed land and buildings which have good transport links.

LANDSCAPE

- The JLDP should consider key/ identified plans and guidance when formulating its policies and proposals.

- The JLDP should provide for the conservation and where possible enhancement of the natural environment and landscape, respecting public rights of way.

- The JLDP should promote appropriately sighted development and good design that respects the area's local built and landscape distinctiveness.

- The JLDP should consider the sustainability impacts of telecommunications development, balancing the need for economic growth, with social and environmental impacts.

- The JLDP should mitigate the potential effect of intrusive development such as wind turbines on the landscape.

SOILS, MINERALS, WASTE

- The JLDP should consider key relevant plans and guidance when formulating its policies and proposals.

- The JLDP should give full consideration to the guidance and ensure that the use of minerals should be developed sustainably.

- The JLDP should facilitate the sustainable extraction of aggregates in the Plan Area, ensuring a balance between environmental, economic and social costs.

- The JLDP should ensure that its policies relating to waste reflect the objectives and targets of the relevant plans and guidance.

- The JLDP should facilitate the sustainable management of waste and encourage a reduction in the waste produced.

- The JLDP should promote recycling and facilitate the reduction of waste sent to landfill, in line with the targets sets by the Landfill Directive.

- The JLDP should provide a land use framework to enable both Authorities to allocate sites for new waste management facilities.

- The JLDP should facilitate a reduction in the rate of growth of waste in the Plan area.

• The JLDP should incorporate adequate and effective waste management facilities in new developments
TRANSPORT
• The JLDP should facilitate the development of an efficient and sustainable transport system which improves access to all which, in turn, will strengthen communities, the economy and the environment. The availability of public transport should be an important consideration for the JLDP especially in terms of sustainability, accessibility, reducing dependency on private transport and contributing towards the response to climate change. • The JLDP should promote environmentally friendly forms of transport and develop a well integrated, core transport network which is safe, efficient, clean and fair.
WATER
• The Plan should incorporate the requirements of relevant key plans and guidance and facilitate the protection and improvement of water quality. Policies to protect water resources should be developed. • The Plan should ensure that the quality of water bodies in the Plan Area is not compromised by land use development proposals. • The JLDP should facilitate the efficient and sustainable use of water. • The JLDP should ensure that the risk of flooding is considered in determining the location of new development. New development should be directed away from those areas which are at high risk of flooding.

Baseline Collection (Task A2)

3.6 The next task of the Scoping process was the collection of baseline data (task A2). The purpose of this stage was to describe the current state of the social, environmental and economic characteristics of the area likely to be significantly affected by the Plan. This would aid the process of identifying sustainability issues and environmental problems in the Plan Area as well as providing the evidence base for predicting and monitoring the effects of the JLDP.

3.7 A robust collation of baseline information is important to ensure a sound evidence base for the LDP. However, the Regulations require that only information that can be 'reasonably required' needs to be included in the report. Appendix 2 of the Scoping Report presents the Baseline Information. The tables identified trends as well as comparative data on a regional, and national level where available. The key issues/ constraints /opportunities that

arise from the baseline analysis were also noted. This aided the development of the SA appraisal framework. The summarised information, as well as the key baseline issues were provided for each topic in the main text of the Report.

3.8 The level and detail of baseline information varied between topics due to the availability of information. The most up-to-date statistics and information sources were used wherever possible. It should be noted, however, that some of the statistical data presented in the baseline relied on information contained in the 2001 Census which is not available from other sources in a more current form. It is intended to update the baseline information at specific stages of the SA process to ensure that the information supporting the SA remains current.

3.9 The SEA Directive also requires a description of *"the relevant aspects of the current state of the environment and the likley evolution thereof without the implementation of the plan or programme"* (Annex 1 (b)). The key issues and messages relevant to the Plan area, identified as part of the scoping process, have been analysed to assess the likely scenario if the JLDP was not produced.

3.10 It is difficult to accurately predict the actual state of the environment without implementation of the Plan as there are many forces and other plans and strategies that also influence development in any particular of the Plan. Therefore, the following table summarises the likely land use implications of the implementation of the existing adopted local development plans (i.e. Gwynedd Structure Plan, Anglesey Local Plan and Gwynedd Unitary Development Plan).

Table 3.2: Likely Evolution of Baseline Without Implementation of the Plan

SA Topic	Likely Evolution of Baseline Without Implementation of the Plan
Biodiversity	• Existing local and national legislation should ensure protection. • The lack of a strategic framework would lead to ad hoc development, and this coupled with increased population will place increasing pressure on the natural environment with a continued threat to the natural environment leading to a potential loss of biodiversity.
Communities	• Continued out-migration of younger people • Increased isolation of deprived communities • Continued decrease in the proportion of Welsh speakers • Continued increase in social inequalities • Health of the population would decline with no provision of health and community facilities to meet

	needs.
Climatic Factors	• Causes of climate change at a local level would continue to increase if growth is not managed in a sustainable manner. • National targets would not be met. • Climate change is likely to result in increased flood risk.
Cultural Heritage	• The rich and varied cultural heritage resource would come under threat from inappropriate development. • Local facilities and services may become insufficient to satisfy the needs of an increased population.
Economy	• Lack of adequate employment sites in sustainable locations • Continued low GVA particularly in Anglesey • Relatively high economic activity in Gwynedd would come undwer pressure. • Continued high unemployment rate in Anglesey. • Continual decline in rural economies • Continued decrease in land based industries. • Continued decrease in the quality of the tourist industry • Education provision to meet the needs of a growing population would not be met.
Housing	• Increased demand for housing alongside increase in house prices • Continued fall in the provision of affordable housing • A lack of good quality housing particularly in Gwynedd • Continued high rate of empty / second homes • Reliance on windfall sites for housing provision with no strategic framework
Landscape	• Continued pressures upon the landscape resource • Open spaces may come under pressure for development. • No improvement in the quality of design of new developments due to a lack of statutory framework
Soils, Minerals, Waste	• Population increases would lead to an increase in the amount of waste being produced. • Continued pressure on landfill sites • Increased threat to the best and most versatile quality of agricultural land
Transport	• Continued reliance on the private car as the means for transport • Development in unsustainable locations would lead

	to increased reliance on private transport. • Limit in the opportunities for major transport improvements.
Water	• Continued threat to the quality of rivers, surface waters and groundwater. • Continued threat of flooding in some areas

3.11 It should be noted that as part of the Anglesey Energy Island Programme, which aims to attract new high quality energy-related jobs to Anglesey over the next two decades, a new nuclear power station at Wylfa B could be developed on the Island. The implications of the potential development of Wylfa B nuclear power station have been considered thus far in the appraisal and plan development process, and will also be taken into account during successive stages of the SA process.

Identification of Sustainability Issues and Problems (Task A3)

3.12 The next task of the Scoping process involved the identification of sustainability issues through an analysis of the baseline data (Task A3). The purpose of this stage was to help define the key issues for the LDP which are critical to the sustainability of the LDP, and to help influence the emerging SA/SEA Framework particularly in terms of identifying objectives, sub-objectives and indicators.

3.13 Sustainability issues and problems were identified through an iterative process, taking into account the baseline information and the review of relevant plans, policies and programmes. The key environmental problems and issues identified for the SA of the Anglesey and Gwynedd JLDP were provided for each topic as shown in the table below.

Table 3.3: Key Issues and Opportunities

TOPICS	KEY ISSUES FROM BASELINE ANALYSIS	SUSTAINABILITY ISSUES AND OPPORTUNITIES
BIODIVERSITY	• **Threats to the integrity and continuity of landscape features** • **The need to preserve Semi-Natural Woodlands**	• The need to maintain, conserve and enhance species and habitats by protecting them from the adverse effects of development and where necessary ensure that mitigation measures are taken to avoid any such adverse effects. This will in turn prevent damage to species and avoid irreversible losses. • The need to provide for the conservation and enhancement of the identified species and habitats included in the biodiversity action plans. • The need to ensure that new development does not cause harm to the features of locally, nationally and internationally designated sites, and that where appropriate, mitigation measures are taken to avoid any adverse effects. • Enhance designated and wider areas of biodiversity by maintaining and improving green infrastructure. • The need to take into account the importance of woodlands and ensure that their protection and enhancement is promoted.
COMMUNITIES	• **An ageing population** • **Out-migration of young people** • **A relatively healthy and safe population but variations apparent within the JLDP area** • **Social deprivation inequalities**	• The ageing population is leading to reductions in available workforce. • The impact of an ageing population on local services. • The future viability of some services (e.g. small schools) given reductions in pupil numbers. • The employment opportunities in terms of the provision of health care facilities. • The impact of the loss of working age people on the local economy. • The ongoing need to combat the out migration of the young workforce. • Less sustainable, mixed communities.

TOPICS	KEY ISSUES FROM BASELINE ANALYSIS	SUSTAINABILITY ISSUES AND OPPORTUNITIES
		• The need to create more age-balanced communities, particularly in more rural areas. • The need to maintain and improve the general health and well-being of residents. • The need to encourage healthier lifestyles of residents. • The need to promote the continuing reduction of crime rates by encouraging developments which improve the safety of communities. • The need to encourage the provision of open spaces, green infrastructure and sports facilities to promote more exercise. • The need to reduce deprivation particularly in terms of housing and access to services, especially in the most deprived areas. • The need to reduce inequalities though the planning system. • The need to facilitate the development of community facilities and services in rural areas and to facilitate an improvement in local opportunities by improving the availability of quality employment as well as supporting local businesses.
CLIMATIC FACTORS	• **Maintaining good air quality overall** • **Greenhouse gases and the threat of climate change**	• The need to consider air quality impacts in the assessment of development proposals in areas where new/ additional development may lead to significant/cumulative effects in order to maintain or improve air quality. • The need to contribute to the reduction of greenhouse gases by reducing energy use and increasing renewable energy generation. • The need to promote energy efficiency in the design of new buildings and the adaptation of existing buildings. • The need to reduce the ecological footprint of both local authorities, with a particular focus on the emissions arising from housing and transport.

TOPICS	KEY ISSUES FROM BASELINE ANALYSIS	SUSTAINABILITY ISSUES AND OPPORTUNITIES
		• The reduction in the production of greenhouse gases by reducing the volume or the need to travel by private transport, promoting increased walking, cycling and use of public transport. • Incorporating climate change adaptation measures as an integral component of new housing and infrastructure development. • Facilitating the development of low carbon energy sources across the plan area.
CULTURAL HERITAGE	• **Recent decline in the proportion of Welsh speakers** • **A rich and diverse cultural heritage and historic environment**	• A need to facilitate the preservation and enhancement of the Welsh language and culture as an important part of our cultural heritage. • A need to seek evidence and information about the impact of development on the Welsh language where necessary and appropriate. • There is potential for damage to important heritage sites and the historic environment within the JLDP area from development due to destruction/ disturbance of features of cultural heritage importance and also through disrupting the setting of such features. • The need to promote the protection, conservation and enhancement of the JLDP area's archaeological, architectural and historic heritage.
ECONOMY	• **Relatively low GVA particularly in Anglesey** • **Relatively high economic activity rate in the JLDP area but above average unemployment in Anglesey** • **Decline in land based industries** • **Lower than average earnings**	• The need to facilitate investment in a variety of economic sectors, particularly in Anglesey. • The need to promote sustainable regeneration of the most deprived areas by improving and protecting the environment and infrastructure and by improving accessibility to services for people in these areas. • The need to contribute to strengthening and diversifying local economies within the Plan area by supporting and promoting growth in local businesses.

TOPICS	KEY ISSUES FROM BASELINE ANALYSIS	SUSTAINABILITY ISSUES AND OPPORTUNITIES
	• **Education attainment** • **Improving the sustainable growth in the tourism industry**	• The need to promote and support the rural economy of the JLDP area as there is a need to sustain and regenerate this economy, particularly given the decline in the agricultural industry. • The need to support appropriate economic activity within the JLDP area and improve employment prospects and opportunities with particular regard to the sectors in need of most support. • The need to encourage investment by providing an infrastructure of transport, communications and land that helps attract new business providing higher paid employment. • The need to facilitate the provision of training and education opportunities to improve the skills of the working age population. • A need to support the growth of the tourism industry with the necessary infrastructure.
HOUSING	• **Housing deprivation particularly in Gwynedd** • **Affordability and lack of affordable housing** • **Vacant homes and second homes**	• A need to provide a range of appropriate housing which will satisfy the needs of all types of households so that everyone has the opportunity to live in a decent and affordable home. • A need to improve the existing housing stock where necessary through alterations, extensions etc. • A need to provide sufficient quantity and distribution of different types of housing. • The need to facilitate the provision of a more varied supply of housing in rural areas to suit all needs. New housing should be affordable to the local population without having an adverse impact on the local character and distinctiveness of rural areas. • A need to facilitate the development of local affordable housing or local needs market housing in the JLDP area.

TOPICS	KEY ISSUES FROM BASELINE ANALYSIS	SUSTAINABILITY ISSUES AND OPPORTUNITIES
LANDSCAPE	• **Pressures upon important landscape designations** • **Potential loss of historic and important landscape features e.g. cloddiau** • **Tranquility and dark skies important in expansive areas.**	• A need to protect and enhance landscapes and seascapes through appropriate high quality design and development which compliments local character and distinctiveness, and where appropriate does not have a significant detrimental impact on views into or out of the SNP and AONBs. • The need to ensure that the AONBs are protected from development which is potentially damaging to their special conservation features. • The need to protect and enhance tranquil areas and dark skies particularly within AONBs through appropriate design and development. • Encourage green infrastructure links and protection and enhancement of species rich hedgerows, amenity trees and woodlands. • Use of green wedges where such designations are considered necessary.
SOILS, MINERALS, WASTE	• **Maintaining soil carbon density in Gwynedd** • **Limited amount of the best and most versatile quality of agricultural land** • **Growth in Municipal Waste** • **Reducing reliance on landfill sites**	• A need to protect and manage soil including maintaining soil carbon and aim to avoid causing additional risk from pollution and contamination. • A need to facilitate the reduction of water pollution caused by nitrates from agriculture • A need to direct development to brownfield sites or, alternatively the poorest quality agricultural land as much as possible so as to conserve high grade agricultural land. • To recognise the need to reduce waste arisings from all sectors so that targets set by Europe and the Welsh Assembly Government are met. • The need to ensure that waste issues are considered in the assessment and determination of planning applications for all types of development. • The need to contribute towards reducing the amount of municipal waste that is landfilled by facilitating in the provision of a comprehensive, integrated and sustainable network of new improved waste management facilities for treating and disposing of waste as an alternative to landfill.

TOPICS	KEY ISSUES FROM BASELINE ANALYSIS	SUSTAINABILITY ISSUES AND OPPORTUNITIES
		• The need to contribute towards increasing recycling and composting rates.
TRANSPORT	• **Limited transport choices** • **High reliance on the private car for transportation**	• The need to facilitate a sustainable transport network, particularly in rural areas. • Consider location of development in terms of accessibility by different transport modes.
WATER	• **Maintaining good river quality and improving standards where necessary** • **Maintaining clean bathing waters and improving others** • **Numerous populated areas at risk from flooding.** • **Significant amounts of the Gwynedd and Anglesey coastline and floodplains may not be suitable for development over the long term** • **Reduced availability of water resources.**	• A need to encourage the improvement water quality by reducing the risk of pollution entering river watercourses. • A need to mitigate against the contamination of groundwater resources and drinking water supplies. • Incorporate Sustainable Drainage Systems (SuDS) into new developments. • Promote activities which are likely to sustain the high quality of bathing water. • A need to ensure that development is not located within areas at a high risk of flooding. • A need to introduce flood minimisation or mitigation measures to reduce the volume and rate of run-off in new development. • Ensure that new development incorporates water efficiency measures. • A need to promote the sustainable use of water as a natural resource.

The Sustainability Appraisal Framework (Task A4)

3.11 The next stage in the SA/SEA process was the development of the Sustainability Appraisal Framework which involved the development of sustainability objectives and indicators (Task A4). The SA Framework is used to systematically identify, describe and evaluate the positive and negative environmental effects of a plan or programme. These objectives are distinct from the plan objectives, though they will often overlap with them.

3.12 The SA Framework is required to set out sustainability objectives that are based on sound evidence and that reflect the issues and challenges faced within the plan area. The objectives have been developed taking account of work to date using the following inputs:

i) the review of plans, programmes and policies;
ii) baseline information collection;
iii) sustainability issues and environmental problems;

3.13 In all there are 11 objectives covering environmental, social and socio-economic aspects. For each objective, the relevant SEA topics are also provided. Not all the objectives presented will be relevant for all the areas of JLDP appraisal. The appraisal process will consider whether objectives/ decision-aiding questions are appropriate on a case-by-case (policy-by-policy) basis. The SA Framework is provided in table 3.3 below.

3.14 Each sustainability objective is supported by a number of sub-objectives which will facilitate the assessment of the JLDP's policies and proposals and assist in the interpretation of the overall main objective. A set of proposed indicators has also been derived to monitor the performance of the JLDP and these have also been included in the framework. These indicators are selected to focus on the key issues arising. The proposed indicators should be viewed as an evolving list that is focused on the key / significant environmental and socio-economic effects that are identified as the appraisal process proceeds.

3.15 The sustainability appraisal objectives and indicators will need to be reviewed throughout the development of the JLDP and amended where appropriate, in order to reflect any changes in relevant plans, programmes and policies and the baseline information. Any significant changes made to the Framework would be subject to consultation.

Table 3.4: The SA Framework

Draft SA Framework of Objectives
1. Maintain and enhance biodiversity interests and connectivity ***(SEA Topics: biodiversity, fauna, flora, soil)***
Will the plan.… ▪ Protect the integrity of designated (international, national and local) sites and avoid habitat/ species fragmentation ▪ Conserve and enhance terrestrial and marine wildlife habitats (including the plan areas substantial woodland assets) and wider biodiversity in rural and urban areas ▪ Maintain and improve the provision of green infrastructure ▪ Conserve and enhance designated geological sites and wider geodiversity
Proposed Indicators: ▪ Loss of biodiversity through development measured by loss or impact to international sites (i.e. Natura 2000), national sites (e.g. SSSI) and local sites in JLDP area ▪ Net loss of biodiversity in LDP area caused by development ▪ % of features (various types) in favourable condition, including both land and marine based ▪ Achievement of BAP objectives and targets (UK and country specific /regional /local) ▪ Trends and status of NERC 2006, Section 42 species/habitats ▪ Number and area of SINCs and LNR within the plan.
2. Promote community viability, cohesion, health and well being ***(SEA Topics: human health, population)***
Will the plan … ▪ Meet the needs of an ageing population ▪ Reduce out migration of working age people in support of age balanced communities ▪ Improve the provision of, and access to, facilities and services for disadvantaged communities and rural areas ▪ Promote community interaction and social inclusion ▪ Remove barriers and create opportunities for people to live healthier lifestyles, e.g. promoting exercise (walking, cycling) ▪ Reduce health inequalities between areas and social groups
Proposed Indicators: ▪ % of total population with access to key services ▪ lifestyle related health measures (e.g. overweight/ obese) – Welsh Health Survey
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures ***(SEA Topics: climatic factors, air)***

Draft SA Framework of Objectives
Will the plan … ▪ Reduce the emission of greenhouse gases from transport, buildings and energy generation ▪ Support and encourage new developments that are energy efficient and climate change resilient ▪ Integrate and promote renewable energy and low carbon energy schemes, including on a local, community level, and increase the proportion of energy demand met by low carbon sources ▪ Ensure adaptation planning that maximises the opportunities and minimises the cost of climate change
Proposed Indicators: ▪ % change in carbon dioxide emissions from industry /commercial, domestic, road transport, land use change and forestry sectors
4. Conserve, promote and enhance the Welsh language ***(SEA Topic: cultural heritage)***
Will the plan... ▪ Protect and enhance opportunities for the promotion and development of the Welsh Language
Proposed Indicators: ▪ Number/ % Welsh Language speakers
5. Conserve, promote and enhance cultural resources and historic heritage assets ***(SEA Topic: cultural heritage)***
Will the plan … ▪ Ensure that local historic, archaeological and cultural assets are protected (including from new developments) and enhanced for the benefit of residents and visitors ▪ Promote access to the historic environment for education and tourism/ economic development
Proposed Indicators: ▪ Number of historic assets at risk / change in number at risk
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities ***(SEA Topic: Population)***
Will the plan … ▪ Promote and facilitate investment for local businesses across a variety of economic sectors ▪ Improve and enhance employment opportunities, including in rural areas ▪ Support the tourist industry through environmental improvements and enhanced infrastructure and facilitating improvements to existing facilities and infrastructure ▪ Provide access to training, education and skills development

Draft SA Framework of Objectives
opportunities for all sectors of the community.
Proposed Indicators: ▪ Economic activity by sector ▪ Employment status of residents 16 years+ ▪ Number of people commuting into and out of authority areas
7. Provide good quality housing, including affordable housing that meets local needs ***(SEA Topic: population, human health)***
Will the plan … ▪ Improve the quality and availability of existing housing stock for deprived communities ▪ Deliver additional affordable and sustainable housing with minimal impact on the environment in rural and urban areas ▪ Deliver adaptable housing that addresses the individual needs of communities
Proposed Indicators: ▪ Number of new affordable housing units provided/ year as percentage of all new units
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes **(SEA Topics: landscape)**
Will the plan … ▪ Protect and enhance the special landscape qualities of the plan area, including AONBs, coastal/ seascapes and townscapes ▪ Protect and improve the quality of publicly accessible open space in rural and built environments ▪ Ensure that new developments are appropriately and sensitively integrated with the landscape and townscape character of the plan area
Proposed Indicators: ▪ Proportion of high/very high quality landscape identified by LANDMAP
9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling ***(SEA Topic: material assets, soil)***
Will the plan … ▪ Prioritise development on suitable previously developed/ brownfield land without having an impact on biodiversity, historic heritage assets and landscape ▪ Protect soil quality (the best and most versatile land) ▪ Promote the regeneration of contaminated land and avoid/reduce soil contamination

Draft SA Framework of Objectives
▪ Reduce waste arisings and support the progression towards a sustainable waste management hierarchy for existing and new developments (including through a sustainable network of management facilities)
Proposed Indicators: ▪ % proportion of development on previously developed land ▪ % municipal wastes sent to landfill ▪ % municipal waste reused/ recycled
10. Promote and enhance good transport links to support the community and the economy ***(SEA Topic: population, human health)***
Will the plan … ▪ Improve accessibility in rural areas, through linking transport networks (public and non-motorised) to service centres ▪ Reduce the need to travel by private car, through improved public transport infrastructure ▪ Prioritise accessibility by sustainable transport options for new developments
Proposed Indicators: ▪ Method of travel to work - % working population who travel by car ▪ Percentage of new residential development within 30 minutes public transport time of facilities ▪ Access to services and facilities by public transport, walking and cycling ▪ % increase in the cycle network ▪ Proportion of lpg fuel sources for motor vehicles
11. Safeguard water quality, manage water resources sustainability and minimise flood risk ***(SEA Topic: water, biodiversity)***
Will the plan … ▪ Ensure that water quality of rivers, lakes, ground water and coastal waters are protected and improved ▪ Minimise diffuse pollution from rural and urban areas ▪ Protect and enhance water resources and support the integration of water efficiency measures in all new developments ▪ Minimise the risk of all types of flooding (tidal, fluvial, surface water and sewerage) to people and property through appropriate planning and sustainable design ▪ Promote water efficiency and adaptation measures in new developments to address the impacts of climate change, (e.g. SUDs) ▪ Facilitate development away from land that is at risk from flooding.
Proposed Indicators: ▪ % [or number of proportion of total of new developments with integrated

Draft SA Framework of Objectives
sustainable drainage systems ▪ % of waterbodies at good ecological status or potential ▪ proportion/ absolute number of development in C1 and C2(defined by TAN15)

Consultation on the SA Scoping Report (Task A5)

3.16 The Joint Planning Policy Unit (JPPU) was required to consult on the contents of the SA Scoping Report (Task A5). In accordance with the SEA Directive and guidance for Sustainability Appraisal, the JPPU was required to consult with the three statutory consultation bodies namely the Countyside Council for Wales, the Environment Agency and CADW for a period of 5 weeks on the contents of the Scoping Report. As well as the three statutory consultees, the JPPU also consulted with the general public and a wide range of other stakeholders namely the 'general' and 'specific' consultation bodies listed in the JLDP Delivery Agreement.

3.17 The SA Scoping Report was placed on public consultation on 21/7/11 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. During the public consultation period on the Scoping Report, 10 comments were registered raising over a 100 issues.

3.18 The Sustainability Task Group which met on 8/9/11 also provided observations on the contents of the Scoping Report and these were considered and registered as comments.

3.19 The Council's response to the comments received during the consultation period, and any subsequent amendments made to the Scoping Report are contained in Appendix 1 and 2 of this report.

4. SA OF LDP VISION AND OBJECTIVES

Background

4.1 The following section summarises the findings of the SA of the JLDP Vision and Objectives, as set out in the 'Developing the Vision, Key Objectives and Strategic Options' document which was informed by the Delivery Agreement as well as the Scoping Report. (Stage B1 in table 2.1). The SEA Directive states that:

"an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme are identified, described and evaluated".

Assessment Methodology

4.2 SEA Guidance states that the objectives of the plan need to be tested against the SEA objectives to identify both potential synergies and inconsistencies. In order to test the compatibility of the JLDP vision and objectives with the SA objectives, matrices have been used to summarise the appraisal where the effects of the Plan are considered in detail against the SA Framework using the following criteria:

✓	Objectives Compatible
x	Objectives Incompatible
+/-	Range of possible positive and negative outcomes
-	No relationship

4.3 The Sustainability Task Group which met on 13/12/11 assisted in assessing the Vision and Strategic Objectives against the SA Framework.

Development of The Vision: Compatibility Against the SA Framework

4.4 An analysis of the visions of both the Anglesey Community Plan and the Gwynedd Together Community Strategy as well as the issues currently facing the area helped develop the following vision for the JLDP:

By 2026, Anglesey and Gwynedd will be recognised for its lively communities that celebrate their culture, heritage and unique natural environment. This means that the area will be one:

- *where the unique character of its built heritage, its countryside, its assets, its shores, and its environment is protected and enhanced*
- *where the housing needs of local communities in the area are better addressed in terms of supply, type, quality, location and affordability*
- *where its residents and businesses grasp new economic*

opportunities in order to thrive

- *where the economy is strong and varied, taking advantage of the area's strengths (e.g. natural core resources, environment, landscape, language, culture, history, and local talents) and of the key and high value sectors, e.g. agriculture, care and creative industries; sciences and medical sectors; high technology and digital sectors; manufacturing, servicing and engineering for the nuclear and alternative renewable energy sectors*
- *where the area's people and communities are able to cope with climate change;*
- *that is home to vibrant networks of inclusive, coordinated, enthusiastic and thriving communities, both urban and rural, and where residents, young and old, enjoy good health and well-being*
- *where the Welsh language is an integral part of more communities and businesses*
- *where communities take advantage of the area's strengths and opportunities and where the benefits deriving from them are kept local*
- *where the existing network of settlements, urban and rural, have been maintained and improved, and where the links between them are strengthened, reducing the need to travel*
- *where geography doesn't prevent anybody from achieving or from taking advantage of the welfare and lifestyle opportunities available within the JLDP area and beyond*

4.8 As the Vision represents an overarching and succinct statement, it does not refer explicitly to all the sustainability issues in the Plan Area. Consequently, a broad-brush compatibility assessment of the vision was undertaken. The vision was assessed against the SA Objectives and the results of this assessment are shown in the table below:

Table 4.1: Assessment of Vision Against the SA Framework

SA OBJECTIVES		SA OF VISION
1	Maintain and enhance biodiversity interests and connectivity	✓
2	Promote community viability, cohesion, health and well being	✓
3	Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures	✓
4	Conserve, promote and enhance the Welsh language	✓
5	Conserve, promote and enhance cultural resources and historic heritage assets	**+/-**
6	Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities	✓
7	Provide good quality housing, including affordable housing that meets local needs	✓
8	Value, conserve and enhance the plan area's rural landscapes and urban townscapes	**+/-**

9	Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling	✓
10	Promote and enhance good transport links to support the community and the economy	✓
11	Safeguard water quality, manage water resources sustainability and minimise flood risk	**+/-**

4.9 Overall the vision was found to be compatible with the key objectives set out in the SA Framework and provides a robust strategic framework for delivering long term sustainability for the economy, communities and the environment of Anglesey and Gwynedd. A number of the SA objectives score well in terms of sustainability performance. It should also be noted that the role of the vision is to set out the overarching spatial policy and strategy intent for the Anglesey and Gwynedd Local Planning Authority areas. The vision is not expected to address all the individual aspects encompassed in the SA Framework in detail. However, the following points were noted:

- *SA Objective 3:* It has been shown that housing and transport are big contributors to greenhouse gases that ultimately cause climate change. Even though the vision directly addresses the importance of reducing the need to travel thus contributing to a sustainable transport system, the vision could be strengthened by facilitating the promotion of energy-efficient housing.

- *SA Objective 5:* Cultural heritage is not adequately addressed in the Vision, even though direct reference is made to the importance of the Welsh language in communities. The Vision would benefit if the importance of cultural heritage in the JLDP area is highlighted.

- *SA Objective 6:* the vision should address the need to promote economic growth in urban as well as rural areas.

- *SA Objective 8*: There is no direct reference to the important landscape resource in the Plan Area.

- *SA Objective 9*: The vision should refer to the need to encourage renewable energy schemes (including as part of housing developments) and the need to promote sustainable waste management.

- *SA Objective 11:* There is no specific reference to the sustainable management of water quality and quantity in the vision. Numerous aspects of the vision could potentially adversely impact upon water quality and quantity including the facilitation of housing and employment development. However, it should be remembered that the purpose of the Vision is to provide a generalized aim that the JLDP should strive to fulfill. It will be important that the issue is addressed and monitored in subsequent stages of Plan development.

4.10 In response to the above, it was suggested that the following amendments were made to the JLDP's Vision (new text is shown in bold whilst deleted text is shown with a strikethrough):

> By 2026, Anglesey and Gwynedd will be recognised for its lively communities that celebrate their culture, heritage and unique natural environment. This means that the area will be one:
>
> - where the unique character of its built **and cultural** heritage, its countryside **and landscape**, ~~its assets, its shores,~~ and its environment is **valued** protected and enhanced
> - where the housing needs of local communities in the area are better addressed in terms of supply, type, quality, **energy efficiency,** location and affordability, **encouraging the use of renewable energy technologies where appropriate**
> - where its residents and businesses grasp new economic opportunities in order to thrive **and prosper, without harm or detriment to local assets**
> - where the **urban and rural** economy is strong and varied, ~~taking advantage~~ **making best use** of the area's strengths (e.g. natural core resources, environment, landscape, language, culture, history, and local talents) and of the key and high value sectors, e.g. agriculture, care and creative industries; sciences and medical sectors; high technology and digital sectors; manufacturing, servicing and engineering for the nuclear and alternative renewable energy sectors
> - where the area's people and communities are able to cope with climate change;
> - that is home to vibrant networks of inclusive, coordinated, enthusiastic, **influential** and thriving communities, both urban and rural, and where residents, young and old, enjoy good health and well-being
> - where the Welsh language is an integral part of ~~more~~ communities and businesses
> - where communities take advantage of the area's strengths and opportunities and where the benefits deriving from them are kept local
> - where the existing network of settlements, urban and rural, have been maintained and improved, and where the links between them are strengthened, reducing the need to travel **in an unsustainable way**
> - **where renewable energy schemes are encouraged and where the sustainable management of waste and the re-use of waste is promoted**
> - where geography doesn't prevent anybody from achieving or from taking advantage of the welfare and lifestyle opportunities available within the JLDP area and beyond

4.11 The Vision as outlined in the 'Developing the Vision, Key Objectives and Strategic Options' document was also subject to consultation with key stakeholder groups and the JLDP Panel. Taking the consultation comments

and the results of the Sustainability Appraisal into account, the following revised vision was developed:

By 2026, Anglesey and Gwynedd will be recognised for their vibrant and prosperous communities that celebrate their unique culture, heritage and environment and will be a place of choice. This means that the Joint Local Development Plan area will be one:

- where the housing needs of local communities in the area are better addressed in terms of supply, type, quality, energy efficiency, location and affordability
- where its residents and businesses are able to grasp new economic opportunities in order to thrive and prosper
- which boasts an appropriately skilled workforce and has a varied, well connected, sustainable and broad economic base that makes the best use of local strengths and opportunities where the benefits deriving from them are kept local
- that is home to vibrant networks of inclusive communities where residents enjoy good health and well-being
- where the Welsh language is an integral part of communities
- which adapts and responds positively to the challenges of climate change
- where the unique character of its built and cultural heritage, its countryside and landscape, and its environment is valued, protected and enhanced
- where people want to live, work and visit

Strategic Objectives: Compatibility Against the SA Objectives

4.12 In order to achieve the vision, the 'Developing the Vision, Key Objectives and Strategic Options' document identified Strategic Objectives. Strategic Objectives are actions needed to achieve the Vision. They represent broad intentions to which the more detailed policies and proposals within the JLDP will deliver in due course. Strategic objectives are a guide for describing what the plan is trying to achieve. The following 15 objectives were identified in the document:

i) Provide for a range and variety of housing and tenure to meet the urban and rural housing requirements and the differing needs of a growing and ageing local population, providing housing in places where people want to live.

ii) Co-ordinate the provision of housing and investment in employment and community services, including health facilities in order to ensure that settlements are sustainable, accessible and able to satisfy their communities' diverse needs

iii) Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life

iv) Encourage the formation of safe and secure communities and mitigate fears of crime

v) Ensure land and property is safeguarded and allocated to attract investment, retain and increase the number of indigenous jobs and create quality employment, promoting working from home where appropriate.

vi) Diversify the rural and urban economy by providing a positive planning framework for tourism, creative industries, care sector and knowledge based, specialist engineering and energy sector, including the renewable energy and low carbon sectors.

vii) Provide sites that are suitable for various educational and training establishments

viii) A high number of local graduates living and working locally

ix) Promote vital and vibrant town centres, that have rediscovered their purpose as centres for work and services, and that are are vibrant and attractive places for residents and visitors.

x) Encourage and support the tourism sector throughout the year, which is sustainable and environmentally friendly, supported by a good accommodation base

xi) Mitigate and adapt to climate change e.g. reduce flood risk, appropriately designed and located buildings, establish a settlement pattern and growth level that reduces greenhouse gases.

xii) Significant contribution to reducing greenhouse gases by facilitating the development of appropriate renewable energy technologies e.g. wind turbines, energy from water.

xiii) Make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available

xiv) Secure vibrant rural communities that are places where people live and work

xv) Safeguard and enhance the area's landscape, including the visual, historic, geological, ecological and cultural environment

xvi) Prevent the loss of biodiversity, strengthening and improving the connectivity throughout the area, and improving communities' ability to enjoy an appreciate biodiversity.

xvii) Ensure that new development is supported by an adequate and planned supply of physical and community infrastructure e.g. roads, community facilities, basic care facilities, extra care housing, schools, broadband

xviii) Provide for waste management and resource reclamation in a sustainable manner, addressing the needs of comkmunities and businesses.

xix) Meet the needs of minerals locally and regionally in a sustainable manner

xx) Improve routes to employment, services and education/ training facilities by foot, bicycle and public transport, thus reducing the number of journeys in private cars

4.11 A compatibility assessment of the JLDP objectives against the SA Objectives was undertaken as part of the process to assess the sustainability of the JLDP objectives. This was undertaken to ensure that the overall objectives of the JLDP were in accordance with the SA objectives and to identify potential inconsistencies. This would provide an opportunity to refine or develop further any objectives. The assessment of the JLDP objectives against the SA Framework is provided in Appendix 3.

4.12 The SA of the objectives concluded that overall, the majority of the SA Objectives were either compatible with the JLDP Objectives or had no relationship with them. Only a smaller number of objectives were found to be potentially conflicting with each other. These few exceptions usually reflect an uncertainty on how the objective might be expressed in particular circumstances. These potential conflicts can arise where the pursuit of one JLDP or SA objective could result in success in one to the detriment of another. This was most apparent with the objective relating to economic growth and housing development e.g. meeting housing growth could adversely impact upon landscape and biodiversity features. Also, it was found that some of the JLDP objectives may be compatible with the SA objectives, subject to the nature of their delivery. For example, JLDP objective 7 could be compatible with a number of the SA objectives, depending on the types of opportunities provided and where these were to be located.

4.13 It should also be noted that some JLDP objectives were found to have the potential to bring about a range of positive and negative outcomes due to uncertainty relating to the possible compatibility of the objective with some of the SA Objectives e.g new development may have a positive or negative impact on the area's rural landscapes and urban townscapes depending on a number of factors such as design and location. Much will be dependent on the more detailed policies of the Plan as it emerges. These policies should mitigate against negative impacts whilst enhancing those that are identified as positive.

4.14 The strategic objectives were also subject to consultation with key stakeholder groups and the JLDP Panel. Following application of the Sustainability Appraisal objectives and consideration of the comments

received during the key stakeholder consultation, a revised version of strategic objectives was developedn as follows:

i) ensure an adequate and appropriate range of housing sites is available in sustainable locations,

ii) enable a balanced housing supply ensuring that all housing is of good quality, affordable, covers a range of types and tenures to meet the housing requirements of all sections of the population

iii) secure a stable and balanced population within communities

iv) make provision for changing educational and social services environment

v) ensure that settlements are sustainable, accessible and meet the range of needs of their communities

vi) ensure that all new development is well designed and has regard for its surroundings in order to reduce the opportunity for crime to occur

vii) ensure that an adequate supply of land and premises is safeguarded and allocated in sustainable locations to attract investment, retain and increase the number of indigenous jobs, support the development of economic activity in higher value ectors, secure opportunities for improving the skills and ducation of the workforce, and promoting working from Hme where appropriate

viii) diversify the rural and urban economic base of the JLDP area onable a prosperous mixed economy that builds on pportunities, including those presented by the low-carbon nd renewable energy sectors and knowledge-based industries

ix) ensure appropriate infrastructure is in place or can be provided (e.g. through developer contributions) to accommodate all new development

x) promote vital and vibrant town centres that have rediscovered their purpose as centres for work and services, and that are vibrant and attractive places for residents and visitors

xi) manage the area as an alternative and sustainable destination for tourists

xii) meet the needs of minerals locally and regionally in a sustainable manner

xiii) minimize, adapt and mitigate the impacts of climate change

xiv) manage, protect and enhance the quality and quantity of the water environment and reduce water consumption

xv) reduce the impact of flooding by ensuring that highly vulnerable development is directed away from areas of risk wherever possible

xvi) reduce the need for energy and other resources in developments

xvii) encourage waste management based on the hierarchy of reuse, recovery and safe disposal

xviii) promote renewable and low carbon energy production within the area

xix) make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available

xx) conserve and enhance biodiversity, strengthening and improving the connectivity throughout the area, and improving communities' ability to enjoy and appreciate biodiversity

xxi) improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars

xxii) ensure that new development is supported by an adequate or planned supply of digital and mobile phone infrastructure

xxiii) Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and A487/ A470 as key transportation corridors.

xxiv) safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life

xxv) identify, protect and where possible enhance places, landscapes and buildings of historical, cultural and archaeological importance and their settings

xxvi) ensure that all new development meets high standards in terms of quality of design, energy efficiency, safety, security and accessibility, relates well to existing development, enhances public realm and develops locally distinctive quality places

4.15 The following table summarises how the SA influenced and informed the development of the revised strategic objectives.

Table 4.2: Summary of Performance of Plan Objectives against the SA Framework and Progression of Revised Plan Objectives

LDP OBJ.	COMMENTS	SUGGESTED AMENDMENTS TO JLDP OBJECTIVES FOLLOWING SA ASSESSMENT	HOW THE SA INFLUENCED THE FINAL REVISED VERSION OF THE STRATEGIC OBJECTIVES
1.	The objective performs well in terms of addressing the provision of a variety of housing for all sections of society. However, this objective infers physical development, and therefore there are likely to be incompatibilities with objectives designed to protect natural resources. The main issues relating to this LDP objective is the potential conflict it may have with natural, cultural and landscape features due to the location and size of development such as housing allocations. Allowing the provision of housing '*in places where people want to live'* infers the development of housing in unsustainable locations. It is therefore suggested that the objective would benefit if it referred to the need to allocate housing of an **'appropriate'** range and scale in '**sustainable locations'**.	1. Provide for a**n** **appropriate** range and variety of housing and tenure to meet the urban and rural housing requirements and the differing need of a growing and ageing local population, providing housing in **sustainable locations**[1] ~~places~~ where people want to live.	**SO1:** Ensure an adequate and appropriate range of housing sites is available in sustainable locations.
2.	Largely compatible with the SA objectives.	No change.	
3.	Largely compatible with the SA objectives.	No change.	
4.	Largely compatible with the SA objectives.	No change.	
5.	Similar to LDP objective 1 above, the sustainability aspect of this objective would be improved if reference were made to the need to allocate land in sustainable locations. As	Ensure land and property is safeguarded and allocated **in sustainable locations**, to attract investment, retain and increase the number of indigenous jobs and create quality, **diverse**	**SO7:** Ensure that an adequate supply of land and premises is safeguarded and allocated in sustainable locations to attract investment, retain and increase the number of

[1] *Sustainable Locations - A location which is easily accessible to employment, education, retail, community and other facilities by a choice of attractive means of transport other than the private car such as walking, cycling and public transport. It can also be defined as a location which has good IT access*

LDP OBJ.	COMMENTS	SUGGESTED AMENDMENTS TO JLDP OBJECTIVES FOLLOWING SA ASSESSMENT	HOW THE SA INFLUENCED THE FINAL REVISED VERSION OF THE STRATEGIC OBJECTIVES
	well as this, the objective would benefit by including a reference to the need to facilitate a diverse economy in the Plan Area suitable for all sections of society. The objective would also benefit from the promotion of working from home.	employment **opportunities**, **promoting working from home where appropriate**.	indigenous jobs, support the development of economic activity in higher value sectors, secure opportunities for improving the skills and education of the workforce, and promoting working from home where appropriate.
6.	The main issues relating to this objective is the potential impact on the environment and the landscape in the Plan Area, arising from associated development. This is of particular significance in terms of the possible impacts of tourism development and development associated with renewable energy e.g. wind turbines. To alleviate these impacts, reference could be made to the importance of respecting environmental and landscape resources. The objective would also benefit by referring to the need to support new enterprises.	Diversify the rural and urban economy by **supporting new enterprises and** providing a positive planning framework for tourism, creative industries, care sector and knowledge based, specialist engineering and energy sector, including the renewable energy and low carbon sectors**, whilst at the same time respecting the environment and the landscape.**	**SO7:** Ensure that an adequate supply of land and premises is safeguarded and allocated in sustainable locations to attract investment, retain and increase the number of indigenous jobs, support the development of economic activity in higher value sectors, secure opportunities for improving the skills and education of the workforce, and promoting working from home where appropriate. **SO25:** Identify, protect and where possible enhance places, landscapes and buildings of historical, cultural and archaeological importance and their settings.
7.	The main issue relating to this objective, is the potential impact on certain aspects of the built and natural environment arising from the development of new buildings such as schools in unsustainable locations. To overcome this potential conflict, it is suggested that specific reference should be made for sites to be provided in sustainable locations.	Provide sites **in sustainable locations** that are suitable for various educational and training establishments.	**SO21:** Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in priavate cars.
8.	Compatible with the SA objectives.	No change.	
9.	The main issues relating to	No change	

LDP OBJ.	COMMENTS	SUGGESTED AMENDMENTS TO JLDP OBJECTIVES FOLLOWING SA ASSESSMENT	HOW THE SA INFLUENCED THE FINAL REVISED VERSION OF THE STRATEGIC OBJECTIVES
	the sustainability performance of this objective is the potential impact resulting from new development in town centres. However, this should be offset by other LDP objectives.		
10.	This objective infers physical development relating to tourism which could comprimise the SA objectives that seek to protect existing natural and built environments. For example, new tourist facilities may put pressure on the natural environment and could encourage increased travel. It will be important that policy controls and mitigation measures are developed to protect the natural and built environment.	No change	
11.	Largely compatible with the SA objectives. However, the objective would benefit from a specific reference to sustainable water management. It is suggested that it could be made clearer how development can contribute to the minimisation of greenhouse gas emissions.	Mitigate and adapt to climate change e.g. reduce flood risk, **facilitate sustainable water management in development,** appropriately designed and located buildings **that are energy efficient**, establish a settlement pattern and growth level that reduces greenhouse gases.	**SO14:** Manage, protect and enhance the quality and quantity of the water environment and reduce water consumption. **SO16:** Reduce the need for energy and other resources in developments.
12.	Similar to objective 6 above, the main issues relating to this objective is the potential impact on the environment and the landscape in the Plan Area, arising from associated development.	Significant contribution to reducing greenhouse gases by facilitating the development of appropriate renewable energy technologies e.g. wind turbines, energy from water, **without having a detrimental impact on the environment or the landscape.**	**SO26:** ensure that all new development meets high standards in terms of quality of design, energy efficiency, safety, security and accessibility, relates well to existing development, enhances public realm and develops locally distinctive quality

LDP OBJ.	COMMENTS	SUGGESTED AMENDMENTS TO JLDP OBJECTIVES FOLLOWING SA ASSESSMENT	HOW THE SA INFLUENCED THE FINAL REVISED VERSION OF THE STRATEGIC OBJECTIVES
			places
13.	Largely compatible with the SA objectives.	No change.	
14.	Largely compatible with the SA objectives.	No change.	
15.	Largely compatible with the SA objectives. The only possible conflicts would be related to housing and employment development.	No change	
16.	Largely compatible with the SA objectives.	No change.	
17.	There is uncertainty on how this objective might impact upon the ecological and landscape features of the Plan area e.g. via the development of telecommunication infrastructure and roads. It is suggested that the text be amended to reflect the importance of protecting these features.	Ensure that new development is supported by an adequate and planned supply of physical and community infrastructure e.g. roads, community facilities, basic care facilities, extra care housing, schools, **and efficient IT infrastructure** ~~broadband~~ **without causing harm to ecological and landscape features.**	**SO22:** Ensure that new development is supported by an adequate or planned supply of digital and mobile phone infrastructure. **SO26:** ensure that all new development meets high standards in terms of quality of design, energy efficiency, safety, security and accessibility, relates well to existing development, enhances public realm and develops locally distinctive quality places
18.	Largely compatible with the SA objectives.	No change.	
19.	Largely compatible with the SA objectives.	No change.	
20.	Largely compatible with the SA objectives.	No change.	

Note: Sustainable locations – locations which are accessible in terms of employment, education, retail, community facilities and others via an attractive choice of transport other than the private car, including walking, cycling and public transport. It can also be defined as a location which has good IT access.

5. SA OF STRATEGIC OPTIONS

Background

5.1 The next stage of the SA process was to conduct an assessment of the strategic options for the spatial strategy developed for the JLDP (Stage B2 in table 2.1). The options were identified by the JPPU and have been chosen as realistic and achievable ways of meeting the objectives of the JLDP.

5.2 The SEA Directive requires the Environmental Report to consider:

"reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme" and give an outline of the reasons for selecting the alternatives dealt with" (Article 5.1 and Annex 1h).

5.3 The overall aim of this stage of the appraisal was to develop the plan options and assess these against the sustainability objectives in order to inform the development of the Preferred Strategy in the most sustainable way. The assessment of the alternatives enabled the consideration of the potential environmental effects of the different options and how these could be amended to avoid or mitigate against such impacts.

5.4 It should be noted at this point that it is not the purpose of the SA to decide the option to be chosen for the JLDP. The SA helps identify the most sustainable option overall and simply provides information on the relative environmental performance of alternatives, which can make the decision-making process more transparent.

Development of Options

5.5 The SEA Directive requires that an assessment should be made of the 'business as usual' or 'do nothing' scenario, without implementation of the new JLDP. The 'do-nothing' approach assumes the continuation of the existing development plans (i.e. Gwynedd Unitary Development Plan, Gwynedd Structure Plan and the Anglesey Local Plan) over the life of the plan taking into account the likely planning decisions that would be made in the absence of the Joint Local Development Plan.

5.6 However, the duty upon Local Authorities to prepare an up to date local development plan means that the do nothing approach for the Plan period until 2026 is not a realistic and therefore reasonable option. To 'do-nothing' would mean to have no plan at all, and would be against government policy and the requirements set out in the Wales Spatial Plan to meet housing need. The do-nothing/minimal/business as usual option was therefore not considered reasonable or realistic.

5.7 Five strategic *spatial options* were put forward for the Anglesey and Gwynedd JLDP:

- **Option D1 – Focus on Bangor and the Primary Key Settlements** - This would direct most of the new development to or near to Bangor (which is a Settlement of National Importance) and to or close to Primary Key Settlements. These are the urban areas where most of the existing housing is located and provide a good range of employment opportunities, retailing units, leisure and sports facilities and community facilities like libraries, schools and hospitals. Growth in all the other settlements would be limited to the current supply, windfall sites, adapting existing units, and the rounding off of settlements. This could equate to about 20% of the total growth level.

- **Option D2 – Focus on Bangor, primary Key Settlements and the primary and Secondary Focus Areas and their catchment areas** - This Option is based on "Closing the Gap" North West Wales Development Strategy. It aims to promote development to the core areas shown to provide more opportunities to build sustainable communities and to achieve improvements to the environment and infrastructure. This Option identifies areas around Bangor and the Primary Key Settlements that includes other settlements that could be the focus of more growth than proposed for them under Option 1. This Option takes advantage of the strategic location of large settlements in the area and the inter-relationship between them and smaller settlements that are in a position to provide opportunities to local people for work and facilities and services.

- **Option D3 – Proportionate distribution to Urban and Rural areas** - In addition to Bangor and the Primary Key Settlements there are other comparatively large communities that provide facilities like shops, good transport links, educational facilities, employment land. These larger settlements are potentially self-sufficient in terms of local needs for services (e.g. health, education and leisure). Also, there are networks of smaller settlements that could potentially address the day-to-day needs of their residents and a small area around them. This Option would distribute new growth to large sites in or around Bangor and the Primary Key Settlements, and to small to medium sized sites in the majority of Key Settlements and Villages in the JLDP area.

- **Option D3a – Focus on rural areas** - This Option focuses on the Key Settlements that provide facilities like shops, good public transport links, educational facilities, employment land. These Settlements are potentially self-contained in terms of their local need for services (e.g. health, education and leisure), but they do have good road links and public transport links with the primary key settlements and/ or Bangor. Around them there is a network of key settlements and other settlements that can potentially address the day to day needs of their residents and a small area around them. This Option would disperse more of the new growth to the Key Settlements, the area's villages and rural villages / hamlets than identified in option D3. Considerably less growth would be directed to Bangor and the Primary Key Settlements than all the previous Options.

- **Option D4 – Focus on large mixed use developments** - The area has a good apportionment of key employment centres in relatively accessible locations and with a potential to expand further. Directing most of the new growth to these settlements or to sites that adjoin them or are close to them would reduce the need to travel in cars to work. This strategy would focus new growth in or close to Bangor, Holyhead and Pwllheli. Growth in other settlements would be limited to the present supply, windfall sites, conversions, and rounding off and infilling smaller settlements.

5.8 Four *growth options* for the JLDP were also identified:

- **Option T1 – 'Subregional apportionment'** (445 housing units annually (270 – Gwynedd; 175 – Môn)). This option would lead to 6,675 additional housing units in a 15 year period between 2011-2026 in the JLDP, which is an 8% increase in the total number of housing units.

- **Option T2 – 'Population trend growth'** (Approx 638 housing units annually (approx 370 – Gwynedd; 268 – Môn). This option is based on past population and household projections. The option would provide 9,750 additional housing units in a 15 year period between 2011 – 2026 in the JLDP area, which is a 11.6% increase in the total number of housing units.

- **Option T3 – 'House building trend growth'** 10 year period (416 housing units annually (196 – Gwynedd; 220 – Môn)). This option is based on house building rates over the last decade, which could lead to 6,240 additional housing units in the 15 year period between 2011 – 2026 in the JLDP area, which is an 8% increase in the total number of housing units.

- **Option T4 – 'Economic base growth only'** (389 housing units annually (264 – Gwynedd; 125 – Môn)). This option on its own would lead to 5,835 housing units in the 15 years between 2011 – 2026 in the JLDP area, which is a 3.3% increase in the total number of housing units.

Appraisal Methodology

5.9 In order to appraise the Strategic Options against the SA Framework, matrices were used to summarise the appraisal where the effects of the Plan were considered in detail against the SA Framework using the following symbols:

++	**Major Positive**
+	**Minor Positive**
0	**Neutral Impact**
+/-	**A range of possible positive and negative impacts**
-	**Minor Negative**
--	**Major negative**

5.10 The use of symbols in the assessment was accompanied by a commentary setting out the appraisal rationale. The assigned symbol and commentary were then used to identify opportunities to reduce conflicts with sustainability objectives.

5.11 Where appropriate, the predicted effects were also assessed as to whether they were:

- Direct or indirect
- Short, medium or long term
- Permanent or temporary
- Isolated or cumulative
- Primary or secondary
- Reversible or irreversible
- Synergistic
- Whether mitigation measures are realistically possible.

5.12 The assessment was informed by the Sustainability Task Group which met on 13/12.11. The results of the JLDP strategic options assessment are presented in Appendix 4 and 5.

SA of Growth Options - Summary Results

5.13 Growth Options T1 and T3 were found to have very similar effects, as both would deliver a similar level of new homes annually. Option T3 has a higher proportion of homes proposed for Anglesey, so there would likely be more socio-economic benefits for Anglesey, but also increased environmental effects for this option when compared with Option T1. In option T1, the same result would apply for Gwynedd. Notwithstanding, these options both performed quite well on a range of SA objectives, with positive effects identified for community and health, economy, housing and transport and accessibility. Negative effects were identified for Options T1 and T3 for climate change, landscape and townscape, communities and transport and accessibility (both negative and positive results identified) and uncertainty for water and climate change.

5.14 As it is proposing a lower level of growth, Option T4 was found to have less negative effects for the environmental sustainability criteria (e.g. biodiversity, landscape and townscape, water and flood risk), but it did not perform as well on the social and economic criteria (economy, housing and communities).

5.15 Option T2, proposing a higher level of growth was found to have the most potential for adverse effects on the environment, especially for land, minerals and waste and landscape/townscape, but it has a significantly higher positive effect on social and economic factors, especially economy and housing (although it could also cause community cohesion problems).

5.16 On balance, Options T1 and T3 provide a more balanced sustainability approach than options T2 and T4, however, as found throughout the

appraisal, many of the negative effects (identified for all options, but especially for Option T2) can be mitigated through strong policies in the LDP (e.g. on landscape and biodiversity) and the appropriate location of development.

5.17 The stakeholder engagement process as well as a meeting of the Sustainability Task Group, that met during the engagement period to review the potential growth options against the SA objectives, prompted a need to explore alternative housing growth options that would provide for anticipated changes in household sizes as well as the anticipated increase in the requirement for housing as a result of economic growth.

5.18 Based on the results of the engagement process and the SA process, it was considered that it would be more sensible to plan for a figure which made some allowance for a higher growth level than the lower growth levels (Option T3 and T4), but that the T2 Option would be unrealistic and undeliverable.

5.19 As a result an alternative/hybrid level of growth was developed (Medium growth option which equates to an average annual build rate of 511 housing units per annum over the Plan period). It was considered that this Medium growth option is more realistic and deliverable. It provides for and facilitates growth in the local economy, particularly in the energy sector, accompanied by a net growth in jobs and an associated increase in demand for housing and services.

SA of Spatial Options – Summary Results

5.20 The assessment has shown that from an environmental perspective, Options D1, D2 and D4 generally perform better due to the fact that concentrating development in key settlements would meet environmental objectives in terms of energy and resource efficiency, use of previously developed land and facilitating a reduced need to travel. However, even though these options assist in addressing social and economic objectives by focusing community, health and education facilities in accessible locations where they are most needed, as well as encouraging economic diversification in strategic locations, they disregard the needs of the wider population in rural areas.

5.21 Option D3a, on the other hand, addresses the requirements of the wider population and performs well against the socio-economic objectives. However, by guiding development away from key settlements, this option is likely to have negative environmental effects by adversely impacting upon the landscape, biodiversity and air quality.

5.22 Overall, the appraisal has shown that Option D3 is the most sustainable option, scoring best against the majority of the sustainability objectives. The proportionate distribution of development throughout the Plan area addresses the socio-economic needs of the urban as well as the rural population, whilst simultaneously reducing the potential impact upon the environment of dispersed development.

5.23 It should be remembered, however, that all options have the potential to have both positive and negative impacts, although the scale of these impacts is very much dependent on the implementation of the option and the mitigation measures taken.

Reasons for Progressing/ Rejecting Alternatives

5.24 Table 5.1 below summarises the options/alternatives 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 5.1 Summary of Approach to Alternatives Assessment and Selection

Options Considered and Appraised	Summary of Reasons for Progressing or Rejecting the Option in Plan Making
Growth Options	
▪ Option T1 - 'Subregional apportionment'	▪ This option is based upon the 2003 Population and Household Projections which has been superseded by the 2006 and 2008 Population and household projections. ▪ Does not make allowance for higher growth levels including the anticipated increase in the requirement for housing as a result of economic growth and changes in household structure.
▪ Option T2 – 'Population trend growth'	▪ The potential to destroy character /culture of communities; ▪ No demand for a much higher level of housing ▪ Need to align housing growth with economic growth. ▪ Unrealistic and undeliverable
▪ Option T3 – 'House building trend growth'	▪ Does not make allowance for higher growth levels including the anticipated increase in the requirement for housing as a result of economic growth and changes in household structure.
▪ Option T4 – 'Economic base growth only'	▪ Does not make allowance for higher growth levels including the anticipated increase in the requirement for housing as a result of economic growth and changes in household structure.
▪ Alternative/ hybrid – medium growth Option	▪ The alternative/ hybrid level of growth (Medium growth option) could yield around 66 hupa more than Option T1 (which broadly equates to the current numbers being planned for in the Plan area). It was considered that this Medium growth option was more realistic and deliverable. Infrastructure providers indicated that this level of growth could in principle be accommodated. It provides for and facilitates growth in the local economy, particularly in the energy sector, accompanied by net growth in jobs and an associated increase in demand for housing and services.

Spatial Options	
▪ Option D1 - Focus on Bangor and the Primary Key Settlements	Option was rejected for the following reasons: It does not reflect the area's rural character ▪ Some areas of special landscape value near the settlements could be lost; ▪ Less development in other settlements could mean lack of investment in infrastructure and services; ▪ It could lead to young economically active people moving out to the primary key settlements or outside the area to look for jobs and a better quality of life; ▪ Opportunities for environmental improvements to sites and improvements to community facilities/ infrastructure in other settlements being missed; ▪ It is probable that most of the growth would have to be located on greenfield sites, which could have a detrimental impact on landscape quality or loss of good quality agricultural land; ▪ The distribution would not benefit some of the JLDP deprived areas.
▪ Option D2 - Focus on Bangor, primary Key Settlements and the primary and Secondary Focus Areas and their catchment areas	Option was rejected for the following reasons: ▪ Hardly any new development in settlements outside the Primary and Secondary Focus Areas and their zones of influence; ▪ Some areas of special landscape value near the settlements could be lost; ▪ Less development in other settlements could mean lack of investment in infrastructure and services; ▪ It could lead to young economically active people moving out to the primary key settlements or outside the area to look for jobs and a better quality of life, but to a lesser degree than Option D1; ▪ Opportunities for environmental improvements to sites and improvements to community facilities/ infrastructure in other settlements being missed; ▪ It is probable that most of the growth would have to be located on greenfield sites, which could have a detrimental impact on landscape quality or loss of good quality agricultural land
▪ Option D3 - Proportionate distribution to Urban and Rural areas	Option was progressed for the following reasons: ▪ This option is likely to sustain existing levels of population, facilities and services in towns and villages, the capacity of settlements to bring forward sites for development, potential to reverse the long-term decline of some rural settlements, provide a greater choice for residents and should enable residents to remain within or close to their existing communtiies, still likely to create a sufficient critical mass to support the provision of affordable housing, regeneration initiatives, and provision of improved infrastructure systems. ▪ This option performed best against the SA Framework and provides a more balanced sustainability approach than the other Options.
▪ Option D3a – Focus on rural areas	Option was rejected for the following reasons: ▪ Very difficult to achieve mixed use development of housing, employment, shops and leisure in a

	sustainable location; ▪ without management it could lead to more people travelling further to work locations, which could impede efforts to reduce carbon footprint transport wise; ▪ The requirements for new infrastructure would be dispersed across more locations putting additional pressure on public and private funds; ▪ dispersal and smaller developments reduces contributions by developers for infrastructure and community facilities (e.g. affordable housing, public open spaces, transport improvements, etc); ▪ depending on the level of growth chosen, risk that it would have a detrimental impact on the character of settlements; ▪ some greenfield sites could be lost and could have a detrimental impact on landscape quality; ▪ Risk that the required number of houses would not be delivered due to the dependence on a high number of small sites
▪ Option D4 – Focus on large mixed use developments	Option was rejected for the following reasons: ▪ The existing settlements only have a limited supply of Brownfield sites and new development would require greenfield sites that could have a detrimental impact on landscape character ▪ People would still have to travel to the shops, schools and leisure facilities; ▪ Would not reflect the area's rural character ▪ The distribution would not benefit some of the JLDP deprived areas. ▪ It could lead to young economically active people moving out to the primary key settlements or outside the area to look for jobs and a better quality of life; ▪ Opportunities for environmental improvements to sites and improvements to community facilities/ infrastructure in other settlements being missed;

6. SA OF STRATEGIC POLICIES

Background

6.1 The next stage of the SA process was to conduct an assessment of the strategic policies of the JLDP (Stage B2 in table 2.1). These policies are strategic in nature and were formulated according to the JLDP Vision and Objectives and are the proposed means of delivering the overall preferred strategy. The Preferred Strategy contains 22 Draft Strategic Policies.

Appraisal Methodology

6.2 The purpose of this assessment was to examine the sustainability implications in terms of implementing the policies and to identify areas for improvement that will mitigate predicted negative effects. In order to appraise the Strategic Policies against the SA Framework, the assessment methodology used in the assessment of the strategic options was adopted. The following symbols were used to appraise each policy against the SA objectives:

++	**Major Positive**
+	**Minor Positive**
0	**Neutral Impact**
+/-	**A range of possible positive and negative impacts**
-	**Minor Negative**
--	**Major negative**

6.3 The use of symbols in the assessment was accompanied by a commentary setting out the appraisal rationale. The assigned symbol and commentary were then used to identify opportunities to reduce conflicts with sustainability objectives. The full appraisal matrix tables, including details regarding predicted effects of the strategic policies and possible mitigation measures are included in Appendix 6. A summary of the assessment results is shown below.

Summary of Assessment Results

6.4 The table below includes a summary of the assessment of the strategic policies:

Policy PS1 Sustainable Development
Overall, this overarching policy PS1 will have major positive effects for sustainable development and the communities of the area. However, there is some uncertainty as implementation of these aspirational objectives is dependent upon other strategic and detailed policies that will provide further guidance including the standards that need to be met. It is noted that the strategic policies do not include a policy on design and sustainable construction, although PS1 objective no 10 requires incorporation of sustainable building principles. It is suggested that such a

policy would provide more certainty of positive effects; however, it is appreciated that this matter may be covered by a later detailed policy.

The SA recommended that the policy include references to ecosystem services, heritage assets and settings and the objectives of the Western Wales RBMP, which have now been incorporated.

Policy PS2 Alleviating and adapting to the effects of climate change

This policy approach will help individuals and communities adapt and be more resilient to the adverse impacts of climate change. The policy addresses all the inter-related factors – reuse, energy hierarchy, flooding, design and layout, local food production and soil, transport, and sustainable water management - associated with climate change effects.

Human well-being will be enhanced through more certainty to withstand the effects of climate change as much as possible and due to the reduction in overall risk of flooding in the area. The policy states that every development will be located away from flood risk areas and will aim to reduce the overall risk of flooding, upstream and downstream. This will have positive cumulative longer term positive effects.

Promoting the effective sustainable use of resources and materials and requiring consideration of the energy hierarchy will have positive effects. Reducing GHG emissions and encouraging travel other than by car will have cumulative positive effects in the longer term.

Minimising the impact of new development on the environment through the incorporation of high standards for water efficiency measures, SUDS, sustainable design and construction will have indirect positive effects on biodiversity and cumulative positive effects on the water environment in the longer term. Requiring additional measures such as provision of green infrastructure and tree planting will have further positive effects on biodiversity.

It is recommended the Councils include a further point under the energy hierarchy to support proposals for community energy projects[2]. This could be appropriate here in PS2 or in PS17 Renewable & Low Carbon Technology. This would further progress SD objectives for engagement and involvement.

It is recommended that the policy makes clear the sequential approach to development and flood risk.

The policy states “as much as possible” with regard to design – this could be strengthened through a requirement for “high standards” of sustainable design and operation to withstand effects of climate change.

It is recommended that the policy criterion no 9 includes wording to aim for Water Framework Directive objectives, for example - …maintain the flow and quality of water *objectives in the Western Wales RBMP*, including using sustainable drainage systems, *in line with objectives in the Western Wales RBMP* OR by adding an overarching criterion (new no 4) – *to meet with the objectives in the Western Wales RBMP* (and see below). This

[2] Further guidance at http://www.tcpa.org.uk/pages/community-energy-urban-planning-for-a-low-carbon-future-.html

recommendation has now been incorporated into the policy.

This policy on the effects of climate change includes strategic policy on water – flooding, flow, resource efficiency, quantity and quality. Requirements for water quality, and thus sustainable water management, are driven by the EU Water Framework Directive, rather than just climate change effects. Therefore, **it is recommended** that the Councils include an overarching criterion (new no 4) – *to implement sustainable water management in line with the objectives in the Western Wales RBMP.* This will set water on the same status as reuse/recycling, the energy hierarchy, and transport. This recommendation has now been incorporated into the policy.

Policy PS3 Settlement Strategy

Overall, the proportionate distribution facilitated by this Policy means that the policy addresses the requirements of the wider population and generally performs well against the socio-economic objectives, with long-term positive effects. Development will be guided to existing settlements thus sustaining local communities by providing new development in locations where they are needed most. With regard to the policy's performance against the environmental objectives, the exact scale and magnitude of any impacts will depend on the location and type of development in relation to important environmental assets. It will be important for the more detailed policies contained in the Deposit Plan to address the potential adverse impacts upon different aspects of the environment and provide suitable mitigation methods to negate or minimise any effects.

Policy PS4 Development in the Countryside

Guiding development to the countryside should have overall positive effects for SA objectives relating to rural communities and the rural economy through reducing social inequalities and improving access to housing and employment as well as services and facilities. The provision of housing, employment, facilities and services in the countryside has the potential to reduce the need for rural communities to travel. This has the potential for positive effects on SA objectives relating to communities, transport and climate change. With regard to the policy's performance against the environmental objectives, the exact scale and magnitude of any impacts will depend on the location and type of development in relation to important environmental assets. Generally, the countryside has a greater value in environmental terms compared to established settlements and centres. Assets include important landscape and biodiversity features. It will be important for the more detailed policies contained in the Deposit Plan to address the potential adverse impacts upon different aspects of the environment and provide suitable mitigation methods to minimise potential impacts.

Policy PS5 Infrastructure and developer contributions

The provision of suitable community infrastructure, services and facilities are important in sustaining and enhancing community vitality as well as improving health and well-being. The assessment of this Policy has shown that it performs positively against most of the SA objectives. The policy facilitates the development of adequate infrastructure which will benefit communities by providing, for example, adequate transport modes, affordable housing, and employment and training opportunities. However,

the assessment has shown that environmental and cultural/heritage assets can be adversely affected by development, and potential impacts will need to be alleviated through the provision of detailed policies in the Deposit Plan. It will also be important for the Deposit Plan to contain more detail on specific types of infrastructure including how they will be phased into development.
Policy PS6 Proposals for large infrastructure projects
All types of infrastructure, including transport, community, green and educational are essential to creating sustainable places. This policy should help deliver the appropriate types of infrastructure to facilitate other types of development e.g. housing. The potential effect on SA objectives relating to biodiversity, heritage, landscape and the water environment are uncertain as it is dependent on type, scale and location of individual proposals. More detailed policies in the Deposit Plan should include more details with regard to specific types of infrastructure, including how they will be phased into new development.
Policy PS7 Nuclear related development at Wylfa
The assessment has shown that the development of a new nuclear power station at Wylfa has the potential for a major long-term positive effect on the economy of Anglesey and North Wales. There is also the potential for major long-term positive effects on climate change as a nuclear power station will not contribute to the emission of greenhouse gasses. It was assessed that the development of a new nuclear power station has the potential for major long-term negative effects on SA objectives relating to biodiversity, landscape, waste/soils, transport and the water environment. However; much of this is dependent on the implementation of development as suitable mitigation measures are available at the project level.. The Policy contains numerous caveats which aim to protect and minimise impacts on social, economic and environmental objectives. However, it will be important for the Plan to provide further details of how potential impacts from such large developments will be mitigated.
Policy PS8 Providing opportunity for a flourishing economy
This Policy directly facilitates economic growth which should offer beneficial effects in terms of maintaining / increasing economic activity, and by doing so, reducing poverty and social exclusion by safeguarding existing employment land and providing additional employment land. The policy will increase employment opportunities thus contributing to sustaining vibrant communities. On the other hand, dependent upon the scale, type and location of new development, environmental assets such as biodiversity may be affected.
Policy PS9 The Visitor Economy
Tourism developments are often located in the countryside, which can have a negative impact upon the natural environment. The exact nature of the impact will depend on the type of development and its relationship with environmental assets that can be affected. On the other hand, tourism is a very important industry in the Plan area and further appropriate development would have positive effects on the local economy and thus local communities significantly.
Policy PS10 Town centres and retail

The Policy performs well against most of the SA objectives in particular the socio-economic objectives. By guiding development to existing town centres, this policy will help support existing retail centres and improve the facilities and services accessible to the local population. Focussing development in existing town centres will also help protect the natural environment from development.

Policy PS11 A balanced housing provision

The provision of suitable housing facilitated by this policy will have major benefits for residents. As development will be primarily located in the main settlements, where the majority of the population is located, it is likely to satisfy a large proportion of the identified need. The policy also provides affordable housing which should meet identified needs on a local level. The provision of housing to meet housing requirements is also likely to benefit communities as a whole by reducing social exclusion and improving community vitality. As with all types of development, the assessment has identified the potential for negative impacts upon some environmental assets. These will need to be mitigated against in the Deposit Plan.

Policy PS12 Affordable housing

This policy will have significant benefits in relation to providing sufficient housing to enable people to live in suitable homes which they can afford. The provision of affordable housing will indirectly contribute towards sustaining vibrant communities and a reduction in social exclusion. More detailed affordable housing policies will need to be supported by an evidence base that shows they are viable.

Policy PS13 Gypsy and traveller accommodation

The national document Travelling for a Better Future (WG, 2012) sets out a detailed policy framework for Councils, and consequently this policy PS 12 is simplified to avoid duplication. The policy will have a positive effect on a range of SA objectives, particularly those relating to community interaction and social inclusion, reducing health inequalities, and housing.

Policy PS14 Conserving and enhancing the natural environment

The policy seeks to conserve and enhance the Plan area's distinctive natural environment, countryside and coastline. This has the potential for major long-term positive effects on biodiversity and the landscape. Maintaining and enhancing the natural environment also has the potential for indirect positive effects on the health and well-being of individuals and communities through providing areas for recreation and places for people to relax. The natural environment can also help to reduce excessive water run-off and increase rainfall capture, which can help to reduce the risk of flooding and adapt to the effects of climate change. There is also the potential for indirect positive effects on the economy as the natural environment is a key aspect that attracts visitors to the area.

SA recommendations have now been incorporated into the policy; these included a clearer distinction between protected biodiversity sites, seeking no net loss of biodiversity and the protection and enhancement of ecosystem services and Green Infrastructure.

Policy PS15 protecting and enhancing cultural and heritage assets

The policy will have major short to long-term positive effects on the

heritage/culture SA objective through the protection and enhancement of important cultural and heritage assets. There is the potential for a positive effect on balanced communities as the LDP area has a strong heritage which is an important part of the area's character. This can play a role in creating a sense of community and place. The regeneration and enhancement of historic buildings and areas can also have a positive effect on the sense of community identify as well as the levels of participation in culture.

There is also the potential for positive effects on the economy through promoting a range of employment such as construction, tourism, maintenance and management and specifically, skills in the heritage and restoration industry. There is also the potential for a positive effect on townscape and landscape.

Policy PS16 Renewable energy technology

Ensuring that that the Plan area realises its potential as a leading area for initiatives based on renewable or low carbon energy technologies will have a major positive effect on climate change. The SA recommended that the policy could be improved by a stronger co-ordinated approach to renewable energy. The policy now promotes different types of renewable energy sources within development proposals as well as free-standing renewable energy technology development.

The effect of the policy on biodiversity, communities, heritage/culture, landscape, and the water environment was assessed as uncertain, as it is dependent on the implementation of individual proposals.

Policy PS17 Waste management

The policy ensures the availability of land to meet waste demand and promotes a sustainable approach to waste management based on a hierarchy of reduction, reuse and recovery, which has the potential for positive effects against the waste SA objective. The potential effect of the policy against the majority of SA objectives was considered uncertain, as it is dependent on the implementation of individual waste management proposals.

Policy PS18 Minerals

The policy was assessed as having the potential for significant long-term positive effects on the SA objective relating to minerals through safeguarding aggregate resources and maximising the use of secondary and recycled materials and mineral wastes. Safeguarding aggregate resources and supporting the extension of existing aggregate quarries (where appropriate) also has the potential for positive effects on the economy.

The potential effect of the policy against the majority of SA objectives was considered uncertain, as it is dependent on the implementation of individual proposals.

Policy PS19 Welsh language and culture

This Policy directly refers to the need to promote and support the Welsh language which should help maintain and enhance the proportion of Welsh speakers in the Plan area. It will be important for the Deposit Plan to include

detailed mitigation measures to help protect the language even further.

Policy PS20 Community infrastructure

The policy is likely to have a positive effect on a number of SA objectives, however, at present the level of detail required to fully examine the impacts (for example, on landscape, water, and economy) is not available at this strategic level and these would need to be assessed at the project and site level. The extent of the effects is uncertain and will depend in part on further detailed policies covering design quality and sustainable construction and operation/occupation.

The policy is likely to have positive effects on communities and public health. Communities will have direct positive effects from the provision of new and well maintained facilities such as affordable housing, schools, health and community services, open and play/recreational spaces. This should help encourage social inclusion and integration as well as strengthening the community with major positive effects.

The construction and maintenance of accessible health facilities will have direct positive effects for communities. The creation of open spaces, including play and recreation, should have positive effects on the public health and well-being of the area by providing spaces that encourage healthy recreation and leisure; cumulative effects in the longer term are possible. The policy specifies that community facilities are provided within close proximity to the community and accessible by walking and cycling – with concomitant positive effects on accessibility and transport , and with encouragement of healthier lifestyles. The extent of the effects is dependent upon details of specific sites.

The policy specifically refers to the provision of educational facilities including Welsh language learner training and this will have positive effects on this SA objective.

The policy may provide a range of job opportunities but this is dependent on the amount of new social infrastructure that is developed.

The SA recommended that the Councils consider the timing or phasing of social infrastructure and that it should be provided in a timely manner. This will be important with regard to physical and utility, as well as green, infrastructure. This recommendation has now been incorporated into the policy. **It also recommended** that the Councils consider preparation of a Green Infrastructure Strategy and Action Plan for the area to identify areas of deficiency, priorities, phasing and to identify potential partners for collaboration and funding possibilities. A detailed specific policy on GI would help ensure implementation and effectiveness of enhancement. The SA also recommended that the specific needs of younger and older people should be considered. This has now been addressed by the consideration of vulnerable groups in the community.

Policy PS21 Information and communications technology

The policy supports the development of information and communication technologies, which will allow people to communicate more easily and improve access to online services having long-term positive effect on communities, particularly in rural areas, by reducing social exclusion.

Improved access to high speed broadband provides people with the opportunity to start up web-based businesses, sell/market their goods and/or services, and work from home having indirect long-term positive effects on the economy. Giving people the opportunity to work from home also has the potential for indirect long-term positive effects on SA objectives relating to climate change and transport as it will help to reduce the number of vehicle trips generated. The effect of the policy on biodiversity, heritage/culture, landscape, the water environment and minerals and waste was assessed as uncertain, as it is dependent on the implementation of individual proposals.
Policy PS22 Sustainable transport, development and accessibility
The policy will have major long-term positive effects on transport and access through supporting transport improvements and seeking to maximise access to sustainable modes of transport. This will help to improve access to jobs, facilities and services and reduce the need to travel by car. Improving access to sustainable modes of transport, including walking, cycling and public transport, will help to integrate new and existing communities, improve access to facilities and services and will encourage people to live healthier lifestyles through the improvement and enhancement of public footpaths and cycleways. Accessible transport is also important for all members of the community, including the young, the aged and those with disabilities. It was assessed that there is the potential for indirect long-term positive effects on the economy as sustainable transport supports retail centres and provides access to employment. It can also benefit the visitor economy by improving access to tourist locations and developments. Long-term positive effects on the economy. There is the potential for indirect long-term positive effects as improved access to sustainable modes of transport will help to mitigate the greenhouse gas emissions created through the development of additional homes and more cars on the road. The effect of the policy on biodiversity, heritage/culture, landscape and the water environment was assessed as uncertain, as it is dependent on the implementation of individual proposals.

6.5 The following table summarises how the SA influenced and updated the Strategic Policies:

SP	SA Recommendation	How the SA has influenced the Strategic Policy (relevant sections highlighted)
1	• Include reference to ecosystem services • Include mixed or balanced communities to help address the identified issue for age unbalanced communities in the area. • Include heritage / cultural	3. Promoting greater self-containment of Centres and Villages by contributing to **balanced communities** that are supported by sufficient services; cultural, sporting and entertainment activities; a varied range of employment opportunities; physical and social

	assets and settings • Include quality and affordable (housing) • Include landscape and townscape assets and settings • Include reference to the objectives in the Western Wales RBMP	infrastructure; and a choice of modes of travel; 4. That housing units, in relevant cases, meet the needs of the local population throughout their lives in terms of their **quality, types of tenure and affordability;** 11. Reducing the amount of water used and wasted; reducing the effect on water resources and quality; managing flood risk and maximizing use of sustainable drainage schemes; **and progressing the objectives of the Western Wales River Basin Water Management Plan;** 12.Protecting and improving the quality of the **built and historic environment assets (including their setting),** improving the understanding, appreciation and sustainable use of them; 13. Protecting and improving the quality of the natural environment, its **landscapes** and biodiversity assets, including **understanding, and appreciating them for the social and economic services they provide.**
2	• Ensure the correlation between PS2 and PS16 is made clear with cross-referencing • Include a requirement for 'high standards' of sustainable design and operation to withstand effects of climate change. • Clarify the sequential approach to development and flood risk • Include wording to aim for Water Framework Directive objectives in criterion 9 in line with objectives in the Western Wales RBMP	4.implement sustainable water management measures **in line with the objectives in the Western Wales River Basin Management Plan;** 5. be located away from flood risk areas, and aim to reduce the overall risk of flooding within the Plan area and areas outside it, **taking account of a 100 years and 75 years of flood risk in terms of residential and non-residential development, respectively;** 6. **be able to withstand the effects of climate change as much as possible because of its high standards of sustainable**

		design, location, layout and sustainable building methods;
3	None	None
4	• Include caveat to ensure the protection of the social environmental and economic features of the area	In areas designated as Countryside **subject to its environmental, social and infrastructure capacity to accommodate change,** development will be limited to that which requires a rural location and is for one or more of the following:
5	• Include 'Biodiversity schemes' to the list of possible green infrastructure that could be required. • Refer to the protection and enhancement of ecosystem services in the list of infrastructure facilities • Emphasise the requirement for sustainable transport infrastructure and services • Stipulate the need for housing for local need • Include requirement for sustainable waste management infrastructure • Include requirement for sustainable water management schemes	<u>Physical Infrastructure</u> **Sustainable transport network (including public transport, public footpaths, cycle paths)** **Sustainable waste management** **Sustainable water management** <u>Social Infrastructure</u> Affordable housing, including for **local need** <u>Green/ blue infrastructure</u> **Measures for nature conservation and to alleviate effects, e.g. biodiversity schemes**
6	• Refer to the need to assess any potential impact upon the historic environment in point 3	**3. A comprehensive assessment is provided of the proposal's environmental (landscape, built, historic and natural), social (including health and amenity), linguistic and cultural, transport and economic impacts (positive, negative and cumulative) during the construction, operation and decommissioning and restoration (if relevant) phases, as well as measures to be achieved where appropriate to avoid, reduce, alleviate and/or**

		off-set the harm done; and
7	None	None
8	• Refer to the need to protect the natural environment • Encourage the provision of sites in accessible locations.	Whilst seeking to **protect and enhance the natural** and built **environment**, the Councils will facilitate economic growth by: 5. supporting economic prosperity…and by encouraging the provision of sites and premises **in appropriate accessible locations** within the settlement strategy…
9	• Emphasise that tourism developments should not be at the expense of the Area's social characteristics • Require tourism developments to be easily accessible and serviced by public transport • Require proposals to protect the historic environment • Specify that tourist facilities should be developed in accessible locations.	**Whilst ensuring compatibility with the local economy and communities and ensuring the protection of the natural, built and historic environment**…the Councils will support the development of a year-round local tourism industry by: 4. supporting appropriately scaled new tourist provision and initiatives in **sustainable locations**…
10	• Encourage the conversion of existing buildings	**5. maximising opportunities to re-use suitable buildings within town centres.**
11	• Include reference to the need for 'local' affordable housing • Explain what is meant by sustainable use of housing land • Specify the need to develop in accessible locations	1. maximising the delivery of affordable housing **(including for local need)** across the Plan area; 3. ensuring the **sustainable use of housing land, ensuring an efficient density of development compatible with local amenity**
12	• Stipulate that affordable housing will be provided where there is a need for such developments	**In order to address a demonstrable need for affordable housing the Councils will seek a proportion of affordable homes from residential development in perpetuity.**

13	None	None
14	• Incorporate a GI criterion • Include reference to protect settings • Refer to both green and blue infrastructure	1. Safeguarding the plan area's biodiversity, geology, habitats, history and landscapes through the protection and enhancement of sites of international, national regional and local importance **and their settings**… **3. Protecting and enhancing ecosystem services through networks of green/blue infrastructure.**
15	None	None
16	• Include reference to important nature conservation features • Encourage the development of renewable and low carbon technology	The Councils will seek to ensure that the Plan area wherever feasible and viable realizes its potential as a leading area for initiatives **based on renewable or low carbon energy technologies by promoting:** **2. ensuring that installations in areas covered by international, national or local nature conservation designations in accordance with SP14 do not individually or cumulatively compromise the objectives of the designations;**
17	None	None
18	None	None
19	None	None
20	• Include detailed specific policy on Green Infrastructure. • Refer to the needs of young and older people. • Refer to the importance of the phasing of social infrastructure and that it should be provided in a timely manner • Refer to PS12 in criterion no 5	The Councils will ensure that while encouraging housing and growth in the plan area, **appropriate infrastructure is provided to cater for the needs of existing and future populations by**; **2. maximising opportunities to deliver additional physical, social, green/ blue facilities as**

		part of new developments in a timely manner; 5. requiring new developments to contribute towards the provision of infrastructure, with contributions being either on-site or through planning contributions, **in line with Strategic Policies PS5 and PS12;** **6. enhancing the green/ blue infrastructure network through the creation and enhancement of open, play and recreational spaces, especially in areas of deficiency;**
21	None	None
22	None	None

7. CUMULATIVE EFFECTS ANALYSIS

7.1 In addition to the appraisal of individual policies undertaken in SA/SEA, the SEA Directive requires consideration of the overall effects of the plan, including the secondary, synergistic and cumulative effects of plan policies. This may include incremental effects that can have a small effect individually, but can accrue to have significant environmental effects.

7.2 In good practice SA/SEA, the analysis of cumulative effects should also consider the significant effects of the plan in combination with the effects of other plans, policies and proposals.

7.3 This section summarises the key effects, including the cumulative effects of the strategic policies (known as the intra-plan effects) and the combined effects with other relevant plans and projects (known as the inter-plan effects).

Cumulative Effect of Plan Policies (Intra-Plan Effects)

7.4 To assist in considering the overall effects of policies within the plan when assessed against the different SA Framework objectives, a summary has been prepared, illustrating how each policy has performed against each SA Objective. This is provided in the following table:

Table 7.1: Intra-plan effects: Cumulative summary of Pre-Submission Policies

Strategic Policies	SA Objectives										
	1	2	3	4	5	6	7	8	9	10	11
PS1 Sustainable Development	++	++	++	++	++	++	+	++	++	++	++
PS2 Alleviating and adapting to the effects of climate change	+	+	++	0	0	+	0	0	+	+	++
PS3 Settlement Strategy	+/-	+	+/-	+	+/-	++	++	+/-	+/-	+	+/-
PS4 Development in the Countryside	+/-	+	+	+	+/-	++	++	+/-	+/-	+	+/-
PS5 Infrastructure and developer contributions	+/-	++	+	+	+/-	+	+	+/-	+/-	+	+
PS6 Proposals for large infrastructure projects	+/-	+	+/-	0	+/-	+	+	+/-	+/-	+	+/-
PS7 Nuclear Related Development at Wylfa	-	+/-	++	0	+/-	++	0	-	-	-	-
PS8 Providing opportunity for a flourishing economy	+/-	+	-	0	+/-	++	0	+/-	-	+/-	+/-
PS9 The Visitor Economy	+/-	+	-	+/-	+/-	++	0	+/-	-	+	+/-
PS10 Town Centres and retail	0	++	+	+	+/-	++	0	+	+ +/-	+	+/-
PS11 A balanced housing provision	+/-	+/- +	-	+/-	+/-	+	++	+/-	-	+/-	+/-
PS12 Affordable Housing	0	+	0	+	0	+	++	0	0	0	0
PS13 Gypsy and Traveller Accommodation	+	+	0	0	0	+	++	+	+	0	0
PS14 Conserving and enhancing the natural environment	++	+	+	0	0	+	0	++	+	0	+
PS15 Protecting and enhancing cultural and heritage assets	0	+	0	0	++	+	0	+	0	0	0
PS16 Renewable energy technology	+/-	+/-	++	0	+/-	+	0	+/-	0	0	+/-
PS17 Waste management	+/-	+/-	+/-	0	+/-	0	0	+/-	+	+/-	+/-

Strategic Policies	SA Objectives										
	1	2	3	4	5	6	7	8	9	10	11
PS18 Minerals	+/-	+/-	+/-	0	+/-	+	0	+/-	+	+/-	+/-
PS19 Welsh language and culture	0	+	0	++	+	0	0	0	0	0	0
PS20 Community Infrastructure	+	++	+/-	+	+/-	+/-	+/-	+/-	0	+	+/-
PS21 Information and communications technology	+/-	+	+	+	+/-	+/-	0	+/-	+/-	+	+/-
PS22 Sustainable transport, development and accessibility	+/-	+	+	0	+/-	+	0	+/-	0	++	+/-

Significant Positive Cumulative Effects of Plan Policies (Intra- Plan Effects)

7.5 The SA found that the majority of policies could have significant positive sustainability benefits for Anglesey and Gwynedd. The following table summarises the significant positive effects identified.

Table 7.2: Significant positive effects of the emerging JLPD

Key relevant SA Objective:	Positive effects identified:
7 Housing, affordable	The plan will have significant long-term positive effects through meeting the housing needs of Anglesey and Gwynedd, particularly affordable housing needs, and in locations where housing is most needed.
6 Economy, employment	The plan will have positive effects for the economic regeneration of existing centres and the regeneration of rural communities. Providing sites for employment will help support greater self-containment of towns and villages and local access to jobs without the need to commute longer distances.
2 Community and health	The plan will have significant positive effects through the retention, enhancement and provision of housing, employment and community services and facilities to promote self-supporting towns and villages therefore reducing inequalities. Encouraging multi-purpose facilities to provide a range of services will promote community interaction and contribute to a more age balanced communities. Requiring development to be accessible by walking and cycling will also help to encourage healthier lifestyles.
10 Transport & access	Significant positive effects setting out reducing the need to travel as well as encouraging healthier and sustainable forms of travel. Some uncertainty since implementation is dependent on other policies and the extent of the positive effects unknown.

Significant Negative or Uncertain Cumulative Effects of Plan Policies (Intra-Plan Effects)

7.6 Alongside the many positive effects of the plan, potential negative sustainability effects were also identified, although there effect is uncertain at this stage of the assessment and it is considered likely that these effects can be mitigated at a more detailed planning stage. These are summarised in Table 7.3 below.

Table 7.3: Potentially significant negative effects of the emerging JLDP

Key relevant SA Objective:	Negative Effects identified:
1 Biodiversity, 2 Community & health,	The cumulative effects of increased development, including housing, employment development and other infrastructure. These effects include:

9 Land, minerals, waste, 11 Water & flood risk	▪ increased air pollution (local and regional); ▪ direct land-take, loss of good quality land and soil; ▪ pressures on water resources and water quality; ▪ increased noise and light pollution, particularly from traffic; ▪ increased waste production; ▪ loss of tranquillity ; ▪ implications for human health (e.g. from increased pollution); and ▪ incremental effects on landscape and townscapes.
3 Climate change	An increase in the contribution to greenhouse gas production is inevitable given proposed development, and includes factors such as increased transportation costs, embodied energy in construction materials and increased energy use from new housing and employment development.
2 Community & health, 5 Heritage/culture, 8 Landscape & townscape	Less tangible effects of significant physical, economic and social changes for local communities, including impacts on cultural heritage, landscape, community cohesion and identify particularly in locations where there will be significant increases in development.

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

7.7 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 7.4: 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)	**Positive Effects** ▪ 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. **Negative Effects** ▪ 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 (Taith) and Mid Wales (TraCC) Regional Transport Plans	**Positive Effects** ▪ 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. **Negative Effects** ▪ 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)	**Positive Effects** ▪ Increased employment opportunities and enhanced economy. **Negative Effects** ▪ Increased pressure on open/green space, biodiversity, landscape, cultural heritage, water environment (including flood risk).

8. MITIGATION

8.1 The SEA Directive requires the Environmental Report to include measures to prevent, reduce or offset any significant adverse effects that implementing the plan or programme is expected to have on the environment. As well as mitigating negative or adverse effects, mitigation measures can enhance the positive effects of the plan.

8.2 Mitigation can take a wide range of forms, including:

- Changes to the JLDP as a whole, including bringing forward new options
- Refining policies in order to improve the likelihood of beneficial effects and to minimise adverse effects, e.g. by strengthening policy criteria (of most relevance to the JLDP preparation stage);
- Technical measures to be applied during the implementation stage, e.g. buffer zones, application of design principles;
- Proposals in EIAs accompanying planning applications; and
- Proposals for changing other plans and programmes.

8.3 Mitigation of potential adverse impacts caused by plan implementation has been considered throughout the SA process to date. A review of relevant plans and programmes and baseline information undertaken during the Scoping Stage identified potential issues affecting the Plan area as well as possible mitigation measures that should be addressed in the emerging Plan (see table 3.3).

8.4 The subsequent appraisal of the Preferred Strategy also identified possible adverse impacts of plan implementation which, in turn, enabled the consideration of mitigating actions that could alleviate those impacts. Mitigation measures for each Strategic Policy have been identified in the individual assessment included in Appendix 6 and are highlighted in the Key Messages from the appraisal/ Summary of Assessment Results in section 5.11 above.

8.5 The Deposit version of the JLDP will include detailed policies and site allocations. This will mean that more specific mitigation measures can be incorporated into the Plan, which relate directly to individual aspects of the Plan. These will include, for example, policies that ensure that the design of new buildings do not have a negative impact on the surroundings; ensuring that there is a sufficient provision of affordable housing to meet local needs, or policies that ensure that development does not lead to an increased risk of flooding. In terms of mitigation measures for site allocations, this could include, phasing development and the careful landscaping of each site.

8.6 As with the Preferred Strategy, the full Deposit policies will be subject to a SA to ensure that potential negative effects are identified and suitable mitigation is proposed.

9. MONITORING

Background

9.1 The SEA Directive requires that significant environmental effects of the Plan are monitored. The SEA Directive states:

"member states shall monitor the significant environmental effects of the implementation of plans and programmes…to identify at an early stage unforseen adverse effects, and to be able to undertake appropriate remedial action" (Article 10). In addition, the Environmental Report should provide information on a "*description of the measures envisaged concerning monitoring"* (Annex I (i))

9.2 Therefore, a monitoring strategy needs to be developed to assess the performance of the JLDP against the SA, so that any environmental problems arising subsequent to plan implementation can be identified.

Developing the Monitoring Framework

9.3 At this stage of the plan process, it is too early to develop a final monitoring framework as the effects of plan implementation are unclear. The final monitoring framework will be developed to ensure that it reflects the scope of the adopted Plan and its policies.

9.4 Early progress of developing the monitoring framework has already been undertaken as part of the SA process. At the Scoping Stage a series of possible indicators were drafted as part of the SA Framework to assist the monitoring process. These indicators were selected to reflect the key issues identified as part of the Scoping process and represent a range of economic, social and environmental measures to enable the identification of whether the SA objectives are being achieved. It should be remembered, however, that the indicators will be reviewed throughout the development of the JLDP and amended where appropriate to reflect any changes in relevant plans, programmes and policies and the baseline information.

9.5 The Planning Act requires Local Planning Authorities to produce Annual Monitoring Reports (AMRs) to show how the policies and proposals of their LDP's are performing. The AMR is the main mechanism for reviewing the relevance and success of the JLDP and identifying any changes necessary. AMRs include a range of measurable indicators against which to assess the performance of the Plan's policies. As there is such a strong overlap between LDP monitoring and SA monitoring, according to national guidance, SA monitoring should be integrated into AMRs. Accordingly, it is proposed that the scope of the AMR monitoring incorporates the SA indicators.

9.6 The potential SA indicators identified as part of the SA Framework and which will be used as part of the monitoring process are listed in table 9.1 below.

The table also outlines potential targets so that the performance of the JLDP against the SA objectives can be measured.

Table 9.1: Potential targets and indicators

	Potential Targets	Potential Indicators
SA Objective: Biodiversity		
1.	Conserve and enhance biodiversity and geodiversity.	▪ Loss of biodiversity through development measured by loss or impact to international sites (i.e. Natura 2000), national sites (e.g. SSSI) and local sites in JLDP area ▪ Net loss of biodiversity in LDP area caused by development ▪ % of features (various types) in favourable condition, including both land and marine based ▪ Achievement of BAP objectives and targets (UK and country specific /regional /local) ▪ Trends and status of NERC 2006, Section 42 species/habitats ▪ Number and area of SINCs and LNR within the plan.
SA Objective: Community & health		
2.	Improve the health of the population and reduce health inequalities between areas and social groups Improve community interaction and social inclusion	▪ % of total population with access to key services ▪ lifestyle related health measures (e.g. overweight/ obese) – Welsh Health Survey
SA Objective: Climate change		
3.	Reduce the causes of climate change and adapt to its impacts	▪ % change in carbon dioxide emissions from industry /commercial, domestic, road transport, land use change and forestry sectors
SA Objective: Welsh language		
4.	Promote and enhance the Welsh language	▪ Number/ % Welsh Language speakers
SA Objective: Heritage/culture		
5.	Protect and enhance the historic environment and cultural assets	▪ Number of historic assets at risk / change in number at risk
SA Objective: Economy, employment		

6.	Improve and enhance emplyment opportunities, including in rural areas. Develop a prosperous economy across all sectors for all residents.	▪ Economic activity by sector ▪ Employment status of residents 16 years+ ▪ Number of people commuting into and out of authority areas
SA Objective: Housing, affordable		
7.	Improve the quality and availability of the existing housing stock where needed. Deliver affordable housing that meets local needs.	▪ Number of new affordable housing units provided/ year as percentage of all new units
SA Objective: Landscape & townscape		
8.	Protect and enhance the urban and rural landscape.	▪ Proportion of high/very high quality landscape identified by LANDMAP
SA Objective: Land, minerals, waste		
9.	Minimise waste and promote recycling, re-use and recovery	▪ % proportion of development on previously developed land ▪ % municipal wastes sent to landfill ▪ % municipal waste reused/ recycled
SA Objective: Transport & access		
10.	Reduce the need to travel and minimise trips by private car. Improve access to sustainable transport options	▪ Method of travel to work - % working population who travel by car ▪ Percentage of new residential development within 30 minutes public transport time of facilities ▪ Access to services and facilities by public transport, walking and cycling ▪ % increase in the cycle network ▪ Proportion of lpg fuel sources for motor vehicles
SA Objective: Water & flood risk		
11.	Improve water quality and promote sustainable water management Reduce the risk to people and homes from flooding	▪ % [or number of proportion of total] of new developments with integrated sustainable drainage systems ▪ % of waterbodies at good ecological status or potential ▪ proportion/ absolute number of development in C1 and C2(defined by TAN15).

10. CONSULTATION AND NEXT STEPS

Consultation

10.1 In accordance with the requirements of the SEA Directive and guidance for Sustainability Appraisal, the Councils are required to consult with the three Statutory Consultation Bodies (CADW, Environment Agency and the Countryside Council for Wales) as well as other stakeholders on the contents of the Initial Sustainability Appraisal Report. The ISAR is also available for inspection by the general public on the Councils' websites at www.gwynedd.gov.uk and www.anglesey.gov.uk

Next Steps

10.2 When the consultation period has ended, the comments received on the ISAR will be given consideration in the Pre-Deposit JLDP. The SA process will continue through the preparation of the full Deposit Draft Plan and its final adoption. This will involve the assessment of detailed policies and development sites of the Deposit JLDP. This information will be reported in a Final Sustainability Appraisal Report and Non-technical Summary which will detail the appraisal of the full JLDP. This Environmental Report will be made available for consultation alongside the Deposit Draft Plan.

10.3 Once the JLDP is adopted, a SEA Statement will be published which will describe how the SEA has informed development of the Plan, including how opinions expressed on the Environmental Report have been taken into account, the reasons for choosing the Plan as adopted, in light of other reasonable alternatives, and the measures that are to be taken to monitor the significant environmental effects of the implementation of the LDP.

How to comment on the Anglesey and Gwynedd JLDP ISAR

Representation forms can be downloaded from the Anglesey County Council website (www.anglesey.gov.uk) or Gwynedd Council website (www.gwynedd.gov.uk). Alternatively hard copies of the form are available from all local libraries in Anglesey and Gwynedd, all Council Offices or by contacting the Joint Planning Policy Unit.

Representation forms should be returned to the Joint Planning Policy Unit at: Joint Planning Policy Unit, Town Hall, Bangor, Gwynedd LL57 1DT or by e-mail to: planningpolicy@gwynedd.gov.uk . Completed forms should be returned by **5.00pm** on **Thursday 27/06/13 2013**. Representations received after the closing date will not be accepted.

APPENDIX 1: RESPONSE TO PUBLIC CONSULTATION AND COMMENTS MADE BY THE SUSTAINABILITY TASK GROUP

SA SCOPING REPORT, 2011

ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
CHAPTER 1: INTRODUCTION				
1.	CCW	Section 1.7: It should also be made clear that the SEA process, by requiring the consideration of plan/programme alternatives and requiring that the results of the assessment are taken into account in the final plan/programme, should enable the plan/programme to avoid adverse effects on the environment as well as mitigate for such effects.	Accept the recommendation.	**DA1**
2.	Sustainability Group	Spelling mistake in the first bullet point – it should read Natura 2000	Accept the recommendation.	**DA2**
3.	CCW	It is stated: "Any plan or project that is likely to have a significant impact on a designated site should undergo an Appropriate Assessment of its implications for the conservation objectives of the site." This is true only for Natura 2000 sites – needs clarification in the text.	Accept the recommendation.	**DA3**
4.	Sustainability Group	TAN 5 (2009) now adopted - not draft anymore.	Accept the recommendation.	**DA4**
5.	CPRW (Anglesey Branch)	Para 1.21 "By supporting the establishment of new employment uses". An example to illustrate what is meant in this context would be helpful.	The JPPU agrees that the sentence is unclear as it stands.	**DA5**
6.	John Rowlands	Sustainability - weak definition. "Sustainable development is the process by which we reach the goal of sustainability". I would suggest the following as a much more informative definition: "Sustainable development is development that meets the needs of the present, without compromising the ability of future generations to meet their own needs".	It is agreed that the definition of sustainable development is vague. It is also noted that a more accurate definition of sustainable development taken from the document "One Wales:One Planet (2009)" is given in paragraph 1.5. The definition in paragraph 1.6 is therefore an unneccessary repetition and should therefore be deleted.	**DA6**
3. BIODIVERSITY				
7.	Sustainability Group	Add to box for key issues from baseline analysis: • Threats to the integrity and continuity of biodiversity features	Accept the recommendation.	**DA7**
6.	CPRW (Anglesey Branch)	Para 3.8 Key Messages - last sentence: "Features of the landscape that are of major importance". How are these defined and recognised?	"Features of the landscape that are of major importance" in this context refers to habitats and species as well as designated sites such as SSSI's that are important in terms of their biodiversity and ecological value. The JPPU is of the	**N/a**

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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
			opinion that it is not necessary to include specific details of such features in this part of the report. No change.	
7.	CCW	Many important areas for biodiversity in Gwynedd and Anglesey are designated as Sites of Nature Conservation Interest. It is important that the biodiversity value of non-designated areas is assessed in the scoping documents. The North Wales Wildlife Trust, COFNOD and your authorities' ecologists can assist you in developing the current situation and trends regarding these sites.	Accept the recommendation. Awaiting data.	
8.	CCW	Under the NERC Act 2006, the Welsh Assembly Government has published a list of organisms and habitats that are considered of principal importance for the purpose of conserving biodiversity. You will need to consider this list in combination with the UK Biodiversity Action Plans and Local Biodiversity Action Plans.	The SA includes the Anglesey and Gwynedd Local Biodiversity Action Plans and the NERC Act in its review of plans and programmes which means the requirements of these will be considered in the plan process. It is also noted that the list of habitats and species referred to is included as an indicator in the SA.	**N/a**
4. COMMUNITIES				
9.	CPRW (Anglesey Branch)	Para 4.3 "45-64 age category in-migration". It is generally known that a considerable proportion of this category are not genuine job seekers but are simply seeking an easier life whilst living on benefits. We know it is having a detrimental effect on our indigenous population concerning our language and culture. Experiences in our schools are indicators of this demise.	It is not the role of the Scoping Report nor the JLDP to prevent in-migrants in the 45-64 age category from living on benefits. It should also be noted that a number of objectives in the SA Framework aim to facilitate the retention of young people to remain in their local communities. No change.	**N/a**
10.	Cllr. R Llewelyn Jones	A lot more has to be done to improve our school buildings - education is so important that it must take precedence with our budgets - we have a need for a college of further education in Holyhead and have a prime site on the old Cybi School near to the Holyhead High School.	The need to improve the condition of school buildings is not an issue for the Sustainability Appraisal Scoping Report to address. No change.	**N/a**
5. CLIMATIC FACTORS				
11.	John Rowlands	"The need to contribute to the reduction of greenhouse gases by reducing energy use and increasing renewable energy generation". This is clearly vital, but how easy is it for the general population to participate in renewables? Industry might be the solution, but this needs centralised (grid) power distribution, which is generally not compatible with concepts of sustainability, which envisage community and individual electricity	The statement reflects an issue which has been identified as one of importance in terms of achieving sustainable development. It outlines an objective that could be achieved through the Plan's policies by encouraging the development of renewable energy schemes, both at a larger, centralised scale, and smaller community or micro-renewable scale. No	**N/a**

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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
		generation.	change.	
12.	CCW	Paragraph 5.2 - In addition to "present estimates" in the scoping document the following should also be included. As in other areas within the UK, it is likely that impacts in Wales will include year-round higher temperatures, more frequent storms, a rise in sea level, more frequent storm surges, increased rainfall and greater inflow to estuaries and the sea, changes in rainfall pattern during the year (wetter winters, drier summers), and increased evapotranspiration (water loss from plants, water bodies and soils).	Accept the recommendation.	**DA8**
13.	CCW	It should also be outlined that there is an issue in relation to air quality and impact on habitats in particular acid deposition and eutrophication (already identified in the baseline as an issue for Natura 2000 sites).	Accept the recommendation.	**DA9 & D10**
14.	Bourne Leisure	Whilst climate change is identified as a key issue in Chapter 5 'Climatic Factors', it is noted that the increased risk of flooding and coastal erosion due to climate change are not identified as key concerns. Given the coastal nature of the JLDP area, it is particularly important that the emerging Development Plan seeks to ensure that new development is resilient and adaptable to the effects of flooding, and takes account of the long term sustainability of development and the environment. 'Climatic Factors' therefore needs to focus not only on the causes of climate change i.e. greenhouse gases, but on the consequences as well with particular emphasis on an increased risk of tidal flooding and coastal erosion.	The JPPU agrees that specific reference should be given to the increased risk of flooding due to climate change and this should be identified as a key issue in the 'Climatic Factors' chapter. The JLDP should also ensure that new development is resilient and adaptable to the effects of flooding.	**DA11 & DA12**
15.	Bourne Leisure	In regard to flood risk, there is a need for the Scoping Report issues to be drafted so as to take full account of the specific characteristics and vulnerability of a wide range of land uses, including tourism development. For example certain tourism uses need to be, or need to remain, adjacent to water. Consideration then has to be given to whether the residual risks of flooding to people and property are acceptable and can be satisfactorily managed; and whether the proposed development makes a positive contribution to reducing or managing flood risk.	The JPPU agrees that the type of development included in bullet 6 as noted should be extended to include all forms of development including those associated with tourism.	**DA13**

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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
		In regard to existing development within the coastal zone, the need for operators/owners of tourism development to secure and deliver coastal defence construction, maintenance and improvement works, to protect their property and businesses should be identified as a key issue.		
6. CULTURAL HERITAGE				
16.	Sustainability Group	Need to check 12% figure "at risk" is latest stat.	The figure represents the best available data at the moment. However, the JPPU acknowledges that the date should be included in the text.	**DA14**
17.	Sustainability Group	Correction – date should be 1986.	Accept the recommendation.	**DA15**
18.	CCW	We also suggest that further non designated features of cultural interest should also be considered e.g. agricultural structures, ancient road systems, field boundaries and systems, veteran and culturally important trees etc. It is further recommended that reference be made to the cultural Heritage information in LANDMAP.	Accept the recommendation.	**DA16 & DA19 & DA49**
19.	Sustainability Group	Key Issues – add "Loss of historic landscape features"	Accept the recommendation.	**DA17 & DA26**
20.	Sustainability Group	Opportunities – add "architectural, built heritage and historic landscape".	Accept the recommendation.	**DA18**
21.	John Rowlands	Cultural Heritage: narrow definition of heritage. Heritage includes many more aspects than indicated in the document. Of particular importance is the growing interest and significant potential in 'tranquility' tourism. Large areas of Anglesey and Gwynedd benefit from night skies that are significantly darker than that seen over much of the rest of the UK. I suggest the importance of the dark night sky be considered in the document.	Accept the recommendation.	**DA27 & DA30 & DA70**
22.	Cllr. R Llewelyn Jones	HERITAGE SITES - At present, very little in the way of maintenance is being done to a whole host of heritage buildings - we have a unique structure in Holyhead in the Great Breakwater. It is in danger of being breached as it is not being maintained. This item also falls under your Economic future programme.	The SA Scoping Report identifies the need to protect important heritage sites and the historic environment from potential damage due to development. Subsequently, the SA Framework, which will be used to assess the Plan includes an objective which aims to "conserve, promote and	**N/a**

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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
			enhance cultural resources and historic heritage assets". This will ensure that the emerging plan's policies and proposals will not adversely impact upon cultural heritage features in the Plan area. The actual maintenance of heritage buildings is outside the remit of the SA and JLDP.	
23.	Cllr. R Llewelyn Jones	WELSH LANGUAGE – there is a need to have Welsh as part of everyday life in all of our schools. There is a need to make it something that is part of children's way of life and not as a foreign language as some of our schools still operate. New housing schemes are needed to blend into the Village life with preference for local families and focal points such as a small park and village shop being encouraged. Large towns should have special schemes tailor made for youngsters to develop their Welsh language skills.	It is not the role of the SA Scoping Report or the JLDP to promote the use of the Welsh language in schools. The Scoping Report states that there is a need to facilitate the preservation and enhancement of the Welsh language and culture as an important part of our cultural heritage. A Welsh Language Impact Assessment will be undertaken at different stages of the Plan development process which will ensure that the language is protected and enhanced wherever possible. With regard to the need to provide housing for local families, this is addressed by one of the objectives in the SA Framework which states that there is a need to "provide good quality housing, including affordable housing that meets local needs." No change.	**N/a**
24.	R. Parri ar ran Tanc Meddwl Cymuned Môn	We are calling for the Joint Planning Unit of Gwynedd and Anglesey to consider the following points in any strategy in future: i) The report of the Welsh Language Board on the concept of Language Development Areas in communities with over 60% of Welsh speakers. i) The report of Wrexham Borough Council on the concept of Language Conservation Areas in communities where over 20% are Welsh speakers. Iii)The current public position (1991 Census) of the Welsh Language in Anglesey and the fact that only communities in central Anglesey had over 75% of Welsh speakers. These areas according to international scientific evidence were the areas where the Welsh language remained a viable community language. Iv)The impact of the Bangor hub on the viability of the Welsh language in those areas between Llanfairpwllgwyngyll and Llangefni and surrounding areas. The (last) bastion of the Welsh language in Anglesey. v) The likely effect of development if the plan to construct a second	The Scoping report identifies the current situation with regards to the Welsh language as well as trends in different areas of the Plan area. From this analysis, the key issues facing the language have been identified. Any proposals or policies in the JLDP will be assessed against the SA Framework which includes objectives that aim to protect the language from the adverse impacts of developments. The emerging JLDP will also be subject to a Welsh Language Impact Assessment (WLIA). This means that all sites, policies and proposals contained in the plan will be assessed against specific criteria aimed at protecting the interests of the Welsh language and mitigating any adverse impact of development upon it. The WLIA of the JLDP will be based on the principles contained in the report "Planning and the Welsh Language:	**N/a**

ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
		atomic power station proceeds in north-west Anglesey on the fragile linguistic community already existing in the coastal communitiesin this part of Anglesey. vi) Long term effect since the 1960s of overdevelopment beyond the local needs of Anglesey on the linguistic, ethnic (ethnicity), and demography (age and society), during this period. This trend will continue in future if any further planning is based on the above strategies. Furthermore, we call on the Welsh Language Unit of the Welsh Goverment to supervise everything and call for a political consensus in the Welsh Senedd and in the Councils of Anglesey and Gwynedd to legislate on what is outlined below . We call for establishing the following in Anglesey and Gwynedd based on the Census of 2011 and 2001: i) Establishing Language Development Areas (based on the census of 2011 and 2001) and they will include every community that exists in 2011 and which existed in 2001 with over 60% of Welsh speakers. ii) Establishing Language Conservation Areas (based on the census of 2011 and 2001) where over 20% are Welsh speakers.	The Way Ahead (2005)". Although not formally adopted as part of national policy and guidance system, it is acknowledged that Welsh Language: The Way Ahead (2005) represents the only form of guidance on how Language Impact Assessment should be undertaken. Detailed statistics on the Welsh language (including trends) will be used as the basis for decisions in the assessment. The process of assessing the language impact of the JLDP is an iterative one and work will continue as the Plan evolves. The SA Framework which will be applied to different stages of the plan contains an objective which aims to safeguard and enhance the Welsh language. This objective has been derived from an analysis of the current situation of the Welsh language in Anglesey and Gwynedd. The SA process will therefore further protect the Welsh language from adverse development. Any development associated with the Wylfa B development proposal will be subject to a formal Welsh Language Impact Assessment, separate to the WLIA of the JLDP. The purpose of such an assessment will be to mitigate against any potential negative impact on the Welsh language. The issue of establishing Welsh Language Development Areas is not relevant to the SA of the JLDP. All in all, it is therefore considered that the proposed approach to be taken with regards to assessing the impact on the Welsh language in the Sustainability Appraisal and the JLDP itself is sufficiently robust in mitigating any potentially adverse impacts of development on the Welsh language.	
7. ECONOMY				

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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
25.	John Rowlands	Incompatibility: Improving the tourism industry vs sustainability. Given the importance of the private motor car, is it a conflict to suggest that tourism can be improved whilst maintaining sustainability?	It is inevitable that there will be conflicting interests in the JLDP. Development in itself is not conducive to the principles of sustainability. The aim of the Plan is to facilitate development that is as sustainable as possible. The need to improve the tourism industry in the Plan area is one of the issues that have been identified through the assessment of the baseline information and the plans and programmes review. It is agreed, however, that the wording should be amended to reflect the principles of sustainable development.	**DA22**
26.	Cllr. R Llewelyn Jones	There are numerous planning applications made for housing in and around the outer harbour in Holyhead and developers appear to bring forward plans for multiple occupation second home marina developments that will impact on coastal panoramic views. The pressure is on for these to be. We need to put a stop to the building of whole sea front developments such as Port Dinorwig where they have taken over a whole slice of the Menai sea front for the use of second home owners and what work do they bring to the local community - they are empty for more than half the year. More social housing is needed and the accountability of Housing Associations has to be part of our Local Government remit.	The Scoping Report identifies the need for the Plan to provide good quality housing, including affordable housing that meets local needs. The exact type and amount of housing will vary geographically, depending on the local need in any particular area. A Housing Needs Survey and housing research papers will determine the local need for affordable housing within the Plan area.	**N/a**
27.	Cllr. R Llewelyn Jones	TOWN CENTRES - it is too late to turn the tide for town centres - the planners have gone down the road of out of town shopping.	The SA Scoping Report recognises that the JLDP should assess and encourage the vitality, attractiveness and viability of town and retail centres. It also states that there is a need to contribute to strenthening and diversifying local economies within the Plan area by supporting and promoting growth in local businesses. No change.	**N/a**
28.	Cllr. R Llewelyn Jones	TOURISM - Little in the way of pro active measures are taken - hotels and guest houses should be encouraged to up their standards - hundreds of people are employed in the tourist industry and yet there appears to be little in the way it is co-ordinated and no special team looking at what can be done to bring it all together.	The Scoping Report has identified the need to improve the tourism industry in the Plan area. As a result, one of the sub-objectives in the SA Framework aims to support the tourist industry through environmental improvements and enhanced infrastructure. No change.	**N/a**
29.	CPRW	ECONOMY - The probability of the construction of Wylfa B and its	Accept the recommendation. The Scoping Report should	**DA64(i)**

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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
	(Anglesey Branch)	consequences cannot be ignored in this section. Why is it not included? The long term implications following completion of the power station will need to be addressed.	outline the possible outcomes from the Anglesey Energy Island Programme if it were to go ahead.	**& (ii)**
30.	Bourne Leisure	Paragraph 7.9 of the Scoping Report advises that "there is a requirement for a substantial level of investment in high quality accommodation, tourist attractions and recreational activities to encourage a larger customer base to the island." in relation to Gwynedd. Paragraph 7.9 states that tourist numbers have declined since 2005. It is important to note that a comprehensive and consistent approach needs to be adopted for the Joint LDP area, whereby the key issue of seeking to improve the tourism industry is sought equally on Anglesey as well as Gwynedd.	The SA of the JLDP covers both Local Planning Authority Areas, hence the objectives contained in the SA Framework will be applied equally in Anglesey as well as Gwynedd.	**N/a**
	Bourne Leisure	It is important to emphasise the need to ensure that all holiday parks are able to continue to adapt and meet the ever changing requirements of holidaymakers. There must be policy scope for change (informed by the SA/SEA framework of objectives), not only in order to achieve the wider policy objective of encouraging tourism generally, but also to promote the upgrading and expansion of existing accommodation in order to cross-fund other improvements to parks, thereby encouraging year round tourism.	The JPPU agrees that the SA and JLDP should facilitate the improvement of existing tourism facilities.	**DA47**
9. LANDSCAPE				
31.	CCW	Paragraph 9.2 This paragraph has incorrectly identified that all the Anglesey Coast has been designated as an Area of Outstanding Beauty and needs correcting.	Accept the recommendation	**DA24**
32.	CCW	Paragraph 9.3 In this section there is also a need to identify that major current threats can also come from intrusive developments particularly related to energy, transport and tourism; the latter concentrated especially along the coast, and in National Parks.	Accept the recommendation	**DA25**
33.	CCW	This section should also cover access to natural areas for recreational purposes. Any development and infrastructure can potentially have a negative effect on landscape, townscape and seascape character if not	Accept the recommendation	**DA25**

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		appropriately located and designed. A particular issue for example may include the location of a wind farm and its impact on the visual landscape/seascape. In addition to the list outlined the following should be added - Urban Expansion/new development, Energy/Industry.		
34.	Sustainability Group	Para 9.3 Second sentence add "These include….tourism developments such as log cabins, proposals such as wind farms / turbines"	Accept the recommendation	**DA25**
35.	Sustainability Group	Key issues from baseline analysis – add "….views into or out of the SNP and AONB's." "Encourage green infrastructure links and protection and enhancement of species rich hedgerows, amenity trees and woodlands, Use of green wedges where such designations are considered necessary."	Accept the recommendation	**DA29 & DA31 & DA32**
36.	CPRW (Anglesey Branch)	Para 9.3 Key messages, 2nd bullet point - who and how is 'where appropriate' to be determined? Surely all methods of enhancement should continuously be pursued.	The JPPU agrees that the use of the phrase "where appropriate" should be changed to "where possible".	**DA33**
37.	Sustainability Group	Key messages – add "The JLDP should promote appropriately sighted development and good design that respects the areas local built and landscape distinctiveness".	Accept the recommendation	**DA34**
38.	John Rowlands	Landscape: 'The JLDP should promote good design that respects the area's local distinctiveness'. However, much discussion of landscape is limited to daytime views. The landscape portion of the report should take non-light polluting lighting designs into account against a justification that the night skies of the area are distinctive in being far less polluted than the vast majority of the UK.	The JPPU agrees that reference should be made to the importance of dark night skies in the Plan area.	**DA27 & DA30 & DA70**
39.	CPRW (C'fon Branch)	In the section on landscape we agree that caravan and camping sites are one of several significant sources of pressure on the landscape, especially in the coastal areas of Dwyfor and Meirioneth.	The comment of support is noted.	**N/a**
40.	CPRW (C'fon Branch)	Energy networks including overhead cables and pylons, and proliferation of medium-scale individual wind turbines, are also an increasing threat to the landscape of Gwynedd and Anglesey, which should be considered in	Accept the recommendation	**DA25**

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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
		the Plan.		
10. SOILS, MINERALS, WASTE				
41.	John Rowlands	There is a glancing reference to 'diffuse' pollution from agriculture, but surprisingly there is no mention of Nitrate Vulnerable Zones (NVZs), despite the existence of a WG unit dealing with this. Nitrates are a considerable problem on Anglesey and in Gwynedd and more prominence ought to be given to this in the document.	The JPPU agrees that reference should be made to Nitrate Vulnerable Zones in the Scoping Report.	**DA35 & DA39 & DA73**
42.	Environment Agency	Planning Policy Wales (2011) paragraph 13.6, gives advice on Development Plans and Contaminated Land. An implication for the JLDP is that its process will need to facilitate the remediation of land affected by contamination through appropriate policies and allocations. We suggest that the JLDP ensure that any proposed development on land known or strongly suspected of being contaminated should be subject to a Preliminary Risk Assessment (PRA), prior to allocating a site within the JLDP.	Accept the recommendation.	**DA37**
43.	Environment Agency	The North Wales Residual Waste Treatment Project should be considered in determining and justifying the need for any waste facilities on Isle of Anglesey and Gwynedd.	Accept the recommendation.	**DA38**
44.	Environment Agency	Predicted and existing arisings should be calculated, to determine the number, type and land area requirement for new facilities. The assessment should establish the types and locations of management facilities required. Through the LDP/SA process, we will seek assurance and confirmation from you that the requirements for the authority areas have been considered, how options were chosen and how the Plan will deliver such requirements.	The JPPU agrees that this should be noted under the 'Key Messages' section of the chapter relating to waste.	**DA38**
11. TRANSPORT				
45.	John Rowlands	'Key messages from plans and programmes review develop a well integrated, core transport network which is safe, efficient, clean and fair.' I am not sure that the term 'clean is very meaningful. Does it refer to the physical cleanliness of the public transport, or to low vehicle emissions?	The term 'clean' in this respect refers to the need to develop a transport network which has a minimal contribution to air pollution. The JPPU considers that the term is appropriate in this context. No change.	**N/A**
12. WATER				

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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
46.	Cllr. R Llewelyn Jones	FLOOD DEFENCES - the need for coastal defences is paramount on Anglesey - we have a lot of land that could be under threat if the sea were to rise to the levels predicted in the next hundred years.	The SA Scoping Report identifies that flooding is an issue in particular areas of the Plan Area. A key message identified in the Scoping Report from the analysis of the baseline information and plans and programmes review is that the JLDP should ensure that the risk of flooding is considered in determining the location of new development and that new development should be directed away from those areas which are at high risk of flooding. It is the role of the Environment Agency to build and maintain flood and coastal defences.	**N/A**
47.	Environment Agency	One of the key issues from the Shoreline Management Plan, and Catchment Flood Management Plans is that significant amounts of the Gwynedd and Anglesey coastline, and floodplains may not be suitable for development over the long term, and this issue should be included as a key issue, within the Climatic Factors, and/or Water topics of the Scoping Report.	Accept the recommendation	**DA40**
48.	Environment Agency	Water - Water Cycle Study/Strategy: We welcome significant reference within the Scoping Report and its associated documents to the Western Wales River Basin Management Plan. A point of note is that a small area of Gwynedd e.g. Llandderfel is also within the Dee River Basin Management Plan.	Accept the recommendation	**DA59**
49.	Environment Agency	We believe that carrying out a Water Cycle Study over the JLDP period will identify areas where there may be issues of water stress, and will aid compliance with the Water Framework Directive within the Anglesey and Gwynedd area. Ensuring that there is adequate infrastructure should be key to land use planning. This may aid in tying in the strategy employed by Dwr Cymru / Welsh Water with regard to its infrastructure planning concerning potable water supply and sewerage infrastructure, and the decision of where to locate new development, as proposed within the JLDP.	Whether such a study should be undertaken is not a matter for the Scoping Report to address. The need for such a study will be determined separately as part of the JLDP process.	**N/a**
50.	Environment Agency	Whilst we welcome both indicators relating to water and flood risk (page 43 of the Scoping Report), we would recommend that an indicator is included which is linked to the River Basin Management Plans e.g. % of	Accept the recommendation	**DA56 & DA74**

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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
		waterbodies at good ecological status or potential.		
		13. SA FRAMEWORK		
51.	CPRW (Anglesey Branch)	Para 13.4 - Unless some form of action relating to our comment on Para 4.3 overleaf can be taken, we foresee a continuing decline in what can hardly be referred to as 'development of the Welsh language'.	The Scoping report identifies the current situation with regards to the Welsh language as well as trends in different areas of the Plan area. From this analysis, the key issues facing the language have been identified. Any proposals or policies in the JLDP will be assessed against the SA Framework which includes objectives that aim to protect the language from the adverse impacts of developments. The emerging JLDP will also be subject to a Welsh Language Impact Assessment. This means that all sites, policies and proposals contained in the plan will be assessed against specific criteria aimed at protecting the interests of the Welsh language. No change.	**N/a**
52.	CPRW (C'fon Branch)	In Chapter 13, more stress should be placed on the issue of enhancing the landscape through explicit policies or initiatives designed to mitigate the impact of established developments, as well as new developments. This applies in particular to established caravan sites (and single static caravan sites within the curtilage of individual dwellings), and for example, to the location, scale and colouring of large agricultural sheds. The indicator suggested for landscape impact is vague and unclear. Who is reporting on condition status, how, what designations? More objective indicators would be desirable, comparable to those for most of the other topics, though it is appreciated this may be difficult.In the case of caravan sites, for example, this could require an objective baseline monitoring survey of landscape impact (e.g. % adoption of conservation colours for statics, relative visibility in the landscape, etc).	The role of the JLDP is to set the land use framework for ***new*** development in the plan area. It is not the role of the Plan to influence the landscape impact of existing development. The JPPU feels that the objective included in the SA Framework which aims to "value, conserve and enhance the plan area's rural landscapes and urban townscapes" is sufficient in conserving the existing landscape. The JPPU agrees that further indicators should be added to the SA Framework to monitor the impact of development on the landscape.	**DA50**
53.	Bourne Leisure	Whilst objectives 1 and 8, which seek to protect the natural environment are supported, the Company would also emphasise the need to adopt a more comprehensively balanced approach, which promotes appropriate tourist development that benefits the local economy, whilst recognising the need to protect the natural environment. This balanced approach is appropriate even in more sensitive areas, provided that commensurate mitigation measures (such as the inclusion of a buffer zone and	The JPPU is of the opinion that the objectives contained in the SA Framework represent a balanced approach in terms of facilitating growth whilst at the same time protecting the natural environment. Specific reference to the need to promote the tourist industry is provided in the sub-objectives of objective 6 – "Support economic growth and facilitate a vibrant, diversified economy providing local employment	**N/a**

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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
		appropriate landscaping) can be implemented to mitigate both direct and indirect impacts. Each proposed tourist development should therefore be considered on its own merits and with specific reference to economic and social benefits, as well as environmental considerations. It is therefore important that the SA/SEA Objectives that address natural environment interests are comprehensively balanced.	opportunities". No change.	
54.	Sustainability Group	It is not possible to obtain data for % change of priority species and habitats in LDP area, therefore this should be deleted.	Accept the recommendation	**DA41**
55.	Sustainability Group	Table 13.1 – Under box for biodiversity add proposed indicator: "loss of biodiversity through development measured by loss or impact to international sites (i.e. Natura 2000), national sites (e.g. SSSI) and local sites in LDP area."	Accept the recommendation	**DA42**
56.	Sustainability Group	Also add "net loss of biodiversity in LDP area caused by development".	Accept the recommendation	**DA43**
57.	CCW	we suggest the following additional indicators: • Protect the integrity of designated (international, national and local) sites and avoid habitat/ species fragmentation Suggested Indicator: % of features(various types) in favourable condition, including both land and marine based (WAG, 2006) • Conserve and enhance terrestrial and marine wildlife habitats (including the plan areas substantial woodland assets) and wider biodiversity in rural and urban areas Suggested Indicators: i) Achievement of BAP objectives and Targets (UK and country specific/regional/local) ii) Trends and status of NERC 2006, Section 42 species/habitats iii) Number and area of SINCs and LNR within the plan We would welcome further discussion on these points.	Accept the recommendation	**DA44**
58.	Sustainability Group	Would information about 'Local and Regional CO2 Emissions Estimates' be used for the % change in carbon dioxide emissions from the housing stock? If so, why not use the figures for the other sectors as an	Accept the recommendation.	**DA46**

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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
		indicator?		
59.	Sustainability Group	Objective 7 – Question the use of 'good quality ' – it would be better to use sustainable houses with a minimal impact on the environment but accept that there is a need to consider whether it is possible to monitor these.	Accept the recommendation	**DA48**
60.	CCW	We are not clear what your indicator of "% designations reporting favourable condition status" will entail.	The JPPU agrees that it will be difficult to measure the condition status of landscape designations, and the indicator should therefore be deleted.	**DA49**
61.	Sustainability Group	Objective 8 – There is a need here for LANDMAP input.	Accept the recommendation	**DA50**
63.	Sustainability Group	Objecive 9 – Reference to priority given to development on brownfield land. Some of these types of sites could be extremely important wildlife habitats – there is a need to examine the wording.	Accept the recommendation	**DA51**
64.	Sustainability Group	Objective 10 – reference should be made to the cycle network here. Question whether there is a need for the word 'public' in the questions. One possible indicator could be the number of electric car charging stations are available or LPG fuelling stations available.	Accept the recommendation	**DA52 & DA53 & DA54**
65.	Bourne Leisure	Whilst we note that risk from flooding has not been identified as a key issue under 'Climatic Factors' at Chapter 5 of the Scoping Report, Bourne Leisure welcomes the SA/SEA Objective 11 which seeks to minimise the risk of all types of flooding, including tidal.	The JPPU acknowledges the comment of support.	**N/a**
66.	Sustainability Group	Objective 11 – should wording be included to prevent developments in an area at risk of flooding?	Accept the recommendation	**DA55**
67.	Sustainability Group	Table 13.2 Row 1. Typo "biodiversity interests **and** ecological connectivity".	Accept the recommendation	**DA57**

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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
68.	Sustainability Group	Suggest changing the contents of Table 13.2.	Accept the recommendation	**DA58**
ATODIAD 1 – AROLWG CYNLLUNIAU				
69.	Cyngor Ynys Môn	Anglesey's AONB Management Plan has not been included in the list of plans.	Accept that the Anglesey AONB Management Plan should be added to the list of plans and to provide an outline of the purpose and objectives of that plan in Appendix 1.	**DA59**
70.	Sustainability Group	Add the Three Year Plan to the list: Wales Climate Change Strategy (and associasted implementation plans).	Accept the recommendation	**DA59**
71.	Sustainability Group	Add to the list : Gwynedd Council's new Three Year Plan for 2011-14. The work of several Programme Boards is relevant to the JLDP.	Accept the recommendation	**DA59**
72.	Sustainability Group	Add to the list: There is a final version of the Sustainable Development Plan so there is no need for the 'Consutation'.	Accept the recommendation	**DA59**
73.	Sustainability Group	Add to the list: Gwynedd's Community Strategy (Draft).	Accept the recommendation	**DA59**
74.	Sustainability Group	Add to the list: Should the section on the Climate Change Strategy include a reference to the implementation plans?	Accept the recommendation	**DA59**
75.	Sustainability Group	Add to the list: Improving Lives and Communities – Homes in Wales (April 2010)	Accept the recommendation	**DA59**
76.	Sustainability Group	Add to the list: Gwynedd Council's Homelessness Strategy – Supplementary Planning Guidance.	Accept the recommendation	**DA59**
77.	Sustainability Group	Add to the list: Review of relevant plans under biodiversity – replace TAN 5 1996 with TAN 5 2009.	Accept the recommendation	**DA59**

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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
78.	Sustainability Group	Add to the list: Anglesey's Empty Homes Strategy	Accept the recommendation	**DA59**
79.	Sustainability Group	Add to the list: Anglesey's Private Sector Housing Renewal Strategy	Accept the recommendation	**DA59**
80.	Sustainability Group	Replace TAN6 (2000) with TAN6 (2010)	Accept the recommendation	**DA59**
81.	Sustainability Group	Add to list: Affordable Housing Supply and Participation Framework (Anglesey)	Accept the recommendation	**DA59**
82.	Environment Agency	Soils, Minerals and Waste - We welcome reference to North Wales Regional Waste Plan, First Review 2007, but this document has now been superseded by various waste sector plans – a Municipal Waste Sector Plan, a Food Manufacture, Service and Retail Sector Plan, and a Collections, Infrastructure and Markets Sector Plan.	Accept the recommendation	**DA59**
83.	Environment Agency	Add to the policy review: The Shoreline Management Plan (West of Wales) Catchment Flood Management Plan (North West Wales, and River Dee CFMPs) Salmon Action Plans Western Wales Eel Management Plan	Accept the recommendation.	**DA59**
84.	Environment Agency	We also draw you to the Catchment Abstraction Management Strategies for the Gwynedd and Anglesey areas. Although information relating to these strategies will have been input into the River Basin Management Plans, we believe that these should be considered separately.	Accept the recommendation	**DA59**
85.	Environment Agency	Energy Island - We welcome and support the reference made to Draft National Policy Statement for Renewable Energy Infrastructure (EN-3) and WAG (2005) TAN8 – Renewable Energy, due to the high volume of potential developments on Anglesey in particular. Close consultation with ourselves and other statutory bodies on this aspect, will be required throughout the JLDP process.	Derbyn y sylw o gefnogaeth.	**N/a**
86.	Sustainability Group	Consider adding plans / documents dealing with education to the review of relevant plans.	Accept the recommendation	**DA59**

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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
87.	CCW	A number of additional plans and programmes should be added to the plans and programmes review.	Accept that there is merit in reviewing the appropriateness of including the Plans and Programmes highlighted within the Plans and Programmes list.	**DA59**
ATODIAD 2 - GWAELODLIN				
88.	Sustainability Group	Has exactly the same data been used for the analysis of Gwynedd and Anglesey?	The same data has been used for Gwynedd and Anglesey whenever possible. However, in some cases, the information was not available for both areas. Nevertheless, it is not anticipated that this is a matter that undermines the quality and credibility of the baseline that has been included in the Report.	**N/a**
89.	Sustainability Group	For clarity to the reader, I believe that it would be a good idea to try to include your data sources for all the data within the document (I believe that including the sources alongside the data would help, whilst also assisting you to update the evidence in future).	As a large variety of sources have ben used (some of them lengthy), it was agreed to include footnotes with the sources of the data at the end of every section in order to avoid complicating the baseline assessment.	**N/a**
90.	CCW	Sites of importance for nature conservation (SINC) - The baseline should incorporate Sites of Importance for Nature Conservation (SINC). This designation is applied to the most important non-statutory nature conservation sites.	Accept the recommendation. Awaiting data	
91.	CCW	The baseline will need to include Regionally Important Geological Sites. These sites are important places for geology and geomorphology outside statutorily protected land such as SSSIs. Actions to conserve and enhance the geodiversity of a particular area are set out in Local Geodiversity Action Plans (LGAPs). The key aims of LGAPs are to: • Identify, conserve and enhance the best sites that represent the geological history of an area in a scientific, educational, recreational and cultural setting; • Promote geological sites and make geoconservation relevant to people;	Accept the recommendation. Awaiting data	

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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
		• Provide a local geodiversity audit (auditing sites and skills); and Influence local planning policy. National guidelines of geological conservation inform the development of LGAPs, and nationally designated sites such as SSSIs) and regionally/locally important ones (such as RIGS) are brought together into a common framework. The Anglesey LGAP was the first of its kind in Wales (Geomon).		
92.	CCW	UNESCO Geopark - The baseline has not included Geoparks. These are territories encompassing one or more sites of scientific importance, not only for geological reasons, but also by virtue of their archaeological, ecological or cultural value. Anglesey Geopark is one of eight UNESCO Geoparks in the UK.	Accept the recommendation	**DA71(i) & DA24**
93.	CCW	The Report should incorporate RSPB Reserves and other Non-Governmental Organisation Reserves.	Accept the recommendation.	**DA60**
94.	Sustainability Group	Page 23: Life Expectancy – four years of more up to date data is avaialable on the website of StatsWales (http://www.statswales.wales.gov.uk/TableViewer/tableView.aspx?ReportId=3816)	Agree that the baseline should be updated in accordance with the recommendations proposed.	**DA60 (i)**
95.	Sustainability Group	Page 27: crime – data up to 2009-10 is available for north Wales through the Welsh Government (http://wales.gov.uk/docs/statistics/2011/110705crimeen.pdf)	Agreee that the baseline should be updated in accordance with the recommendations proposed.	**DA61**
96.	Sustainability Group	Economiy – more recent data is available (Chapter - 'Communities' - Gwynedd only)	This section is a repetition of what is included in the chapter dealing with the economy of the Plan area. Therefore, it is considered that there is no need to repeat the main messages in this section. However, it is suggested that the 'issues' that have been identified from the data in this section are included in the section dealing with WIMD.	**DA62 & DA63**
97.	Sustainability Group	The Wales Index of Multiple Deprivation 2011 has been released – these figures should be included rather than the data for 2008.	Accept the recommendation.	**DA63**
98.	Sustainability	The Assembly's website includes information in terms of the high level of	Accept the recommendation.	**DA64**

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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
	Group	climate change forecast for Wales. The data of UKCP09 enables individuals to look at specific areas to see the likely effect on much smaller areas.		
99.	CCW	Climatic Factors - The baseline has reflected issues with acid and nitrate deposition - this indicates that there is an issue in terms of air quality in respect to natural habitats – this needs to be reflected in the main text and Issues/Constraints/Opportunities identified.	Accept the recommendation.	**DA9**
100.	Sustainability Group	Gross Value Added (GVA) – the data for 2008 is available via the Office for National Statistics .	Agree that the baseline should be updated in accordance with the proposed suggestions.	**DA65**
101.	Sustainability Group	Education and Skills – more recent data for adults without qualifications is available via Nomis (ONS Annual Population Survey: https://www.nomisweb.co.uk/reports/lmp/la/2038432109/report.aspx#tabquals)	Accept the recommendation	**DA66**
102.	Sustainability Group	Tourism – The tourism figures should be updated with statistics from the STEAM Report 2008 and 2009.	Accept the recommendation.	**DA20 & DA21 & DA67**
103.	Sustainability Group	Pages 85-86: House Prices / Sales – more recent data should be provided.	Accept the recommendation.	**DA23 & DA68**
104.	CCW	Landscape – Baseline should also include the National Park Boundary.	Accept the recommendation.	**DA71**
105.	Sustainability Group	It is questioned whether there has been a real increase in municipal waste.	Accept that municipal waste has reduced over recent years and that the baseline should include more recent data and figures.	**DA36 & DA72**
106.	CCW	Material Assets – CCW would also encourage the JPPU to consider more material assets in their baseline reports. CCW have published	Accept the recommendation. Awaiting data.	

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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
		guidance for practioners on this topic within the context of CCW interest. SEA Topic: Material Assets Countryside Council for Wales 2007 (http://www.ccw.gov.uk/landscape--wildlife/managing-land-andsea/ environmental-assessment/sea.aspx)		
107.	Sustainability Group	The baseline shows that Anglesey's figures for carbon dioxide are high but perhaps this situation has changed since Anglesey Aluminium's closure.	No data showing carbon dioxide levels at local authority level have been published since the closure of Anglesey Aluminium. However, it is intended to update the Scoping Report at specific periods in future. No change.	**N/a**
108.	Sustainability Group	Benefits – We can provide more up to date data.	It is considered that the data contained in the Scoping Report shows information in more detail than what is being offered. It is considered that data dating from 2009 provides a sufficiently correct and up to date picture of the situation in the area of the Plan.	**N/a**
109.	Sustainability Group	Industry – We can provide more up to dater data in future.	Agree to update the report when data is available.	**N/a**
110.	Sustainability Group	Pages 75-76: Agriculture – more recent statistics are available from the Welsh Government fhttp://wales.gov.uk/topics/statistics/headlines/agriculture2011/110728/?lang=en)	The data is not complete for every area of agriculture, therefore it is felt that the data that has been used provides a more complete picture of the current situation in terms of benefits for the area of the Plan.	**N/a**
111.	CPRW (Anglesey Branch)	Rural and Urban Landscapes. We also wish to see Seascapes being recognised by their inclusion. Our protected coastal landscapes have a maritime dimension which is a vital part of the seascape even though the marine environment below mean low water mark is not included in the AONB designation.	The JPPU agrees that reference should be made to the seascapes of Anglesey and Gwynedd.	**DA28 & DA69**
GENERAL				
112.	Cllr. R Llewelyn Jones	As a general comment I would have liked to see a lot more consultation on this document especially with the local schools and colleges.	In accordance with the requirements of the SEA Directive and guidance for Sustainability Appraisal, the Councils are	**N/a**

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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
			required to consult with the three Statutory Consultation Bodies (CADW, Environment Agency and the Countryside Council for Wales) for a period of 5 weeks on the contents of the Scoping Report. In order to gain feedback on all sustainability issues which have been identified, the JPPU have also consulted with a wide range of other stakeholders namely the 'general' and 'specific' consultation bodies listed in the JLDP Delivery Agreement. No change.	
113.	Richard J Roberts	According to previous documents, five years will elapse before the LDP is adopted jointly. During this period, will evidence from the Census of 2011 (as it is released), be used whenever possible to update and to strengthen the evidence used from the Census of 1991 and 2001? Whilst acknowledging that the most recent data possible is used in several sections of the JLDP, it is obvious that the Census of 1991 and 2001 are depended upon widely for information. We feel that this does not reflect the social / linguistic changes that have taken place since 2001. To provide the JLDP with contemporary integrity, it should be possible to update relevant sections according to the evidence received from the 2011 Census.	A robust collation of baseline information is important to ensure a sound evidence base for the LDP. However, the SEA Regulations require that only information that can be 'reasonably required' needs to be included in the report. The baseline data in the Scoping Report reflects the best available data at the time of production. This data will be updated at sepecific intervals to reflect any new information that becomes available. It is proposed to update the baseline environmental data once the results of the 2011 Census are released.	**N/a**
114.	CPRW (Anglesey Branch)	We strongly feel that provision has to be prepared for inclusion in the plan which relates to the building of a Wylfa B power station. The need for this will become much clearer during the development stages of the JLDP. As this is a policy statement, we would welcome a statement about power transmission lines across Anglesey. CPRW is of the opinion that the Wylfa B output should be transmitted to the Deeside grid point along the sea bed, directly out from Wylfa. National Grid are currently looking into seabed transmission from Hunterston in Scotland to Deeside. More ugly pylons across Anglesey , through our AONB, across the Strait, through part of the Snowdonia Park and then through the Clwydian Range AONB are no longer acceptable and we wish to see a strong statement supporting seabed transmission in the JLDP.	Accept recommendation	**DA69(i)**
115.	Cyngor Tref	At the most recent meeting of Porthmadog Town Council, concerns were	The observation is not relevant to the contents of the	**N/a**

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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
	Porthmadog	expresssed because it was believed that a Joint Plan between Gwynedd and Angelsey would be more distant, resulting in people losing awareness of land use in their area. Therefore, it was decided to refuse the Plan on the principle of joint working with Anglesey.	Scoping Report. For information, Gwynedd Council Board decided (15/06/2010), along with the Executive Committee of Anglesey Council, to establish a Joint Planning Policy Unit in order to prepare one joint LDP for the Planning Authority Areas of Gwynedd and Angesey. Both Authorities have also approved changing the constitution in order to create a Joint Planning Policy Committee which will make decisions regarding the Joint Local Development Plan.	
116.	Environment Agency	Lifetime of Development - An increasing issue with regard to flood risk and climate change is the lifetime of a proposed development. At present, there is no clear planning policy (not specified within Planning Policy Wales: Technical Advice Note 15) with regard to climate change, and over how many years climate change should be considered with regard to a proposed development. The Environment Agency advocates that 100 years be considered for new residential development, and 75 years for industrial/commercial development. We believe that such a policy should be considered for inclusion within the Local Development Plan. We would also strongly advise you to consider adopting an interim policy to ensure that the lifetime of development is taken into account for planning applications submitted in advance of the adoption of your JLDP. We would be happy to meet you to discuss the feasibility of an interim and JLDP policy on this aspect.	The issue of whether to include such a policy will be determined as part of the JLDP process.	**N/A**
117.	Sustainability Group	There is a need to assess sustainable communities and to have developments such as wind turbines for those communities.	The JPPU agrees that there should be more emphasis on facilitating the development of renewable energy schemes such as wind turbines on a local level.	**DA45**

ABBREVIATIONS

AONB – Area of Outstanding Natural Beauty

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BAP – Biodiveristy Action Plan
JLDP – Joint Local Development Plan
JPPU – Joint Planning Policy Unit
LNR – Local Nature Reserve
NERC Act – Natural Environment and Rural Communities Act
SA – Sustainability Appraisal
SEA – Strategic Environmental Assessment
SINC – Sites of Improtance for Nature Conservation
SNP – Snowdonia National Park
SSSI – Sites of Special Scientific Importance
TAN – Technical Advice Note
WG – Welsh Government
WIMD – Welsh Index of Multiple Deprivation

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

PROPOSED MODIFICATIONS TO THE SA SCOPING REPORT

(New text is shown underlined and in bold e.g. **text** whilst deleted text is shown with a ~~strikethrough~~)

1.7	In addition to the requirement to undertake a SA of the LDP, under European Directive 2001/42/EC, which is implemented in the UK via the Environmental Assessment of Plans and Programmes Regulations 2004, Local Development Plans should also be subject to a Strategic Environmental Assessment (SEA). SEA is a process to ensure that the significant environmental effects arising from plans and programmes are identified, assessed, mitigated, communicated to decision makers and monitored. **By requiring the consideration of plan alternatives and requiring that the results of the assessment are taken into account in the final plan, the SEA process should enable the plan to avoid adverse effects on the environment as well as mitigate against such effects.**	**DA1**
	Habitats Regulations Assessment	
1.12	Under Article 6(3) of the Habitats Directive (92/43/EEC), an appropriate assessment also needs to be undertaken in respect of any plan or project which: • Either alone or in combination with other plans or projects would be likely to have a significant effect on a site designated within the Natura 200**0** network **(i.e. Special Areas of Conservation; Special Protection Areas and Ramsar Sites);** • Is not directly connected with the management of the site for nature conservation.	**DA2** **DA3**
1.16	The ~~consultation draft~~ Annex to TAN 5 (~~October~~ 200**9**~~6~~), which outlines how the Habitats Regulations should be implemented in respect to LDPs, states:	**DA4**
1.21	Allocations and policies of the JLDP have the potential to significantly affect the Welsh language (e.g. by encouraging growth and the influx of people from elsewhere) **through the provision of new housing and through** ~~or by supporting~~ ~~the establishment of~~ new employment **opportunities** ~~uses~~. Welsh Language Impact Assessment (WLIA) allows for the identification of possible impacts	**DA5**

on the Welsh language that may result from development. The Consultation draft of TAN20: Planning and the Welsh Language states that WLIA should be an integral part of Sustainability Appraisal (SA) and site assessment processes that take place during plan preparation.

1.6 For Wales these aims are reflected in the Welsh Assembly Government's (WAG) sustainable development scheme 'One Wales, One Planet;' (May 2009) which defines sustainable development in the following terms: *"Development which meets the needs of the present without compromising the ability of future generations to meet their own needs".*

Sustainable Development in Wales

In Wales, sustainable development means enhancing the economic, social and environmental wellbeing of people and communities, achieving a better quality of life for our own and future generations:

- In ways which promote social justice and equality of opportunity; and
- In ways which enhance the natural and cultural environment and respect its limits – using only our fair share of the earth's resources and sustaining our cultural legacy.

~~Sustainable development is the process by which we reach the goal of sustainability~~

DA6

3. BIODIVERSITY

Key issues from baseline analysis
• **Threats to the integrity and continuity of ~~landscape~~ <u>biodiversity</u> features** • **The need to preserve Semi-Natural Woodlands**

DA7

5. CLIMATIC FACTORS

Summary of current situation and trends

5.1 Air pollution is not a significant problem in Anglesey and Gwynedd to warrant designating an AQM area. Overall air quality in both authorities is good. In Anglesey and Gwynedd, PM10 concentrations for example, are well within the national limits and LSOA areas in the County are amongst the least deprived in Wales in terms of the Welsh Index of Multiple Deprivation : Population Averaged Air Emissions Index (2008). This suggests air quality conditions for the resident population are good in relation to these indices. Local monitoring continues at various sites across both authorities – the only exceedance in air quality has been on the A55 at Llanfair PG were the annual objective for NO2 is exceeded.

5.2 At a national level greenhouse gas emissions have steadily increased since 2002, and emissions continues to be a problem and a significant contributor to climate change. ~~Present estimates for Wales suggests that over the next 25 years, summers could become drier and winters wetter due to climate change, with more rain in total. Temperatures are also likely to increase.~~ **As in other areas within the UK, it is likely that impacts in Wales will include year-round higher temperatures, more frequent storms, a rise in sea level, more frequent storm surges, increased rainfall and greater inflow to estuaries and the sea, changes in rainfall pattern during the year (wetter winters, drier summers), and increased evapotranspiration (water loss from plants, water bodies and soils).** Changes in rainfall patterns and amounts could affect the availability and demand of water for people and the environment. Industry, housing and in particular road transport are major contributors to greenhouse gas emissions in both counties. **DA8**

5.3 Carbon dioxide is the main contributor to greenhouse gas emissions. CO2 equivalent of the total of non CO2 greenhouse gases in Wales have decreased by 28% between 1990 and 2006. The largest contributor to CO2 emissions in Gwynedd is from domestic sources. In Gwynedd, emissions of CO2 from domestic sources is higher than the Welsh average (2.6 per capita compared to 2.4 in Wales), which indicates that there is an above average proportion of energy inefficient housing. This may be linked to the high proportion of pre1919 houses in this area. The largest contributor of CO2 emissions in Anglesey is industry and commercial activity (54%). Housing (fuel emissions) is the largest component of the ecological footprint of Wales accounting for 22-27%.

5.4 Acid and nitrate depositions are a problem in some areas of Anglesey and Gwynedd. Acid deposition includes both wet and dry deposition of pollutants from the atmosphere that have the potential to acidify soils and freshwaters. Nitrogen refers to the pollutant dose that may lead to eutrophication. There are areas within the Plan area where the critical load **DA9**

for some species is exceeded causing a negative effect for some habitats and species.

- **Maintaining good air quality overall**
- **Greenhouse gases and the threat of climate change**
- **Potential damage to ecosystems cause by nitrate and acid deposition** **DA10**
- **The threat of flooding caused by climate change** **DA11**

Sustainability issues and opportunities

- The need to consider air quality impacts in the assessment of development proposals in areas where new/ additional development may lead to significant/cumulative effects in order to maintain or improve air quality.
- The need to contribute to the reduction of greenhouse gases by reducing energy use and increasing renewable energy generation.
- The need to promote energy efficiency in the design of new buildings and the adaptation of existing buildings.
- The need to reduce the ecological footprint of both local authorities, with a particular focus on the emissions arising from housing and transport. .
- The reduction in the production of greenhouse gases by reducing the volume or the need to travel by private transport, promoting increased walking, cycling and use of public transport.
- **The need to ensure that new development is resilient and adaptable to the effects of flooding.** **DA12**

- Incorporating climate change adaptation measures as an integral component of **all** new **development including housing, infrastructure and tourism developments, and consideration should be given to whether the proposed development makes a positive contribution to reducing or managing flood risk**~~housing and infrastructure development.~~

- Facilitating the development of low carbon energy sources across the plan area.

DA13

Key messages from plans and programmes review

- The JLDP should address the issue of climate change, encourage the reduced emissions of harmful greenhouse gases and facilitate the improvement of air quality. The Plan should remain consistent with the objectives and targets set out in national plans and guidance such as the UK Air Quality Strategy.

- The JLDP should consider the objectives and targets of national policy guidance when formulating policies relating to energy generation in the Plan Area.

- The JLDP should promote the use of renewable energy in new developments and emphasise the relationship between energy and building design.

- The availability of public transport will be an important consideration for the JLDP especially in terms of sustainability, accessibility, reducing dependency on private transport and contributing towards the response to climate change.

6. CULTURAL HERITAGE

6.4 A wealth of formal designations identify and protect the most important features in the JLDP area's historic and architectural heritage. Gwynedd has the 2nd highest number of listed buildings in Wales whilst Anglesey has the 9th highest number. These listed buildings range from churches and public buildings to small cottages, telephone kiosks or even milestones. A common link between such diverse structures is the fact that they are considered by CADW to be architecturally or historically special. However, a proportion of these buildings are under threat and 11% in Gwynedd are classified as being 'at risk', whilst in Anglesey, 12% of all listed buildings come under this category **(October 2007)**. **DA14**

6.5 Gwynedd also has a relatively high number of Conservation Areas – 40 in total (the 2nd highest number in Wales), whilst Anglesey has 12 such designations.

6.6 The JLDP area also contains 1 World Heritage Site which is located on 2 sites - Caernarfon Castle and Town Walls in Gwynedd and Beaumaris Castle in Anglesey were added to the list of World Heritage Sites as cultural sites of outstanding universal value in **1986** ~~1987~~. **DA15**

6.7 In addition to these designated features of historic and cultural interest, it will also be important to consider non-designated features such as agricultural structures, ancient road systems, field boundaries and systems, culturally important trees etc. **DA16**

Key issues from baseline analysis
• **Recent decline in the proportion of Welsh speakers** • **A rich and diverse cultural heritage and historic environment** • **Loss of historic landscape features**

DA17

Sustainability issues and opportunities
• A need to facilitate the preservation and enhancement of the Welsh

language and culture as an important part of our cultural heritage.

- Support and facilitate the approach set out in the Welsh Language Measure (see baseline for reference).
- A need to seek evidence and information about the impact of development on the Welsh language where necessary and appropriate.
- The is potential for damage to important heritage sites and the historic environment within the JLDP area from development due to destruction/ disturbance of features of cultural heritage importance and also through disrupting the setting of such features.
- The need to promote the protection, conservation and enhancement of the JLDP area's archaeological, architectural, **built** heritage and **historic landscape** ~~and historic heritage~~.

DA18

Key messages from plans and programmes review

- The JLDP should consider key plans and guidance when formulating its policies and proposals.
- The JLDP should protect and promote the Welsh language and cultural heritage and promote the opportunities which will arise as a consequence of the area's linguistic and cultural resources.
- **The JLDP should consider the cultural heritage information contained in LANDMAP when formulating its proposals.**

DA19

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6. ECONOMY (Gwynedd & Anglesey)

There has been a small and steady rate of growth across most parts of the tourism sector **over recent years**. However, the growth rates are not significantly high to suggest that the industry is experiencing rapid rates of expansion; there is a requirement for a substantial level of investment in high quality accommodation, tourist attractions and recreational activities to encourage a larger customer base to the island. **Most sectors in the tourism industry have seen an overall improvement between 2006 and 2009. However, the serviced accommodation sector has depreciated during this period.** ~~The total visitors to Anglesey declined between 2004 and 2006 after seeing an increase since 2001. The total employed in the tourist industry in Anglesey has remained fairly stable since 2001. In Gwynedd, tourist numbers increased between 1999 and 2005, but have since declined.~~

D20

D21

Key issues from baseline analysis
• **Relatively low GVA particularly in Anglesey** • **Relatively high economic activity rate in the JLDP area but above average unemployment in Anglesey** • **Decline in land based industries** • **Lower than average earnings** • **Education attainment** • ~~**Improving**~~ **Encouraging the sustainable growth in the tourism industry**

DA22

8. HOUSING

8.4 The average price of all houses sold in Gwynedd between **November 2002 and May 2011** ~~1997 and 2006~~ rose by ~~213~~**89.2**% - higher

than the ~~173~~**69**% increase in Wales. In Gwynedd the average house price in ~~2006~~ **May 2011** was ~~£159,452 - £7,252~~ **£169,780 - £8,081** higher than the comparative for Wales. The average price of all houses sold in Anglesey between ~~1996/97 and 2006~~ **November 2002 and May 2011** rose by ~~205~~**81**%. In Anglesey the average house price in **May 2011 was £170,471 - £8772** ~~2006 was £155,714, £3,514~~ higher than the comparative for Wales. **DA23**

9. LANDSCAPE

Summary of current situation and trends

9.1 The JLDP area has a valued landscape resource which includes numerous designated areas such as historic parks and gardens, landscape conservation areas, historic landscapes and the AONBs. Parts of Gwynedd also form the setting of the Snowdonia National Park.

9.2 The JLDP area is also particularly renowned for its coastal landscapes and seascapes with ~~the entire~~ **most of the** coastline of Anglesey designated as an AONB, that includes Heritage coast areas of geological and cultural value. Gwynedd's Llŷn Peninsula AONB also shares Heritage Coast status in recognition of its rich historical, geological, geographical and ecological assets. **DA24**

Located on Anglesey is GeoMôn. This Geopark is based around the extraordinary diversity of its geology which encompasses solid rocks from the Precambrian to the Neogene with some Miocene sediments and extensive Pleistocene glaciation features from the Quaternary period.

9.3 The landscape character and biodiversity features of the Llŷn and Anglesey AONBs are under pressure from numerous factors related to development. These include new buildings and alterations, caravan and camping sites, **tourism developments such as log cabins, wind farms/turbines**, roads, **urban expansion/new development, energy/industry,** communication and telecommunication **(e.g. pylons)**, quarrying and mineral workings, forestry, waste and waste disposal, natural processes and farming. **DA25**

Key issues from baseline analysis
• **Pressures upon important landscape designations** • **Potential loss of historic and important landscape features e.g.**

DA26

cloddiau

- **Tranquility and dark skies important in expansive areas.** — **DA27**

Sustainability issues and opportunities

- A need to protect and enhance landscapes **and seascapes** through appropriate high quality design and development which compliments local character and distinctiveness, and where appropriate does not have a significant detrimental impact on views into or out of the SNP **and AONBs.** — **DA28**
- The need to ensure that the AONBs are protected from development which is potentially damaging to their special conservation features. — **DA29**
- **The need to protect and enhance tranquil areas and dark skies particularly within AONBs through appropriate design and development.** — **DA30**
- **Encourage green infrastructure links and protection and enhancement of species rich hedgerows, amenity trees and woodlands.** — **DA31**
- **Use of green wedges where such designations are considered necessary.** — **DA32**

Key messages from plans and programmes review

- The JLDP should consider key/ identified plans and guidance when formulating its policies and proposals.

- The JLDP should provide for the conservation and where ~~appropriate~~ **possible** enhancement of the natural environment and landscape, respecting public rights of way. **DA33**
- The JLDP should promote **appropriately sighted development and** good design that respects the area's local **built and landscape** distinctiveness. **DA34**
- The JLDP should consider the sustainability impacts of telecommunications development, balancing the need for economic growth, with social and environmental impacts.

10. SOILS, MINERALS, WASTE

Summary of current situation and trends

10.1 Gwynedd has a high soil carbon density, mainly due to the upland nature of the county's topography. Organic carbon is derived from incorporated vegetation either deposited or associated with root material within soil. It is important for many soil properties and processes. Loss of soil organic matter can lead to soil erosion, loss of fertility, compaction and general land degradation. Oxidation (breakdown) of organic matter provides energy for soil organisms and through respiration leads to emissions of carbon dioxide. There has been a gradual loss of carbon from soils in England and Wales which can be attributed to many factors including climate change. Losses of carbon from soils in England and Wales have occurred at a mean rate of 0.6% per year between 1978 – 2003. **A Nitrate Vulnerable Zone has been designated towards the south-west of Llangefni. Within this zone, farmers must observe an action programme of measures which include restricting the timing and application of fertilisers and manure, and keeping accurate records.** **DA35**

10.4 **The total amount of municipal waste (excluding abandoned vehicles) produced in Wales has fallen every year over the last 5 years, with 1.67 million tonnes produced in 2009-10 compared to 1.93 million tonnes in 2004-05 – an overall reduction of 13.4 per cent (a drop of 258,301 tonnes), and an average reduction each year of 2.7 per cent on the 2004-05 figure.** ~~The amount of municipal waste throughout the UK is increasing year by year, and figures show that Anglesey and Gwynedd are no exceptions to this trend.~~ There are a range of factors that can affect the growth in the amount of waste produced including, **DA36**

population changes, changes to the number and size of households, consumer behaviour, effectiveness of waste minimisation strategies, and changes in the economic prosperity of a region. The need to produce less waste in the first instance is emphasised **in order to meet the targets set by the government.** ~~Indeed, the North Wales region faces the significant challenge of reducing household waste per person by approximately 40% per annum.~~

Key messages from plans and programmes review
• The JLDP should consider key relevant plans and guidance when formulating its policies and proposals. • The JLDP should give full consideration to the guidance and ensure that the use of minerals should be developed sustainably. • The JLDP should facilitate the sustainable extraction of aggregates in the Plan Area, ensuring a balance between environmental, economic and social costs. • The JLDP should ensure that its policies relating to waste reflect the objectives and targets of the above plans and guidance. • The JLDP should facilitate the sustainable management of waste and encourage a reduction in the waste produced. • The JLDP should promote recycling and facilitate the reduction of waste sent to landfill, in line with the targets sets by the Landfill Directive. • The JLDP should provide a land use framework to enable both Authorities to allocate sites for new waste management facilities. • The JLDP should facilitate a reduction in the rate of growth of waste in the Plan area.

- The JLDP should incorporate adequate and effective waste management facilities in new developments.
- **The JLDP should ensure that any proposed development on land known or strongly suspected of being contaminated should be subject to a Preliminary Risk Assessment (PRA), prior to allocating a site within the plan area.** **DA37**
- **The North Wales Residual Waste Treatment project should be considered in determining the need for any waste facilities in the Plan Area. Predicted and existing arisings should be calculated, to determine the number, type and land area requirement for new facilities.** **DA38**

Sustainability issues and opportunities

- A need to protect and manage soil including maintaining soil carbon and aim to avoid causing additional risk from pollution and contamination.
- **A need to facilitate the reduction of water pollution caused by nitrates from agriculture** **DA39**
- A need to direct development to brownfield sites or, alternatively the poorest quality agricultural land as much as possible so as to conserve high grade agricultural land.
- To recognise the need to reduce waste arisings from all sectors so that targets set by Europe and the Welsh Assembly Government are met.
- The need to ensure that waste issues are considered in the assessment and determination of planning applications for all types of development.

- The need to contribute towards reducing the amount of municipal waste that is landfilled by facilitating in the provision of a comprehensive, integrated and sustainable network of new improved waste management facilities for treating and disposing of waste as an alternative to landfill.
- The need to contribute towards increasing recycling and composting rates.

12. WATER

Key issues from baseline analysis
• **Maintaining good river quality and improving standards where necessary** • **Maintaining clean bathing waters and improving others** • **Numerous populated areas at risk from flooding.** • **<u>Significant amounts of the Gwynedd and Anglesey coastline and floodplains may not be suitable for development over the long term</u>** • **Reduced availability of water resources.**

DA40

Draft SA Framework of Objectives
1. Maintain and enhance biodiversity interests and connectivity ***(SEA Topics: biodiversity, fauna, flora, soil)***
Will the plan….

▪ Protect the integrity of designated (international, national and local) sites and avoid habitat/ species fragmentation ▪ Conserve and enhance terrestrial and marine wildlife habitats (including the plan areas substantial woodland assets) and wider biodiversity in rural and urban areas ▪ Maintain and improve the provision of green infrastructure ▪ Conserve and enhance designated geological sites and wider geodiversity	
Proposed Indicators: ▪ ~~% change in plan area BAP priority species and habitats~~ ▪ **Loss of biodiversity through development measured by loss or impact to international sites (i.e. Natura 2000), national sites (e.g. SSSI) and local sites in JLDP area** ▪ **Net loss of biodiversity in LDP area caused by development** ▪ **% of features (various types) in favourable condition, including both land and marine based** ▪ **Achievement of BAP objectives and targets (UK and country specific /regional /local)** ▪ **Trends and status of NERC 2006, Section 42 species/habitats** ▪ **Number and area of SINCs and LNR within the plan.**	**DA41** **DA42** **DA43** **DA44**
2. Promote community viability, cohesion, health and well being ***(SEA Topics: human health, population)***	
Will the plan … ▪ Meet the needs of an aging population ▪ Reduce out migration of working age people in support of age balanced communities ▪ Improve the provision of, and access to, facilities and services for disadvantaged communities and rural areas	

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▪ Promote community interaction and social inclusion ▪ Remove barriers and create opportunities for people to live healthier lifestyles, e.g. promoting exercise (walking, cycling) ▪ Reduce health inequalities between areas and social groups	
Proposed Indicators: ▪ % of total population with access to key services ▪ lifestyle related health measures (e.g. overweight/ obese) – Welsh Health Survey	
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures ***(SEA Topics: climatic factors, air)***	
Will the plan … ▪ Reduce the emission of greenhouse gases from transport, buildings and energy generation ▪ Support and encourage new developments that are energy efficient and climate change resilient ▪ Integrate and promote renewable energy and low carbon energy schemes, **including on a local, community level,** and increase the proportion of energy demand met by low carbon sources ▪ Ensure adaptation planning that maximises the opportunities and minimises the cost of climate change	**DA45**
Proposed Indicators: ▪ % change in carbon dioxide emissions from ~~housing stock~~ **industry /commercial, domestic, road transport, landuse change and forestry sectors**	**DA46**
4. Conserve, promote and enhance the Welsh language	

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(SEA Topic: cultural heritage)
Will the plan... ▪ Protect and enhance opportunities for the promotion and development of the Welsh Language
Proposed Indicators: ▪ Number/ % Welsh Language speakers
5. Conserve, promote and enhance cultural resources and historic heritage assets ***(SEA Topic: cultural heritage)***
Will the plan … ▪ Ensure that local historic, archaeological and cultural assets are protected (including from new developments) and enhanced for the benefit of residents and visitors ▪ Promote access to the historic environment for education and tourism/ economic development
Proposed Indicators: ▪ No/change buildings/ historic assets at risk
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities ***(SEA Topic: Population)***
Will the plan … ▪ Promote and facilitate investment for local businesses across a variety of economic sectors ▪ Improve and enhance employment opportunities, including in rural areas ▪ Support the tourist industry through environmental improvements and

enhanced infrastructure **<u>and facilitating improvements to existing facilities and infrastructure.</u>** ▪ Provide access to training, education and skills development opportunities for all sectors of the community	**DA47**
Proposed Indicators: ▪ Economic activity by sector ▪ Employment status of residents 16 years+ ▪ Number of people commuting into and out of authority areas	
7. Provide ~~good quality~~ <u>sustainable</u> housing, including affordable housing that meets local needs ***(SEA Topic: population, human health)***	
Will the plan … ▪ Improve the quality and availability of existing housing stock for deprived communities ▪ Deliver additional affordable and ~~high quality~~ sustainable housing **<u>with minimal impact on the environment</u>** in rural and urban areas ▪ Deliver adaptable housing that addresses the individual needs of communities	**DA48**
Proposed Indicators: ▪ Number of new affordable housing units provided/ year as percentage of all new units	
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes **(SEA Topics: landscape)**	
Will the plan …	

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▪ Protect and enhance the special landscape qualities of the plan area, including AONBs, coastal/ seascapes and townscapes ▪ Protect and improve the quality of publicly accessible open space in rural and built environments ▪ Ensure that new developments are appropriately and sensitively integrated with the landscape and townscape character of the plan area	
Proposed Indicators: ▪ ~~% designations reporting favourable condition status~~ ▪ **Proportion of high/very high quality landscape identified by LANDMAP**	**DA49** **DA50**
9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling ***(SEA Topic: material assets, soil)***	
Will the plan … ▪ Prioritise development on **suitable** previously developed/ brownfield land **without having an impact on biodiversity, historic heritage assets and landscape** ▪ Protect soil quality (the best and most versatile land) ▪ Promote the regeneration of contaminated land and avoid/reduce soil contamination ▪ Reduce waste arisings and support the progression towards a sustainable waste management hierarchy for existing and new developments (including through a sustainable network of management facilities)	**DA51**
Proposed Indicators: ▪ % proportion of development on previously developed land ▪ % municipal wastes sent to landfill ▪ % municipal waste reused/ recycled	

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10. Promote and enhance good transport links <u>and internet access</u> to support the community and the economy ***(SEA Topic: population, human health)***	
Will the plan … ▪ Improve accessibility in rural areas, through linking ~~(public)~~transport networks **<u>(public and non-motorised)</u>** to service centres ▪ Reduce the need to travel by private car, through improved public transport infrastructure ▪ Prioritise accessibility by sustainable transport options for new developments ▪ **<u>Facilitate access to the internet throughout the Plan area</u>**	**DA52**
Proposed Indicators: ▪ Method of travel to work - % working population who travel by car ▪ Percentage of new residential development within 30 minutes public transport time of facilities ▪ Access to services and facilities by public transport, walking and cycling ▪ **<u>% increase in the cycle network</u>** ▪ **<u>Proportion of lpg fuel sources for motor vehicles</u>**	**DA53** **DA54**
11. Safeguard water quality, manage water resources sustainability and minimise flood risk ***(SEA Topic: water, biodiversity)***	
Will the plan … ▪ Ensure that water quality of rivers, lakes, ground water and coastal waters are protected and improved ▪ Minimise diffuse pollution from rural and urban areas ▪ Protect and enhance water resources and support the integration of water	

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efficiency measures in all new developments ▪ Minimise the risk of all types of flooding (tidal, fluvial, surface water and sewerage) to people and property through appropriate planning and sustainable design ▪ Promote water efficiency and adaptation measures in new developments to address the impacts of climate change, (e.g. SUDs) ▪ **Facilitate development away from land that is at risk from flooding.**	**DA55**
Proposed Indicators: ▪ % [or number of proportion of total] of new developments with integrated sustainable drainage systems ▪ **% of waterbodies at good ecological status or potential** ▪ proportion/ absolute number of development in C1 and C2(defined by TAN15)	**DA56**

Table 13.2: Compatibility of SA Objectives

DA57

1. Maintain and enhance biodiversity interests and connectivity											
2. Promote community viability, cohesion, health and well-being	C										
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures	~~C~~?	C									
4. Conserve, promote and enhance Welsh language	~~C~~-	~~C~~?	-								

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5. Conserve, promote and enhance cultural resources and historic heritage assets	C	C	-	C								
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities	?	C	?	?	?							
7. Provide good quality housing, including affordable housing that meets local needs	~~C~~**?**	C	?	?	?	C						**DA58**
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes	C	C	C	~~C~~ **-**	C	?	?					
9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling	C	C	C	~~C~~ **-**	~~C~~ **-**	?	?	C				
10. Promote and enhance good transport links to support the community and the economy	-**?**	C	~~C~~**?**	-**?**	-**C**	C	?	~~C~~**?**	-			
11. Safeguard water quality, manage water resources sustainability and minimise flood risk	-**?**	-**C**	C	-	-	?	?	C	C	~~C~~ **-**		
SA OBJECTIVES	1	2	3	4	5	6	7	8	9	10	11	

SUSTAINABLE DEVELOPMENT AND ENVIRONMENTAL POLICY
Rio Declaration on Environment and Climate and Development
The Johannesburg Declaration on Sustainable Development (2001)
EC (2006 revised) European Sustainable Development Strategy
EU Sixth Environmental Action Plan (July 2002)
EU Environmental Liability Directive
IPPC Regulations
Environmental protection Act (1990)
UK Sustainable Development Strategy – 'Securing the Future' (2005)
WES – ENVIRONMENT STRATEGY ACTION PLAN 2008-2011
COMAH Regulations
WAG (2006) Environment Strategy for Wales
WAG (2003) Wales: A Better Country
Sustainable Development Scheme and Action Plan for the National Assembly for Wales (2004)

DA59

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Wales: One Planet: ~~Consultation on a New Sustainable Development Plan for Wales~~ **A New Sustainable Development Scheme for Wales May** 2009
WAG (2008) Rural Development Plan for Wales 2007 -2013
Gwynedd Three Year Plan (Gwynedd LPA)
Regeneration Strategy of the Gwynedd Regeneration Framework 2006-2013 (Gwynedd LPA)
~~Gwynedd Environmental Strategy~~
Llwyddo'n Lleol Plan 08/09 (Gwynedd LPA)
SPATIAL DEVELOPMENT POLICY
EC (1997) European Spatial Development Perspective (97/150/EC)
WAG (2008) Wales Spatial Plan Update
WAG (2010) Planning Policy Wales
WAG (1996) TAN3 – Simplified Planning Zones
WAG (1997) TAN9 – Enforcement and Planning Control
North Wales Development Strategy (2004)
Closing the Gap: North West Wales Spatial Development Strategy
Local Development Strategy (2007-2013) (Gwynedd LPA)
Mon Menai Coastal Implementation Plan
Snowdonia Green Key Strategy (2005) (Gwynedd LPA)
Snowdonia National Park LDP (2007-2022)
Review of the National Park Authorities in Wales (2004)
Snowdonia National Park Management Plan
BIODIVERSITY
Convention on Biological Diversity (1992)
European Biodiversity Strategy
UN(1971) Convention on Wetlands of International Importance (Ramsar Convention)
Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979)
Bern Convention on the Conservation of European Wildlife and natural Habitats (1979)
EC (1979) EU Wild Birds Directive (79/409/EEC)

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EC (1994) EU Habitats Directive (92/43/EEC)
EC (2006) EU Freshwater Fish Directive (2006/44/EC)
EC Shellfish Water Directive (79/923/EEC)
EU Forest Strategy Action Plan
Halting the Loss of Biodiversity by 2010 – and Beyond
Hedgerow Regulations (1997)
National Salmon Strategy (1996)
UK Biodiversity Action Plan (2005)
Conservation of Habitats and Species Regulations 2010
Wildlife and Countryside Act 1981 (as amended by Schedule 9 of the Countryside and Rights of Way Act (2000)
Protection of Wild Badgers Act (2003)
UK Forestry Standard – The Government's Approach to Sustainable Forestry (2004)
Woodland Trust – Space for Nature (2002)
Woodlands for Wales (2001)
CCW Priority Habitats of Wales (2003)
Future Biodiversity Action in Wales – the Wales Biodiversity Group (May 2002)
FUTURE BIODIVERSITY ACTION IN WALES – THE WALES BIODIVERSITY GROUP (MAY 2002)
WAG ~~(1996)~~ **(2009)** TAN5 – Nature Conservation and Planning
WAG (1997) TAN10 – Tree Preservation Orders
The Natural Environment and Rural Communities Act 2006
Pen Llyn & Sarnau Management Plan
Natur Gwynedd (Gwynedd LPA)
Working for the Wealth of Wildlife: Anglesey's Local Biodiversity Action Plan
River Ogwen Salmon Action Plan (1999)
Western Wales Eel Management Plan (2010)
COMMUNITIES
Aarhaus Convention
EC (2002) EU Directive on Environmental Noise (02/49/EC)

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Making the Connections
Walking and Cycling Strategy for Wales (2003)
A Walking and Cycling Action Plan for Wales 2009-2013
Well-being in Wales (2002)
Sports Tourism in Wales: A Framework for Action (2003)
Climbing Higher: a Strategy for Sport and Physical Activity (2005)
WAG (1997) TAN11 – Noise
WAG (1998) TAN16 – Sport and Recreation
~~Gwynedd Together 2008-2012~~ **Improving Gwynedd Together – Consultation Draft April 2001 (Draft Community Strategy for Gwynedd)**
Gwynedd Health, Social Care and Well-being Strategy 2008-2011 (Gwynedd LPA)
Children and Young People Strategy 2008-2011 (Gwynedd LPA)
Gwynedd School Reorganisations Strategy (Gwynedd LPA)
Anglesey Community Strategy: Improving Anglesey Life 2005-2015
Health, Social Care and Well-being Strategy for Anglesey (Anglesey LPA)
Strategy for Older People on Anglesey (Anglesey LPA)
CLIMATIC FACTORS
United Nations Framework Convention on Climate Change 1994 (UNFCC)
Kyoto Protocol (1997)
European Climate Change Programme
EC (1996) EU Air Quality Framework Directive (96/62/EC)
Our Energy Future: Renewable Sources of Energy (EC, 1997)
EU Directive for the Pomotion of Biofuels for Transport (2003/30/EC)
EU Emission Trading System
Eu Directive to Promote Electricity from Renewable Energy (2001/77/EC)
Air Quality (Limit Value) Regulations (2003)
Convention on Long Range Transboundary Pollution
National Emissions Ceiling Directive
UK Air Quality Strategy (2000)
Climate Change Strategy for Wales (2010)
Climate Change Wales – Learning to Live Differently (2001)

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Energy Wales – Route Map: Consultation Document (2005)
Climate Change: The UK Programme 2006
Climate Change: Challenging Choices (2000)
Draft National Policy Statement for Nuclear Power Generation (EN-6)
Draft National Policy Statement for Renewable Energy Infrastructure (EN-3)
Our Energy Future – Creating a Low Carbon Economy
WAG (2005) TAN8 – Renewable Energy
Planning for Climate Change
Energy Wales: The Direction for a Future of Clean, Low Carbon and More Competitive Energy in Wales
Anglesey Energy Island Programme
CULTURAL HERITAGE
World Heritage Convention
Iaith Pawb – A National Action Plan for a Bilingual Wales (2003)
WAG (2000) TAN20 – The Welsh Language – UDPs and Planning Control
Cultural Tourism Strategy for Wales (2003)
World Heritage Sites Management Plan (CADW)
ECONOMY
The European Employment Strategy
EC (Reform 2003) European Common Agricultural Policy
WAG (2001) Farming for the Future
WAG (2005) Wales: A Vibrant Economy
WAG (20~~00~~**10**) TAN6 – Planning for Sustainable Rural Communities
A Winning Wales – The National Economic Development Strategy of the Welsh Assembly Government (2002)
Capturing the Potential: A Green Jobs Strategy for Wales 2009
Welsh Coastal Tourism Strategy (Consultation Document) (2007)
Achieving our Potential 2006-2013 – Toursim Strategy for Wales Mid Term Review
WAG (1996) TAN4 – Retailing and Town Centres
WAG (1997) TAN13 – Tourism
North Wales Tourism Strategy 2003-2008 Planning Tomorrow's Tourism Today

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Regional Tourism Strategy Tourism
Tourism Opportunities Action Plan – Enhance the Mid Wales Inland Tourism
Cardigan Bay Action Plan 2007-2013
Increasing the Economic Benefit of the Mon-Menai
North Wales Coast 2016 Action Plan
Anglesey Economic Regeneration Strategy 2004-2015
HOUSING
EU Directive on Energy Performance of Buildings
Better Homes for People in Wales: A National Housing Strategy for Wales (2001)
Code for Sustainable Homes
WAG (2006) TAN1- Joint Housing Land Availability Studies
WAG (2006) TAN2 – Planning and Affordable Housing
Improving Lives and Communities – Homes in Wales
Assessment of the Local Housing Market in North-West Wales
Gwynedd Local Housing Strategy 2007-2012 (Gwynedd LPA)
Empty Houses Strategy (Gwynedd LPA)
Older People Accommodation Strategy (Gwynedd LPA)
Private Sector Housing Strategy 2007-2010 (Gwynedd LPA)
Homelessness Strategy 2010-2013 (Gwynedd LPA)
Affordable Housing Delivery Statement (2009) (Anglesey)
The Isle of Anglesey Local Housing Strategy 2007-2012 (Anglesey LPA)
Homeless Strategy for Anglesey
Empty Homes Strategy (2010) (Anglesey LPA)
Strategaeth Adnewyddu Tai Sector Breifat (2010) (Anglesey LPA)
LANDSCAPE
EC (ratified 2006) European Landscape Convention
WAG (1996) TAN7 – Outdoor Advertisement Control
WAG (1998) TAN14 – Coastal Planning
WAG (2002) TAN19 – Telecommunications
Integrated Coastal Zone Management Strategy
Cultural Tourism Strategy for Wales (2003)

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WAG (2002) TAN12 – Design
Llyn AONB Management Plan (Gwynedd LPA)
Gwynedd Landscape Strategy 2007 (Gwynedd LPA)
Anglesey Landscape Strategy Update (2011)
WATER
EC (1991) European Nitrates Directive (91/676/EEC)
EC (2000) EU Water Framework Directive (00/60/EC)
EC (2006) EU Bathing Water Quality Directive (2006/7EC)
EC (2007)EU Groundwater Daughter Directive (2006/118/EC)
EU Urban Waste Water Treatment Directive and Designated Eutrophic Sensitive Areas
The Floods Directive (2007/60/EC)
Water Resources Act 1991
Water Act (2003)
Water for People and the Environment – Water Resources Strategy for England and Wales
Water for People and the Environment Water Resources Strategy for England and Wales (EA, 2009)
WAG (2004) TAN15 – Development and Flood Risk
Waterways for Wales – The Way Forward (2000)
Cleaner Coasts, Healthier Seas
Environment Agency Drought Plan (Draft) (September 2011)
Draft River Basin Management Plans
West of Wales Shoreline Management Plan
North West Wales Catchment Flood Management Plan **River Dee Catchment Flood Management Plan**
Anglesey Catchment Abstraction Management Strategy
SOILS, MINERALS, WASTE
EC (1999) EU Landfill Directive (99/31/EC)
EC (2000) EU Framework Directive on Waste (75/442/EEC)
EU Soil Thematic Strategy (2006)

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Sludge Directive 86/278/EEC
European Soil Charter
UK Soil Indicators Consortium (DEFRA)
Remediation of Contaminated Land (2001)
Waste Incineration (England and Wales) Directive
Welsh Soils Action Plan
Soil a Precious Resource – Environment Agency Soil Strategy
Code of Good Agricultural Practice for the Protection of Soil
Identification and Development of a set of National Indicators for Soil Quality
Sludge Regulations
Nitrate Vulnerable Zones Regulations
Soil Scoping Study (2002)
Radioactive Substances Act 1993
Waste Licensing Regulations 1994
Metal Mine Strategy for Wales 2002
WAG (2002) Wise about Waste – the National Waste Strategy for Wales
WAG (2001) TAN21 – Waste
WAG (2004) Minerals TAN1 – Aggregates
WAG (2001) Minerals Planning Policy Wales
Towards a Zero Waste Future One Wales: One Planet
~~North Wales Regional Waste Plan – First Review 2007~~
Municipal Waste Sector Plan (March 2011)
Draft Food Manufacture, Service and Retail Sector Plan (March 2011)
Draft Collections, Infrastructure and Markets Sector Plan (March 2011)
Regional Technical Statement on Aggregates 2008
Gwynedd Municipal Waste Strategy (Gwynedd LPA)
Isle of Anglesey Municipal Waste Management Strategy, 2004 (Anglesey LPA)
Final Contaminated Land Inspection Strategy (Anglesey)
Draft Contaminated Land Strategy (Gwynedd)
TRANSPORT
European Commission White Paper on the European Transport Policy

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WAG (2008) One Wales: Connecting the Nation – The Wales Transport Strategy
The Transport Framework for Wales November 2001
DFT (2004): The Future of Transport: A Network for 2030
DFT (2008): Delivering a Sustainable Transport System
WAG (2007) TAN18 – Transport
DEFRA (2000) Countryside Rights of Way Act 2000
TAITH Regional Public Transport Plan
TAITH Regional Transport Plan
TRACC regional Transport Plan (Mid Wales (Gwynedd LPA)
TRACC Regional Transport Plan (Mid Wales) (Gwynedd LPA)
Gwynedd Rights of Way Improvement Plan (Gwynedd LPA)
Gwynedd Community Transport Strategy (Gwynedd LPA)
Isle of Anglesey Local Transport Plan

EU ENVIRONMENTAL LIABILITY DIRECTIVE	
Objectives and Requirements	**Implications for JLDP**
The Directive establishes a framework based on the "polluter pays" principle, according to which the polluter pays when environmental damage occurs. The Directive's main objective is to prevent and remedy "environmental damage". Environmental damage is defined as damage to protected species and habitats (nature), damage to water and damage to soil.	**The JLDP should consider the requirements of the Directive and mitigate against environmental damage.**

IPPC REGULATIONS	
Objectives and Requirements	**Implications for JLDP**
The Integrated Pollution Prevention and Control regulations employ an integrated approach to control the environmental impacts of certain industrial activities. It involves determining the appropriate controls for industry to protect the environment through a single permitting process. Industrial sources in both England and Wales will be regulated according to IPPC's standards through a single permitting process. **The overall stated purpose of IPPC is to:** • **Prevent/reduce emissions (to air, land & water)** • **Prevent/reduce noise, odour & vibration** • **Prevent/reduce waste**	**The JLDP should facilitate the reduction of pollution to air, land and water.**

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• **Prevent/reduce environmental accidents** • **Site remediation** • **Conserve Energy**	

ENVIRONMENTAL PROTECTION ACT (1990)	
Objectives and Requirements	**Implications for JLDP**
The Environmental Protection Act 1990 establishes in England, Scotland and Wales businesses' legal responsibilities for the duty of care for waste, contaminated land and statutory nuisance.	**The JLDP should consider the requirements of the Act.**

WES – ENVIRONMENT STRATEGY ACTION PLAN 2008-2011	
Objectives and Requirements	**Implications for JLDP**
The Action Plan focuses on ten themes, with a number of actions under each theme to set out what will be done to achieve real progress towards the Environment Strategy's outcomes. This Action Plan highlights that the Environment Strategy is a document for all of Wales and that progress on the Environment Strategy outcomes depends on joint working with all partners.	**The JLDP should incorporate the principles of sustainable development and promote the protection of the environment.**

COMAH REGULATIONS	
Objectives and Requirements	**Implications for JLDP**
Their main aim is to prevent and mitigate the effects of those major accidents involving dangerous substances, such as chlorine, liquefied petroleum gas, explosives and arsenic pentoxide which can cause serious damage/harm to people and/or the environment. The COMAH Regulations treat risks to the environment as seriously as those to people.	**The JLDP should consider the requirements of the Directive.**

ONE WALES: ONE PLANET: ~~CONSULTATION ON A NEW SUSTAINABLE DEVELOPMENT PLAN FOR WALES~~ A NEW SUSTAINABLE DEVELOPMENT SCHEME FOR WALES MAY 2009	
Objectives and Requirements	**Implications for JLDP**

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The Plan introduces a strategic framework that notes how policies could ensure that sustainable developments are provided. The Plan places emphasis on the need to help the most deprived people and seek to reduce our environmental impact. One way of attempting to ensure that the carbon footprint of Wales is reduced is by looking at transport, food and housing. Policies need to be radical and ones that ensure that the issue is dealt with as swiftly as possible. Sustainable development needs to be a key part of strategic policies. This is achieved by:- • Consultation – people and communities need to be an important part of sustainable development. • Integration – in order to achieve sustainable development, there is a need to integrate economic, social and environmental challenges. These objectives will be achieved by means of the following:- - Decoupling - Comprehensive values and benefits - Precautionary principle - Principle of polluter having to pay - Proximity principle - Reflecting uniqueness	The JLDP should consider the objectives of the Plan and incorporate sustainability principles within its policies.

LOCAL (GWYNEDD LPA) **THREE YEAR PLAN (2011-2014)**	
Objectives and Requirements	**Implications for JLDP**
The Three Year Plan is a key document for the Council since it is a strategic plan that summarises the improvement objectives that the Council wishes to address over the next three years. The Plan gives most attention to the main changes that the Council is committed to achieving through specific programme and projects. Most of them look out to improve services to residents but others enable the Council to do so. Below is the topic areas are addressed **along with individual programmes**: i) Economy - **Green Gwynedd and the low Carbon Sector; Digital Gwynedd; Developments within the Medical, Scientific and Hi-Tech Sector; Keeping the Benefit Local; Young Apprentices Employment Route; Overcoming barriers to work; This is where things happen; Key Posts Bursary; Revitalise and Improve the Image of Town Centres.** ii) Care - **Older People's Services; Learning Disabilities Services; Supporting Vulnerable Young Adults; Transforming Business management Arrangements; Supporting Families – Intensive**	The JLDP should incorporate the principles of sustainable development throughout the Plan.

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Intervention; Services for Tomorrow iii) Children - **Breaking the Cycle Project (Supporting Families); Transforming Services for Disabled and Sick Children and Young people; Transforming Services for Children and Young People who have Behavioural Problems Project; Transforming Services for Children and Young People with Additional learning Needs Project; Transforming Primary and Secondary Education project; Transforming Post-16 Education Training Project; Transforming Experiences and opportunities for Young People Project** iv) Environment - **Gwynedd Carbon Footprint Reduction Plan; Council's Carbon Management Plan; Waste Strategy; Flood Risk Management; Affordable Homes to buy and rent; Empty homes back into use; Housing carbon footprint plan; Community Transport** v) Health **- Healthy Gwynedd; Inactivity; Tobacco; Alcohol and Drugs; Obesity; Health Across the Council; Corporate Health** vi) Language **- Transform the support for parents to develop their confidence and skills in the Welsh language; Parents fostering positive attitudes towards the Welsh language; Nursery education providers in Gwynedd setting a firm foundation for the Welsh language; Transform the social use of Welsh amongst primary sector children in Gwynedd; Transform the Leisure, Youth and Sports provision through the medium of Welsh; Increase the social use of Welsh in the community; Transform the workplaces of Gwynedd into locations that encourage and support the workforce to use the Welsh language in the workplace; Establish the Welsh language as a visible economic tool**	

~~GWYNEDD ENVIRONMENTAL STRATEGY~~	
~~Objectives and Requirements~~	~~Implications for JLDP~~
~~Main objective – A quality natural and built environment that will be improved, protected and maximised.~~ ~~In order to reach the above-mentioned objective, priority will be given to:~~ ~~i) Protecting and improving the natural environment and variety of wildlife in the area~~ ~~ii) Reducing private and commercial waste, encourage recycling and reusing and promoting methods of saving energy~~ ~~iii) Encouraging people to enjoy, respect and become more aware of the wealth and contribution of the local environment~~ ~~iv) Maintaining and enriching the built quality of the area in a way that will respect and enrich the local culture, environment and character~~ ~~v) Promoting effective and sustainable transport that will provide more choice for users~~	~~The JLDP should incorporate the principles of sustainable development and promote the protection of the environment.~~

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BONN CONVENTION ON THE CONSERVATION OF MIGRATORY SPECIES OF WILD ANIMALS (1979)	
Objectives and Requirements	**Implications for JLDP**
The Bonn Convention aims to improve the status of all threatened migratory species through national action and international Agreements between states within the range of particular groups of species. Its objective is to conserve/restore habitats and control other factors that might endanger the listed migratory birds.	The JLDP should try to avoid or minimise development - related impacts on migratory species and their habitats.

REVIEW OF THE NATIONAL PARK AUTHORITIES IN WALES (2004)	
Objectives and Requirements	**Implications for JLDP**
Presents the findings of the review of the National Park Authorities (NPAs) in Wales. Gives an overview, then covers: the National Parks as a national asset for Wales; conserving and enhancing natural beauty; understanding and enjoyment of the National Parks; economic and social well-being in support of the park purposes; delivering the park purposes - the role of Section 62(2); planning and housing; park management planning and corporate management; governance; summary of recommendations and resource implications.	The JLDP should compliment the planning principles of the SNP and have regard to designations and allocations which can affect both LPA Areas.

SNOWDONIA NATIONAL PARK MANAGEMENT PLAN	
Objectives and Requirements	**Implications for JLDP**
The Snowdonia National Park Management Plan (the Plan), is an important document relating to the future of the area. It provides the strategic policy framework for the entire National Park and includes a specific Action Plan which will be implemented over the next two years. It provides the strategic policy framework for the entire National Park and includes a specific Action Plan which will be implemented over the next two years.	The JLDP should compliment the planning principles contained in the Management Plan and have regard to designations and allocations which can affect both LPA Areas.

BERN CONVENTION ON THE CONSERVATION OF EUROPEAN WILDLIFE AND NATURAL HABITATS (1979)	
Objectives and Requirements	**Implications for JLDP**
The convention aims: • To conserve wild flora, fauna and natural habitats • To promote co-operation between States • To give particular attention to endangered and vulnerable species, including endangered and vulnerable migratory species • Appendices provide detailed information on species and habitats protected under the convention.	The JLDP should take the conservation of biodiversity into account.

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EC SHELLFISH WATER DIRECTIVE (79/923/EEC)	
Objectives and Requirements	**Implications for JLDP**
The Directive aims to protect and/or improve the quality of coastal and brackish water bodies in which shellfish live, in order to contribute to the quality of edible shellfish products. It lays down standards for the quality of designated waters (guide values as well as imperative values) and requires Member States to monitor the quality of the waters and to take measures to ensure that they comply with the minimum standards.	The Plan should facilitate the protection and enhancement of water quality.

EU FOREST STRATEGY/ACTION PLAN	
Objectives and Requirements	**Implications for JLDP**
The Strategy emphasises the importance of the multifunctional role of forests and Sustainable Forest Management for the development of society, and identifies a series of key elements, which form the basis for its implementation. It states that forest policy lies in the competence of the Member States, but that the EU can contribute to the implementation of Sustainable Forest Management through common policies, based on the principle of subsidiarity and the concept of shared responsibility.	The JLDP should facilitate sustainable forest management through its policies.

HALTING THE LOSS OF BIODIVERSITY BY 2010 – AND BEYOND	
Objectives and Requirements	**Implications for JLDP**
On 22 May, 2006 European Commission adopted a Communication "Halting the loss of biodiversity by 2010 - and beyond - Sustaining ecosystem services for human well-being" which sets out an ambitious policy approach to halting the loss of biodiversity by 2010. In particular, it provides an EU Action Plan which proposes concrete measures and outlines the responsibilities of EU Institutions and Member States, respectively. It also specifies indicators to monitor progress, and a timetable for evaluations.	The JLDP should facilitate the protection and enhancement of biodiversity.

HEDGEROW REGULATIONS (1997)

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Objectives and Requirements	Implications for JLDP
Under the Hedgerow Regulations, it is against the law to remove or destroy certain hedgerows without permission from the local planning authority. Permission is required before removing hedges that are at least 20 metres in length, over 30 years old and contain certain species of plant. The local planning authority will assess the importance of the hedgerow using criteria set out in the regulations.	The JLDP should consider the requirements of the Regulations in its policies and proposals.

NATIONAL SALMON STRATEGY (1996)	
Objectives and Requirements	**Implications for JLDP**
The National Salmon Strategy, launched by the National Rivers Authority in February 1996 and inherited by the Environment Agency (NRA, 1996) sets out four objectives for the management of salmon fisheries in England and Wales: 1) Optimise the number of salmon returning to home water fisheries. 2) Maintain and improve fitness and diversity of salmon stocks. 3) Optimise the total economic value of surplus stocks. 4) Ensure beneficiaries meet necessary costs. These objectives are designed to preserve fish stocks for the future	The JLDP should consider the objectives of the Plan.

PROTECTION OF WILD BADGERS ACT (2003)	
Objectives and Requirements	**Implications for JLDP**
This Act seeks to consolidate, improve and re-enact previous legislation. It makes it an offence to kill injure or take a badger from the wild. It is also an offence to damage or interfere with a sett unless a licence is obtained from a statutory authority.	The JLDP should ensure that its designations and policies do not impact upon badger habitats.

WOODLAND TRUST – SPACE FOR NATURE (2002)	
Objectives and Requirements	**Implications for JLDP**
	The JLDP should facilitate the conservation,

This document sets out the Woodland Trust's thoughts on the development of landscape-scale action for woodland biodiversity. Part of the aim is to see the biodiversity of woods restored and improved. • Preventing further loss of ancient woodland • Seeking the conservation and extension of all areas of old growth •Seeking restoration of ancient woodland planted with non-native conifers to seminatural woodland9 •Undertaking and promoting the buffering and extension of ancient woodland and existing semi-natural open-ground habitats in areas with a high density of ancient woodland through the creation of new native woodland and other semi-natural habitats •Undertaking woodland-creation schemes •Supporting the need to protect and maintain semi-natural open-ground habitats •Supporting the removal of secondary woodland and plantations from important semi-natural open-ground habitats, where sufficient relict features survive to enable their successful restoration •Seeking a general reduction in the intensity of land use, particularly adjacent to semi-natural habitats.	protection and enhancement of woodlands.

WOODLANDS FOR WALES (2001)	
Objectives and Requirements	**Implications for JLDP**
The strategy is framed around Welsh woodlands and trees as a basis for delivery across four strategic themes, which are: • Responding to climate change – coping with climate change and helping reduce our carbon footprint. • Woodlands for people – serving local needs for health, education and jobs. • A competitive and integrated forest sector – innovative, skilled industries supplying renewable products from Wales. • Environmental quality – making a positive contribution to biodiversity, landscapes and heritage, and reducing other environmental pressures.	The JLDP should facilitate the conservation, protection and enhancement of woodlands.

CCW PRIORITY HABITATS OF WALES (2003)	
Objectives and Requirements	**Implications for JLDP**
A technical guide for local biodiversity action.	The JLDP should facilitate the conservation, protection and where appropriate, enhancement of the identified priority

	habitats and be consistent with the objectives of the plan.

FUTURE BIODIVERSITY ACTION IN WALES – THE WALES BIODIVERSITY GROUP (MAY 2002)	
Objectives and Requirements	**Implications for JLDP**
In May 2002, the WBP published their advice to the National Assembly for Wales on the UK Millennium Report. WBP endorsed the MBR and made a number of recommendations based on the key principles for biodiversity action in Wales: • **Partnership - involving the range of public, voluntary, academic and business sectors;** • **Actions and targets - addressing the priorities for biodiversity conservation by establishing clear actions, measurable outcomes and accountability;** • **Policy integration - mainstreaming a concern for the variety of life into the development of integrated policies, to reverse declining trends in biodiversity as part of a commitment to sustainable development;** • **Information - underpinning decisions with sound science and knowledge and working in innovative ways to fill information gaps and understanding;** • **Public awareness - emphasising the need to capture the public imagination and secure an appreciation of the natural assets of Wales, which affects the choices people make in their every-day life.**	**The JLDP should facilitate the protection, conservation and enhancement of biodiversity.**

UK FORESTRY STANDARD – THE GOVERNMENT'S APPRAOCHTO SUSTAINABLE FORESTRY (2004)	
Objectives and Requirements	**Implications for JLDP**
The UKFS defines standards of management, and provides a basis for regulation and monitoring based on agreed principles and criteria for sustainable forestry. The UK Forestry Standard defines governments' requirements for sustainable forest management on the key areas below: • **Forests and Landscape** • **Forests and Historic Environment** • **Forests and Biodiversity** • **Forests and Soil** • **Forests and Climate Change** • **Forests and People** • **Forests and Water**	**The JLDP should contribute to sustainable forestry.**

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WAG (~~1996~~) (2009)TAN5 – NATURE CONSERVATION AND PLANNING	
Objectives and Requirements	**Implications for JLDP**
Guidance on special conservational considerations and how the issue needs to be dealt with in the case of specific planning applications that could affect special conservational designations. **The TAN provides advice for local planning authorities on:** • **The key principles of positive planning for nature conservation;** • **Nature conservation and Local Development Plans;** • **Nature conservation in development management procedures;** • **Development affecting protected internationally and nationally designated sites and habitats;** • **Development affecting protected and priority habitats and species.** Protecting conservations and realising biodiversity objectives is critical to the LPA. Before making decisions regarding special conservation designations, consideration would have to be given to all extant planning permissions that could affect the proposed area.	The JLDP should consider the guidance when formulating al its policies relating to nature conservation. It is important that the JLDP is based on a sufficient understanding of the geology, landscape, species and habitats of the area.

RIVER OGWEN SALMON ACTION PLAN (1999)	
Objectives and Requirements	**Implications for JLDP**
This document presents a Salmon and Sea Trout Action Plan (SAP) for the Ogwen – one of 63 plans being prepared for salmon rivers in England and Wales in 1998/99 as part of the Agency's National Salmon Management Strategy. **Actions put forward in the Plan include:** **• Habitat restoration work in Nant Ffrancon Valley.** **• Identifying other areas of habitat degradation, particularly around spawning streams.** **• Investigating the effectiveness of barriers to prevent the loss of adult salmonids to Penrhyn quarry adit and lagoon, and Tal-y-Bont Mill.** **• Improving access for adult salmonids up Ogwen falls which will also help to reduce poaching.** **• Modifying sea fisheries byelaws to reduce illegal netting in the estuary and along the coast.** **• Improving catch data collection and recording system.**	**The JLDP should consider the objectives of the Plan.**

WESTERN WALES EEL MANAGEMENT PLAN	
Objectives and Requirements	**Implications for JLDP**

The Eel Management Plan for the Western Wales River Basin District (RBD) aims to describe the current status of eel populations, assess compliance with the target set out in Council Regulation No 1100/2007 and detail management measures to increase silver eel escapement. This will contribute to the recovery of the stock of European eel.	**The JLDP should aim to improve and maintain biodiversity in the Plan Area**

LOCAL (GWYNEDD) **~~GWYNEDD TOGETHER 2008 – 2012~~ IMPROVING GWYNEDD TOGETHER – CONSULTATION DOCUMENT APRIL 2011**	
Objectives and Requirements	**Implications for JLDP**
~~The community Strategy sets robust directions and guidance to improve the quality of life in Gwynedd based on prioritisation that will strengthen actual collaboration across the county's bodies.~~ ~~Vision – Collaborate to improve the quality of life of Gwynedd's residents – to maintain and promote sustainable, prosperous and lively communities.~~ **The purpose of the Community Strategy is to promote economic, social and environmental welfare in Gwynedd.** **The following principles are central to the work:** **• To promote the economic, social and environmental wellbeing of people and communities in order to improve the quality of life for our, and following generations.** **• To promote local services with a focus on citizens** **• To deal with social issues that contribute to exclusion, poor health, and equal opportunities** **• A commitment to work together across the public sector, the private sector and the third sector** **• A commitment to be accountable to the county's citizens** **• Promoting equal opportunities** **• Promoting the Welsh language** **The strategy seeks to help create:** • **An area where the economy is thriving** • **An area with a sustainable environment** • **An area where children and young people succeed** • **An exciting area to live in with vibrant communities** • **An area with good health and the best care in the community**	The JLDP should incorporate the principles of sustainable development.

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GWYNEDD SCHOOL REORGANISATION STRATEGY	
Objectives and Requirements	**Implications for JLDP**
The strategy outlines the Council's vision to: **"Provide education of the highest possible quality that will provide the county's children with the experiences, skills and confidence to develop into bilingual, successful and well-rounded citizens". Six principal aims are identified by the strategy, namely:** **1. appropriately-sized classes and high quality school leadership** **2. promote and strengthen the Welsh language** **3. develop a pro-active and creative long-term scheme** **4. make the best use of available resources** **5. create a learning environment of the best possible quality for the County's children and teachers** **6. develop schools into establishments that are central to community activity.** **The following principles were established for the reorganisation process:** • **The change will be planned on a catchment-area basis, prioritising those catchment-areas where the need for the change is most clearly apparent;** • **The scale, nature and timetable of change will vary from one catchment-area to the next;** • **The change must be planned with local representatives - in some catchment areas there will be scope to discuss several options and there will be an opportunity to consider new ideas which arise from the discussion locally;** • **A clear and fair review framework is put in place for catchment-areas and individual schools - the framework will serve as an important context within which the scale, nature and time table for the change in specific catchment-areas will emerge;** • **Any proposal to alter the local primary education provision maintains and improves the use of Welsh as an educational and community language amongst children.** • **The Council undertakes to keep any savings which result from school reorganisation within the schools system.**	**The JLDP should consider the implications of the strategy on land use planning in the Plan area including the implications of any geographical changes in the population of children.**

OUR ENERGY FUTURE: RENEWABLE SOURCES OF ENERGY (EC, 1997)	
Objectives and Requirements	**Implications for JLDP**

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The white paper defines a long-term strategic vision for energy policy combining our environment, security of supply, competitiveness and social goals. five key goals: **1. to put ourselves on a path to cut the UK's carbon dioxide emissions – the main contributor to global warming – by some 60% by about 2050, with real progress by 2020** **2. to maintain the reliability of energy supplies** **3. to promote competitive markets in the UK and beyond, helping to raise the rate of sustainable economic growth** **4. to improve our productivity** **5. to ensure every home is heated adequately and affordably**	**The JLDP should promote the use of renewable energy in new developments and emphasise the relationship between energy and building design.**

EU DIRECTIVE FOR THE PROMOTION OF BIOFUELS FOR TRANSPORT (2003/30/EC)	
Objectives and Requirements	**Implications for JLDP**
Directive 2003/30/EC sets a minimum percentage of biofuels (according to energy contents) to replace diesel or gasoline in transportation and sets an obligation on Member States to ensure that as from 2005 these biofuel quotas are met in practice. The proposed schedule for the compulsory biofuel share is: 2005 - 2%; 2006 - 2.75%; 2007 - 3.5%; 2008 - 4.25%; 2009 - 5%; 2010 - 5.75%.	**The JLDP should promote the development of a clean and sustainable transport network.**

EU EMISSIONS TRADING SYSTEM	
Objectives and Requirements	**Implications for JLDP**
This was previously known as the EU Emissions Trading Scheme. The EU ETS is one of the policies introduced across the European Union (EU) to help it meet its greenhouse gas emissions reduction target under the Kyoto Protocol. The scheme currently has two operating phases: **Phase I ran from 1 January 2005 to 31 December 2007 and was a 'learning by doing phase';** **Phase II runs from 1 January 2008 to 31 December 2012 and includes revised monitoring and reporting rules, more stringent emissions caps and additional combustion sources;** **Phase III, which will run from 1 January 2013 to 31 December 2020, brings major changes including, harmonised allocation methodologies and additional greenhouse gases and emission sources.**	**The Plan should address the issue of climate change and should encourage the reduced emissions of harmful greenhouse gases.**

EU DIRECTIVE TO PROMOTE ELECTRICITY FROM RENEWABLE ENERGY (2001/77/EC)	
Objectives and Requirements	**Implications for JLDP**
Directive aims to promote a substantial increase in the proportion of electricity generated from renewable	**The LDF should encourage the production of energy from Renewable Energy Sources (RES)**

energy sources across the European Union by 2010.	

AIR QUALITY (LIMIT VALUE) REGULATIONS (2003)	
Objectives and Requirements	**Implications for JLDP**
These regulations identify annual mean concentrations of certain air pollutants above which damage will be caused to vegetation and ecosystems.	**The JLDP should facilitate the improvement in air quality.**

CONVENTION ON LONG RANGE TRANSBOUNDARY AIR POLLUTION	
Objectives and Requirements	**Implications for JLDP**
The Convention on Long-Range Transboundary Air Pollution, often abbreviated as Air Pollution or CLRTAP, is intended to protect the human environment against air pollution and to gradually reduce and prevent air pollution, including long-range transboundary air pollution. The aim of the Convention is that Parties shall endeavour to limit and, as far as possible, gradually reduce and prevent air pollution including long-range transboundary air pollution. Parties develop policies and strategies to combat the discharge of air pollutants through exchanges of information, consultation, research and monitoring.	**The Plan should address the issue of climate change and should encourage the reduced emissions of harmful greenhouse gases.**

NATIONAL EMISSIONS CEILING DIRECTIVE	
Objectives and Requirements	**Implications for JLDP**
Directive 2001/81/EC of the European Parliament and the Council on National Emission Ceilings for certain pollutants (NEC Directive) sets upper limits for each Member State for the total emissions in 2010 of the four pollutants responsible for acidification, eutrophication and ground-level ozone pollution (sulphur dioxide, nitrogen oxides, volatile organic compounds and ammonia), but leaves it largely to the Member States to decide which measures – on top of Community legislation for specific source categories - to take in order to comply.	**The Plan should address the issue of climate change and should encourage the reduced emissions of harmful greenhouse gases.**

CLIMATE CHANGE WALES – LEARNING TO LIVE DIFFERENTLY (2001)	
Objectives and Requirements	**Implications for JLDP**
The report: • **summarises impact of climate change on Wales;** • **identifies where adaptation may be required;**	**The Plan should address the issue of climate change and should encourage the reduced emissions of harmful greenhouse gases.**

• **indicates how emissions may be reduced.** • **and outlines the Welsh Assembly Government [WAG] action on adaptation - Flooding and other natural hazards.**	

ENERGY WALES – ROUTE MAP: COMNSULTATION DOCUMENT (2005)	
Objectives and Requirements	**Implications for JLDP**
The Consultation Document sets out our vision to make Wales a showcase for clean energy whilst maintaining our international competitiveness.	**The JLDP should promote the use of renewable energy in new developments**

CLIMATE CHANGE: CHALLENGING CHOICES (2000)	
Objectives and Requirements	**Implications for JLDP**
This study includes probable changes in climate, expert opinion on the consequences and the results of stakeholder interviews. It outlines how climate change will alter: • **rainfall;** • **temperature;** • **sea-levels; and** • **winds.** **It will affect the Welsh natural and built environment, its coastlines and the health of its people, and may increase the frequency of flooding. It also addresses how climate change should be communicated in both an engaging and authoritative way.**	**The Plan should address the issue of climate change and should encourage the reduced emissions of harmful greenhouse gases.**

CLIMATE CHANGE STRATEGY FOR WALES (OCT 2010)	
Objectives and Requirements	**Implications for JLDP**
The Climate Change Strategy is a new policy, which builds on the Environment Strategy published in May 2006, and the One Wales: One Planet document published in May 2009. The key points of the Strategy are as follows: ▪ Restates the target of reducing greenhouse gas emissions from Wales by 3% per year from 2011 (excluding heavy industry and power generation). ▪ Commitment to achieve 40% reduction in all greenhouse gas emissions by 2020 (against 1990 baseline) ▪ Specific targets for minimum emission reductions in each of six sectors: transport, residential, business, agriculture and land use, public sector, waste sector. ▪ Maximum level for emissions from public sector buildings so government can “lead by example.” ▪ A national, co-ordinated approach to ensure that Wales is well placed to adapt to climate change.	The JLDP should aim to contribute to the achievement of the objectives set out in the Strategy **and its delivery plans** and facilitate the improvement of air quality and not exacerbate air pollution.

The Climate Change Strategy also has two specific delivery plans – Emissions Reductions Delivery Plan and the Adaptation Delivery Plan. The Emissions Reduction Delivery Plan sets out the policies and programmes that will help meet the target to reduce greenhouse gas emissions by 3% per year in areas of devolved competence. The Adaptation Delivery Plan describes the actions that will fulfill the objectives from the Adaptation Framework to make Wales more resilient to the impacts of climate change.	

ANGLESEY ENERGY ISLAND FRAMEWORK	
Objectives and Requirements	**Implications for JLDP**
The key elements of the Energy Island Framework are: **Short term: large and small scale biomass installations and supporting energy crops, energy efficiency measures, and micro generation. Initial discussion and negotiation to maximise opportunities from Offshore wind.** **Medium to long-term: new build at Wylfa up to 3.2 GW, implementation of tidal project at Skerries, offshore wind base at Holyhead Port and the replanting of existing onshore wind farms.** **Long term: tidal power expansion and development of the hydrogen economy.** **Energy Island has major potential to realise economic, social and environmental gains for Anglesey and the North West Wales economy. There is the potential to create a peak of 4500 construction jobs (2017) in Anglesey and North West Wales including jobs in the supply chain. The Framework could also deliver a further 2500 operational and maintenance jobs on the Island and wider sub-region by 2025.**	**The JLDP should consider the proposals and objectives of the Energy Island Framework.**

WORLD HERITAGE CONVENTION	
Objectives and Requirements	**Implications for JLDP**
The World Heritage Convention aims to promote cooperation among nations to protect heritage around the world that is of such outstanding universal value that its conservation is important for	**The JLDP should facilitate the protection and conservation of important heritage resources.**

current and future generations.	

WORLD HERITAGE SITE MANAGEMENT PLAN	
Objectives and Requirements	**Implications for JLDP**
The Purpose of the Management Plan is as follows: **Comprehensive management of the World Heritage Site depends on the conservation of the monuments within the inscribed boundaries; the protection and enhancement of their setting; their presentation to the public for life-long education; and the encouragement of education and research. The preparation of the Management Plan has been supervised by a steering group with representatives from Cadw — an executive agency of the Welsh Assembly Government — the local authorities in the area, Snowdonia National Park Authority; and ICOMOS-UK.Expert and community groups and other relevant government agencies contributed through a survey of organisations and consultations during drafting. The plan is intended to provide a framework for the comprehensive management of the site.**	**The JLDP should consider the management framework contained in the management plan**

WAG (2010) TAN6 – PLANNING FOR SUSTAINABLE RURAL COMMUNITIES	
Objectives and Requirements	**Implications for JLDP**

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The purpose of this TAN is to provide practical guidance on the role of the planning system in supporting the delivery of sustainable rural communities. **The TAN provides guidance on how the planning system can contribute to:** **• Sustainable rural economies;** **• Sustainable rural housing;** **• Sustainable rural services; and** **• Sustainable agriculture.** **Planning authorities should seek to strengthen rural communities by helping to ensure that existing residents can work and access services locally using low carbon travel and obtain a higher proportion of their energy needs from local renewable sources. Planning authorities should assess the needs and priorities of rural communities. Development plans should define local need taking into account the social, economic and environmental characteristics of the area.** ~~The considerations that need to be emphasised when dealing with an application for an agricultural or rural development are presented.~~ ~~The need for new developments to consider their location and ensuring that they do not affect farms is emphasised. In addition, guidance is provided on reusing/adapting rural buildings and it is noted that the nature and scale of the proposed development will be one of the main considerations. Other issues being dealt with in this specific TAN include developments involving diversification, development rights in relation to agriculture and forestry, permanent agricultural settlements and equine related developments.~~	The JLDP should consider the guidance regarding agriculture and rural development and facilitate improvement in the agricultural industry whilst at the same time protecting the environment,

IMPROVING LIVES AND COMMUNITIES – HOMES IN WALES (2010)	
Objectives and Requirements	**Implications for JLDP**
This documents sets out the challenges in meeting housing need, the priorities, and the action that will be taken. It also explains the benefits of investing in housing and the priorities for action. **The approach is about improving people's lives. It will:** **i) Provide more housing of the right type and offer more choice.** **ii) Improve homes and communities, including the energy efficiency of new and existing homes.** **iii) Improve housing-related services and support, particularly for vulnerable people and people from minority groups.** **Promoting equal access to housing and services for all people, improving services, tackling poverty**	**The JLDP should facilitate the improvement of the supply, quality, affordability and suitability of housing in the area for all sections of the community.**

and inequalities, and responding to major issues such as climate change are themes that run throughout the approach.	

HOMELESSNESS STRATEGY 2010-2013	
Objectives and Requirements	**Implications for JLDP**
The vision which guides the Homelessness Strategy is: **"Develop an adaptable, accessible and holistic homelessness service with key partners across Gwynedd, with the aim of promoting independent living and sustainable housing for all client groups, and so reducing the incidences of homelessness"** **In order to meet the vision, four key strategic objectives have been identified which will structure how the vision is to be achieved:** **iv) To place greater emphasis on homelessness prevention and customer focused services through improved strategic and working protocols within the Council and with partner organisations, both in terms of the planning and delivery of homelessness services.** **v) To improve access to health services for vulnerable homeless people, and provide a holistic approach towards promoting and ensuring their health and well-being.** **vi) To increase the availability and improve the access to suitable temporary and settled accommodation.** **vii) To improve performance management arrangements for the whole of the homelessness services provided by the Council and its partners.**	**The JLDP should facilitate the improvement of the supply, quality, affordability and suitability of housing in the area for all sections of the community.**

AFFORDABLE HOUSING DELIVERY STATEMENT (2009)	
Objectives and Requirements	**Implications for JLDP**
The overriding purpose of the AHDS is to increase the provision of affordable homes, with the planning process seen as an essential tool to improve supply. All councils in Wales are required by the Welsh Assembly Government (WAG) to produce AHDSs. Isle of Anglesey County Council (the Council) is committed to maximising the provision of affordable homes to its residents and, in the process, creating well-integrated and sustainable communities.	**The JLDP should consider the guidance when formulating its housing policies and allocations.**

ANGLESEY EMPTY HOMES STRATEGY (2010)	
Objectives and Requirements	**Implications for JLDP**

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Purpose : To bring back into residential use homes that have been empty for more than 6 months. To: • **Increase the supply of affordable homes** • **Improve the sustainability of communities and the built environment** • **Maximise the use of the existing housing stock** **Delivery Actions:** 1. **Implementation of an Empty Homes Strategy.** 2. **Establish a cross departmental approach to dealing with empty homes issues in a coordinated way, maximising the use of resources.** 3. **Create a database of empty homes.** 4. **Work in partnership with and provide information to owners.** 5. **Secure available funding opportunities.** 6. **Prioritise the identification of empty homes that can meet Affordable Housing needs** 7. **Develop options for bringing empty homes back into use.** 8. **Identify targets for dealing with empty homes which are subject to annual review.**	**The JLDP should facilitate the re-use of empty dwellings to help satisfy the housing needs of the population.**

PRIVATE SECTOR HOUSING RENEWAL STRATEGY (2010) (Anglesey LPA)	
Objectives and Requirements	**Implications for JLDP**
Purpose: Following completion of the Private Sector Housing Condition Survey and to accord with the Wales Audit Office (WAO) recommendation, to set out a strategic approach to Private Sector Housing Renewal. **Strategic Objective: To promote the Council's approach in seeking to assist and where appropriate incentivise, via Home Renovation Grants, those properties in need of improvement in the Owner-Occupied and Private-Rented Sectors. Including bringing suitable unoccupied and dilapidated properties back into use as housing accommodation. In so doing maximising the use of available resources and recognising that fundamentally it is the responsibility of all home/property owners to maintain their own property.**	**The JLDP should facilitate the improvement of the supply, quality, affordability and suitability of housing in the area in order to satisfy the needs of the resident population.**

INTEGRATED COASTAL ZONE MANAGEMENT STRATEGY	
Objectives and Requirements	**Implications for JLDP**

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The strategy sets out our vision for a sustainable future for the Welsh coast with the 'COASTS' vision: • **Community owned;** • **Optimised;** • **Appreciated;** • **Safeguarded;** • **Thriving; and** • **Sustainable.** **The COASTS vision aims to preserve and enhance the natural, cultural and economic assets of the coastal zone. Delivering ICZM and the 'Coasts' vision work to achieve the same result of a sustainable coast that is used and enjoyed by all.** **The Strategy sets out objectives and actions to take ICZM forward in Wales. Found in section 6 of the document the objectives come under seven key headings:** 1. **Promoting ICZM at national and local levels;** 2. **Policy integration;** 3. **Integrated planning and decision-taking;** 4. **Better information;** 5. **Promoting awareness of the value of the coastal zone and of ICZM;** 6. **Joining up with our neighbours; and** 7. **Monitoring the ICZM process.**	**The JLDP should preserve and enhance the natural, cultural and economic assets of coasts.**

ANGLESEY LANDSCAPE STRATEGY UPDATE (2011)	
Objectives and Requirements	**Implications for JLDP**
Identifies areas which have high quality landscape values using the LANDMAP methodology.	**The JLDP should give consideration to the findings of the Landscape Strategy**

EU URBAN WASTE WATER TREATMENT DIRECTIVE AND DESIGNATED EUTROPHIC SENSITIVE AREAS	
Objectives and Requirements	**Implications for JLDP**
Under the 1991 Urban Waste Water Treatment (UWWT) Directive, the standards for collection, treatment and disposal of wastewater required at each works depends on two factors: 1. **size of the urban area.**	**The Plan should consider the requirements of the Directive and facilitate the protection and improvement**

2. classification of the receiving waters, i.e. sensitive or non-sensitive to eutrophication.	of water quality.

ENVIRONMENT AGENCY DROUGHT PLAN (CONSULTATION DRAFT) (SEPTEMBER 2011)	
Objectives and Requirements	Implications for JLDP
This plan outlines how the Environment Agency manage drought in Wales. It sets out: • drought management structure; • the drought management decisions and actions taken and the triggers for these actions; • how the impacts of drought is monitored and measured; • how drought permits and drought order applications are dealt with; • how the Environment Agency reports on drought; • how the Environment Agency communicates with others.	The JLDP should consider the causes and consequences of drought when producing the plan.

THE FLOODS DIRECTIVE (2007/60/EC)	
Objectives and Requirements	Implications for JLDP
The Floods Directive requires Member States to engage their government departments, agencies and other bodies to draw up a Preliminary Flood Risk Assessment[1]. This assessment is to consider impacts on human health and life, the environment, cultural heritage and economic activity, with a legislative completion date of December 2011. The information in this assessment will be used to identify the areas at significant risk which will then be modelled in order to produce flood hazard and risk maps. These maps are to be in place by December 2013 and will include detail on the flood extent, depth and level for three risk scenarios (high, medium and low probability).	The JLDP should ensure that the risk of flooding is considered in determining the location of new development.

WATER RESOURCES ACT 1991	
Objectives and Requirements	Implications for JLDP
The Water Resources Act 1991 regulates water resources, water quality and pollution, and flood defence. Part II of the Act provides the general structure for the management of water resources. Part III then explains the standards expected for controlled waters; and what is considered as water pollution. Part IV then provides information on mitigation through flood defence.	The JLDP should facilitate the efficient and sustainable use of water and ensure that water quality is not adversely affected by development

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WATER ACT (2003)	
Objectives and Requirements	**Implications for JLDP**
Core Strategy to support the resolution of significant problem areas and seek to achieve sustainable water resources management.	The JLDP should protect water resources, supply and the environment.

WATER FOR PEOPLE AND THE ENVIRONMENT – WATER RESOURCES STRATEGY FOR ENGLAND AND WALES	
Objectives and Requirements	**Implications for JLDP**
The strategy sets out climate change actions that will: • enable habitats and species to adapt better to climate change; • allow the way we protect the water environment to adjust flexibly to a changing climate; • reduce pressure on the environment caused by water taken for human use; • encourage options resilient to climate change to be chosen in the face of uncertainty; • better protect vital water supply infrastructure; • reduce greenhouse gas emissions from people using water, considering the whole life-cycle of use; • improve understanding of the risks and uncertainties of climate change.	The JLDP should facilitate the efficient and sustainable use of water and ensure that water quality is not adversely affected by development

WATERWAYS FOR WALES – THE WAY FORWARD (2000)	
Objectives and Requirements	**Implications for JLDP**
The strategy has the following objectives: • Stimulating economic regeneration; • Acting as catalyst for rural recovery; • Developing sustainable living; • Promoting the vitality of Welsh cultural heritage; • Promoting Wales within the wider world.	The JLDP should consider the requirements of the Plan.

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CLEANER COASTS, HEALTHIER SEAS	
Objectives and Requirements	**Implications for JLDP**
We all want cleaner coasts and healthier seas around England and Wales. We aim to contribute to achieving this through our Marine Strategy by: • promoting sustainable development; • integrating management between land and sea; • regulating our coastline efficiently; • ensuring we all value our coastal and marine environments.	The JLDP should consider the aims of the action plan during the formulation of policies and proposals.

WEST OF WALES SHORELINE MANAGEMENT PLAN (FEBRUARY 2011)	
Objectives and Requirements	**Implications for JLDP**
The Shoreline Management Plan (SMP) provides a large-scale assessment of the risks associated with coastal evolution and presents a policy framework to address these risks to people and the developed, historic and natural environment in a sustainable manner. The plan provides both a broad scale assessment of these risks but also quite specific advice to operating authorities in their management of defences. Its main principles are: • To contribute to sustainable communities and development. • To minimise reliance on defence and increase the resilience of communities. • To support an integrated approach to spatial planning, in particular recognising the interrelationships between centres of development and surrounding communities. • Human activity and the natural and historical environment as being essential for community identity, well being and vitality and its significance for tourism and economic regeneration. • To maintain and support the main centres of economic activity. • To sustain the vitality and support adaptation of smaller scale settlements. • To avoid damage to and seek opportunity to enhance the natural environment. • To support the cultural heritage and the use of the Welsh language. • To maintain or enhance the high quality landscape. To sustain sustainable accessibility in terms of maintaining national and regional connectivity.	The JLDP should incorporate the principles contained within the plan with regard to flooding and managing flood risk.

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NORTH WEST WALES CATCHMENT FLOOD MANAGEMENT PLAN	
Objectives and Requirements	**Implications for JLDP**
The CFMP gives an overview of the flood risk in the North West Wales catchments and sets out the preferred plan for sustainable flood risk management over the next 50 to 100 years. The CFMP considers all types of inland flooding, from rivers, groundwater, surface water and tidal flooding, but not flooding directly from the sea (coastal flooding), which is covered by Shoreline Management Plans (SMPs). The role of CFMPs is to establish flood risk management policies which will deliver sustainable flood risk management for the long term. This CFMP identifies flood risk management policies to assist all key decision makers in the catchments.	The JLDP should consider the conclusions and recommendations contained in the plan in relation to flood management. It should guide spatial planning with regard to flood risk.

RIVER DEE CATCHMENT FLOOD MANAGEMENT PLAN	
Objectives and Requirements	**Implications for JLDP**
The CFMP gives an overview of the flood risk in the River Dee catchment and sets out the preferred plan for sustainable flood risk management over the next 50 to 100 years. The CFMP considers all types of inland flooding, from rivers, groundwater, surface water and tidal flooding, but not flooding directly from the sea (coastal flooding), which is covered by Shoreline Management Plans (SMPs). The role of CFMPs is to establish flood risk management policies which will deliver sustainable flood risk management for the long term. This CFMP identifies flood risk management policies to assist all key decision makers in the catchments.	The JLDP should consider the conclusions and recommendations contained in the plan in relation to flood management. It should guide spatial planning with regard to flood risk.

ANGLESEY, MEIRIONNYDD & LLYN AND ERYRI CATCHMENT ABSTRACTION MANAGEMENT STRATEGIES	
Objectives and Requirements	**Implications for JLDP**
The main aims of the Catchment Abstraction Management StrategIES (CAMS) are to define the resource availability of a catchment, at times of low flow, by determining the quantity of water it requires to maintain or improve its riverine environment. Also, to provide a comprehensive licensing strategy to ensure the sustainable management of the water resources within the CAMS area. The	The JLDP should facilitate the sustainable management of water resources in line with the CAMS.

uniform process by which this is achieved should result in a consistent approach across England and Wales.	

EU SOIL THEMATIC STRATEGY (2006)	
Objectives and Requirements	**Implications for JLDP**
The Strategy consists of: a communication that establishes a ten-year work program; a draft framework directive; and an impact assessment analyzing the economic, social, and environmental impacts of the proposed measures. The EU Soil Thematic Strategy is the last of seven thematic strategies developed under the EU's 6th Environmental Action Program.	**The JLDP should facilitate the protection and conservation of soils.**

SLUDGE DIRECTIVE 86/278/EEC	
Objectives and Requirements	**Implications for JLDP**
The purpose of this Directive is to regulate the use of sewage sludge in agriculture in such a way as to prevent harmful effects on soil, vegetation, animals and man, thereby encouraging the correct use of such sewage sludge. The Directive lays down limit values for concentrations of heavy metals in the soil, in sludge and for the maximum annual quantities of heavy metals which may be introduced into the soil. The Member States must take the measures necessary to ensure that these limit values are not exceeded through the use of sludge.	**The JLDP should facilitate the protection and conservation of soils.**

EUROPEAN SOIL CHARTER	
Objectives and Requirements	**Implications for JLDP**
The European Union (EU) adopted a European Soil Charter in 1972 and a revision of this charter was subsequently adopted in 2003 (Council of Europe 2003) in response to continued trends in soil loss and degradation and the need for a legal instrument across the member countries of the EU.	**The JLDP should facilitate the protection and conservation of soils.**

UK SOIL INDICATORS CONSORTIUM (DEFRA)	
Objectives and Requirements	**Implications for JLDP**
The UK Soil Indicators Consortium is a group of public stakeholders developing a UK set of soil indicators and a soil monitoring scheme.	**The JLDP should facilitate the protection and conservation of soils.**

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The objectives are: **1. To develop a set of policy relevant and scientifically robust indicators of soil quality that:** • **Cover all of the functions of soil** • **Will pick up significant changes in soil quality in a timely manner** • **Will meet the different requirements of the member organisations (make best use of collected data)** • **Make use of existing research into indicators being supported by the member organisations** **2. To develop a UK monitoring scheme that:** • **Will better establish the state of our national soils** • **Can be tailored to available resources and individual organisation needs** • **Will be designed to pick up significant changes in soil quality** • **Builds upon previously funded research on the design of monitoring schemes**	

REMEDIATION OF CONTAMINATED LAND (2001)	
Objectives and Requirements	**Implications for JLDP**
On 15 September 2001 an improved system or regime for the identification and remediation of contaminated land came into force. **The contaminated land regime is referred to as "Part IIA" or "Part 2A", meaning Part 2A of the Environmental Protection Act 1990 and related guidance and regulations. The regime places duties on local authorities to:** • **inspect their areas;** • **identify contaminated land;** • **address the issues in line with the "suitable for use" approach.**	**The JLDP should consider the requirements in the Plan in terms of managing contaminated land.**

WASTE INCINERATION (ENGLAND AND WALES) DIRECTIVE	
Objectives and Requirements	**Implications for JLDP**
The Waste Incineration Directive, more formally Directive 2000/76/EC of the European Parliament and of the Council of 4 December 2000 on the incineration of waste (OJ L332, P91 - 111), is a Directive issued by the European Union and relates to standards and methodologies required by Europe for the practice and technology of incineration. The aim of this Directive is to minimise the	**The JLDP should consider the requirements of the Directive.**

impact of negative environmental effects on the environment and human health resulting from emissions to air, soil, surface and ground water from the incineration and co-incineration of waste. The requirements of the Directive have been developed to reflect the ability of modern incineration plants to achieve high standards of emission control more effectively.	

WELSH SOILS ACTION PLAN	
Objectives and Requirements	**Implications for JLDP**
The purpose of the soils action plan was to review the importance of soils in environmental, economic and social terms. In addition to this it outlines the main threats to soils and considers current policies and proposed actions to combat or mitigate these threats.	The JLDP should facilitate the protection and conservation of soils.

SOIL: A PRECIOUS RESOURCE – ENVIRONMENT AGENCY SOIL STRATEGY	
Objectives and Requirements	**Implications for JLDP**
This is the Environment Agency's strategy for protecting, managing and restoring soil. The strategy has six goals: 1) People will value soil and recognise that it is an important natural resource that requires the same level of protection as water and air. 2) People will recognise the environmental importance of the links between soil, air and water and take this into account when managing soil. 3) Farmers and growers will manage their soils wisely to produce healthy food in a sustainable way that safeguards the environment. 4) People will value soil in the built environment because it provides recreation opportunities in gardens and community green spaces, because it supports biodiversity and also because it offers us benefits for air and water quality. Industry will adopt methods of preventing pollution which protect soils and soil will be better managed and used in construction activities. 5) We will know more about soil biodiversity. We will also improve our understanding of and ability to monitor the impact human activity and environmental change has on soil so that we can keep soils healthy. 6) We will fill the gaps in our knowledge of soils, make information on soils more accessible and share information with others so that we can make better informed	The JLDP should facilitate the protection and conservation of soils.

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CODE OF GOOD AGRICULTURAL PRACTICE FOR THE PROTECTION OF SOIL	
Objectives and Requirements	**Implications for JLDP**
This Code of Good Agricultural Practice provides advice and guidance to minimise the risks of causing pollution. Good practice is defined as that which reduces the risk of pollution, while allowing profitable and productive farming to continue.	The JLDP should facilitate the protection and conservation of soils.

IDENTIFICATION AND DEVELOPMENT OF A SET OF NATIONAL INDICATORS FOR SOIL QUALITY	
Objectives and Requirements	**Implications for JLDP**
This project builds on the findings of a previous Environment Agency-led project, *Identification and development of a set of national indicators for soil quality*. The 2002 project concluded that soil quality indicators (SQIs) should be based on soil function, with the most important functions being those of environmental interaction, food and fibre production, support for ecological habitat and biodiversity, the provision of raw materials and protection of cultural heritage. From a choice of 67, the report identified nine key functional indicators.	The JLDP should facilitate the protection and conservation of soils.

SLUDGE REGULATIONS	
Objectives and Requirements	**Implications for JLDP**
The UK sewage sludge regulations (Sludge (Use in Agriculture) Regulations, 1989) provide controls for the heavy metal content of sludges destined for land application. They specify yearly limits for certain elements and also that the soil Ph shall not be less than 5. Requirements for monitoring, records keeping and reporting are detailed in the regulations.	The JLDP should facilitate the protection and conservation of soils.

NITRATE VULNERABLE ZONES REGULATIONS	
Objectives and Requirements	**Implications for JLDP**
These Regulations establish an action programme for nitrate vulnerable zones which were designated by the Protection of Water against Agricultural Nitrate Pollution (England and Wales) Regulations 1996. The Regulations implement the requirement to establish such a programme in Article 5 of Council Directive 91/676/EEC concerning the protection of waters against pollution by nitrates from agricultural sources. The occupier of a farm or livestock unit all or part of which is in a nitrate vulnerable zone is required to ensure that the action programme is implemented in relation to the farm or livestock unit or to	The JLDP should protect water resources, supply and the environment.

that part of it which is in the nitrate vulnerable zone.	

SOIL SCOPING STUDY (2002)	
Objectives and Requirements	**Implications for JLDP**
The Scoping Study provides the basis for good soil management and protection.	**The JLDP should facilitate the protection and conservation of soils.**

RADIOACTIVE SUBSTANCES ACT 1993	
Objectives and Requirements	**Implications for JLDP**
The Radioactive Substances Act 1993 is concerned with the control of radioactive material and any subsequent accumulation and disposal of radioactive waste. The conditions attached to the authorisation are concerned with the control and security of the accumulated radioactive waste and its subsequent disposal. **The purpose of this Act is to protect the environment from radioactive pollution by controlling the use of radioactive materials and in particular the disposal of radioactive waste. Any undertaking which uses radioactive substances, whether open or closed sources, must be registered to keep and use such materials and, if producing waste, must be authorised to accumulate and dispose of this waste.**	**The JLDP should consider the requirements of the Act in the policy formulation process.**

WASTE LICENSING REGULATIONS 1994	
Objectives and Requirements	**Implications for JLDP**
These regulations are providing a framework for the development of a 'Waste Management Licensing System' under part II of the Environmental Protection Act 1990. Provisions are made, for the disposal of waste oils and lubricants. Provision is also made for the protection of groundwaters, from contamination via discharge of certain listed substances.	**The JLDP should facilitate the sustainable management of waste and protect the environment from contamination.**

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METAL MINE STRATEGY FOR WALES 2002	
Objectives and Requirements	**Implications for JLDP**
The Metal Mines Strategy for Wales brings together the specific views of various stakeholders in one document and identifies sites with differing stakeholder views or concerns. In terms of water quality, the catchments are at risk of failing to achieve good chemical and ecological status by 2015 due to the elevated metals associated with historical mining activities in its waters.	**The JLDP should facilitate the protection of waters and mitigate against potential pollution from minining activities.**

~~**NORTH WALES REGIONAL WASTE PLAN - FIRST REVIEW 2007**~~	
~~**Objectives and Requirements**~~	~~**Implications for JLDP**~~
~~Vision: To provide a land use planning framework for managing waste and reclaiming resources in a sustainable way in north Wales, with the following objectives: Objective A: Reduce detrimental impacts on the environment and human health. Objective B: Reduce social and economic detrimental impacts and maximise social and economic opportunities. Objective C: Satisfy the needs of communities and businesses. Objective D: Comply with legislative requirements, targets, principles and policies determined by European and national policy framework.~~	~~The JLDP should facilitate the sustainable management of waste and encourage a reduction in the waste produced. The JLDP should also promote the re-use and recycling of waste and facilitate the reduction of waste sent to landfill, in line with the targets sets by relevant Directives.~~

DA

MUNICIPAL WASTE SECTOR PLAN (MARCH 2011)	
Objectives and Requirements	**Implications for JLDP**

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The Municipal Sector Plan supports 'Towards Zero Waste', the overarching waste strategy document for Wales, by detailing outcomes, policies and delivery actions for this sector. **The approach being followed for Part 1 of the Municipal Sector Plan is to take forward the following four key areas:** **• Waste prevention – to reinforce the important role of Local Authorities engaging with householders and communities to reduce waste put out for collection, thus helping to meet environmental outcomes, increasing opportunities for enhancing social wellbeing through waste reuse and reducing the costs of waste collection and management.** **• Preparing for reuse – to ensure that a far greater proportion of wastes collected by Local Authorities is "prepared for reuse", in order to meet wellbeing through involvement in reuse activities and reduce the costs of waste management.** **• Recycling collection service delivery improvements – to deliver sustainable development outcomes in a cost effective way and work towards the new municipal waste recycling targets set in Towards Zero Waste.** **• Sustainable treatment and disposal – to deliver sustainable treatment and disposal of municipal waste in a cost effective way and work towards the targets set in Towards Zero Waste.**	**The JLDP should facilitate the sustainable management of waste and encourage a reduction in the waste produced, in line with the objectives of the plan.**

DRAFT FOOD MANUFACTURE, SERVICE AND RETAIL SECTOR PLAN (MARCH 2011)	
Objectives and Requirements	**Implications for JLDP**

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

The Food Manufacture, Service and Retail Sector Plan seeks to address issues in three key areas, focussing on food and packaging: **i) Waste prevention:** • **Reducing waste arisings directly produced by the sectors covered in the plan (focusing on food and packaging in the mixed waste stream produced by SMEs, and food arisings in large food manufacturing companies).** • **Greening the supply chain, including ecodesign to make packaging generate less waste.** **ii) Recycling:** • **Businesses source segregating food and packaging materials that are currently arising in the mixed waste stream, and thus increasing recycling rates on site.** • **Provision of a universal separate collection service for packaging and food waste.** • **Recyclate to be recycled closed loop or 'up-cycled', ideally in Wales.** • **Food waste to be sent to anaerobic digestion plants (where reuse, e.g. as animal feed, is not possible).** • **Increasing the recyclability of packaging.** • **Increasing the recycled content of packaging.** **iii) Treatment and disposal – to deliver sustainable treatment and disposal of this commercial and industrial waste in a cost effective way and work towards the targets set in Towards Zero Waste, including those that limit energy from waste and seek to reduce landfill to zero.**	**The JLDP should facilitate the sustainable management of waste and encourage a reduction in the waste produced, in line with the objectives of the plan.**

DRAFT COLLECTIONS, INFRASTRUCTURE AND MARKETS SECTOR PLAN (MARCH 2011)	
Objectives and Requirements	**Implications for JLDP**

The draft Collections, Infrastructure and Markets Sector Plan covers the management of all waste in Wales regardless of sector. This plan supports 'Towards Zero Waste', the overarching waste strategy document for Wales, by detailing outcomes, policies, targets and delivery actions for this sector. It forms part of the suite of documents that overall comprise the waste management plan for Wales in accordance with the plan making requirements enshrined in UK and EU legislation. **The main issues/objectives identified in the Plan are:** **• The Collections Infrastructure and Markets sector plan seeks to create the conditions for a sustainable approach to resource management by ensuring that a high volume of clean, source segregated recyclate is collected and delivered to reprocessors (based in Wales as far as possible), and that closed loop end markets are developed for the recyclate (within Wales as far as possible).** **• The draft plan aims to ensure, as far as possible, that that the economic value of the recyclate is retained within the Welsh economy.** **• The evidence presented demonstrated that there are still significant amounts of recyclable material being sent to landfill, especially from the household and commercial Sectors.** **• There is also some evidence that some materials are accessing end markets which are not the most sustainable option for Wales.** **• The quality of collected recyclate needs improving.** **• The plan identifies where improvements in recyclate collection are required and where opportunities to develop infrastructure exist. The draft plan aims to facilitate developments in infrastructure by demonstrating need for such investments.** **• Waste prevention**	**The JLDP should facilitate the sustainable management of waste and encourage a reduction in the waste produced, in line with the objectives of the plan.**

FINAL CONTAMINATED LAND INSPECTION STRATEGY (ANGLESEY)	
Objectives and Requirements	**Implications for JLDP**
The Council's main Aims in dealing with contaminated land will be: • **To protect human health** • **To protect controlled waters** • **To prevent damage to property** • **To prevent any further contamination of land** • **To encourage the voluntary "clean up" of contaminated land** • **To encourage the re-use of contaminated land or as it is known "brownfield" land.**	**The JLDP should consider the requirements of the Plan in terms of managing contaminated land.**

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

DRAFT CONTAMINATED LAND STRATEGY (GWYNEDD)	
Objectives and Requirements	**Implications for JLDP**
This Strategy document details the arrangements and procedures that Gwynedd Council will follow to inspect land within the County for contamination, in order to identify and remove unacceptable risks to human health and the environment. **The aims of Gwynedd Council's Strategy to deal with land contamination are:** **• to identify and remove unacceptable risks to human health and the environment;** **• to seek to bring damaged land back to beneficial use; and** **• to seek to ensure that the cost burdens faced by individuals, companies and society as a whole are proportionate, manageable and economically sustainable.**	**The JLDP should consider the requirements of the Plan in terms of managing contaminated land.**

APPENDIX 2

Biodiversity (Anglesey & Gwynedd)

Indicator	Current Data	Comparators and targets	Status/Trends	Problems / Limitations /Opportunities
Biodiversity				
RSPB Reserves	**South Stack Cliffs (Anglesey)** **Species include guillemots, razorbills and puffins. Rare choughs can also be seen on the reserve.** **Valley Wetlands (Anglesey)** **Species include tufted ducks, pochards, shovelers, gadwalls and grebes which all breed here.** **Mawddach Valley - Arthog Bog (Snowdonia National Park)** **Arthog Bog is a small wetland and a wonderful place to find weird and wonderful plants, flowers, butterflies and birds. More than 130 species of plants have been recorded.** **Mawddach Valley - Coed Garth Gell (Snowdonia National Park)** **Nestled in the spectacular Mawddach Valley, Coed Garth Gell is a woodland and heathland nature reserve.**			

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APPENDIX 2 – Proposed Modifications to the SA Scoping Report

Communities (Gwynedd)

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/ Constraints/ Opportunities
Communities				
Life Expectancy	**Life Expectancy**			

	1991-1993		1995-1997		1999-2001		2003-2005		2007-2009	
	Male	Female	**Male**	Female	**Male**	Female	**Male**	Female	**Male**	Female
Gwynedd	73.6	79.7	75.1	80.4	76.0	80.9	76.9	81.0	**77.3**	**82**
Wales	73.3	78.8	73.8	79.1	74.8	79.8	76.2	80.6	**77.2**	**81.6**

In general, for men and women, life expectancy had gradually increased since 1991.

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Communities (Anglesey)

Indicator	Current Data	Comparators and targets	Status/Trends	Problems / Limitations /Opportunities
Communities				
Life Expectancy	**Life Expectancy**			

	1991-1993		1995-1997		1999-2001		2003-2005		2007-2009	
	Male	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**
Anglesey	**73.5**	**79.7**	**74.8**	**79.7**	**75.8**	**80.3**	**76.9**	**81.3**	**76.7**	**81.9**
Cymru	**73.3**	**78.8**	**73.8**	**79.1**	**74.8**	**79.8**	**76.1**	**80.6**	**77.2**	**81.6**

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

	In general, for men and women, life expectancy had gradually increased since 1991.	

Communities (Gwynedd)

Indicator	Current Data	Comparators and targets	Status/Trends	Problems / Limitations /Opportunities
Communities				
Crime				There is a need to promote the continuing reduction of crime rates by encouraging developments which improve the safety of communities.

~~Recorded Crime 2006-07 (per 100,000 population)~~[1]

	~~Gwynedd~~	~~Wales~~
~~**Recorded Crime**~~	~~**73.5**~~	~~**87.5**~~
~~Violence against the person~~	~~21.9~~	~~18.2~~
~~Burglary from a dwelling~~	~~1.7~~	~~3.6~~
~~Theft of a vehicle~~	~~1.3~~	~~3.8~~
~~Theft from a vehicle~~	~~3.5~~	~~8.6~~

Crime rate per 1,000 population

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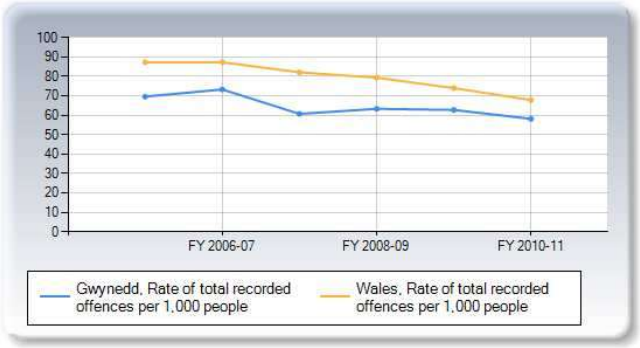


The crime rate in Gwynedd has gradually decreased during recent years with a general reduction of 14% between 2006/07 and 2009/10.

In 2009/10, Gwynedd had the leigth lowest crime rate in Wales.

Crime Rates (2010-11)

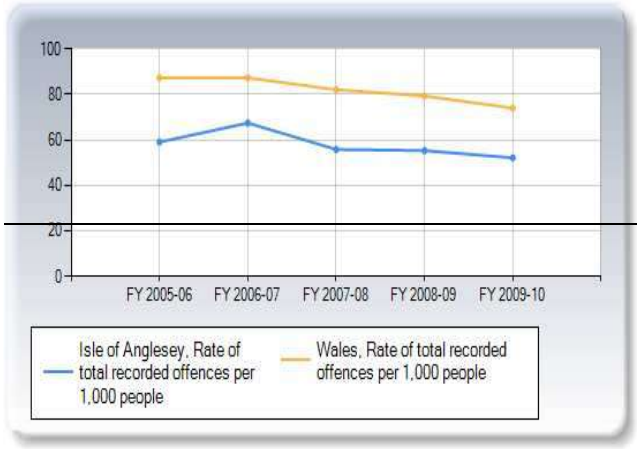
Rate of recorded offences per 1000 population	Gwynedd	Wales
Rate of total recorded offences per 1000 people	58.2	67.8
Violence against the person	15.78	14.19
Sexual offences	0.92	0.82
Robbery	0.16	0.31
Burglary	4.95	7.97
Offences against vehicles	3.56	7.12
Other theft offences	13.5	16.27
Fraud and forgery	1.23	1.62
Criminal damage	13.43	14
Drug offences	3.5	4.51
Misncellaneous offences	1.16	1.06

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

Indicator	Current Data	Comparators and targets	Status/Trends	Problems / Limitations /Opportunities
Cymunedau				
Crime				

~~Recorded Crime 2006-07 (per 100,000 population)~~		
	~~Anglesey~~	~~Wales~~
~~Recorded Crime~~	~~67.7~~	~~87.5~~
~~Violence against the person~~	~~20.4~~	~~18.2~~
~~Burglary from a dwelling~~	~~1.3~~	~~3.6~~
~~Theft of a vehicle~~	~~1.3~~	~~3.8~~
~~Theft from a vehicle~~	~~2.1~~	~~8.6~~

~~Rate of Crime per 1,000 people~~[ii]



Crime Rates (2010-11)

Rate of recorded offences per 1000 population	Anglesey	Wales

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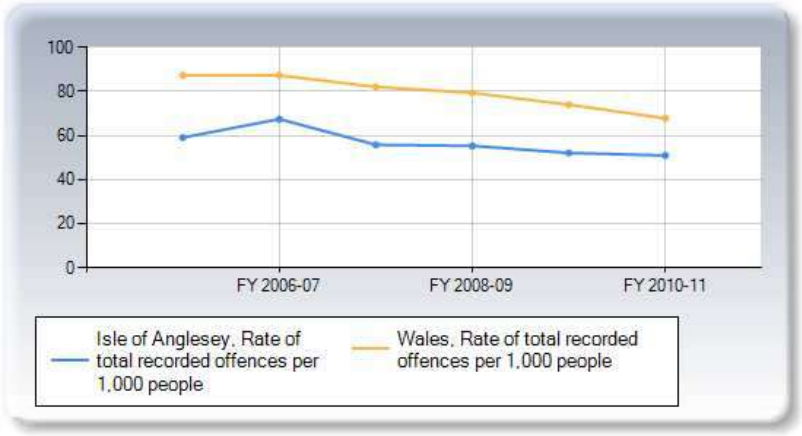
APPENDIX 2 – Proposed Modifications to the SA Scoping Report

Rate of total recorded offences per 1000 people	51.02	67.8
Violence against the person	14.78	14.19
Sexual offences	0.84	0.82
Robbery	0.16	0.31
Burglary	5.48	7.97
Offences against vehicles	2.02	7.12
Other theft offences	10.97	16.27
Fraud and forgery	1.06	1.62
Criminal damage	11.58	14
Drug offences	3.37	4.51
Miscellaneous offences	0.74	1.06

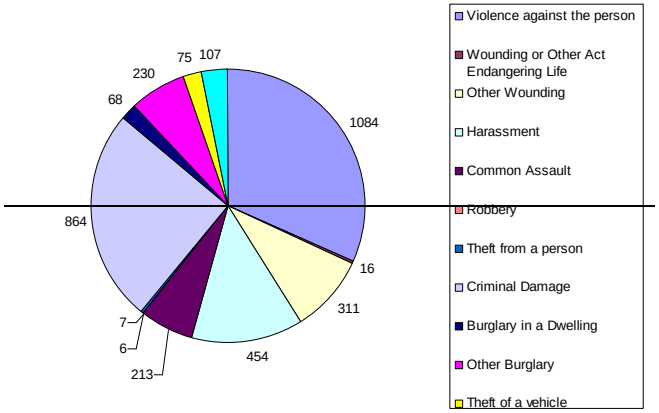
In 2009/10, Anglesey had the 4th lowest crime rate in Wales

Rate of crime per 1000 population



~~**Notifiable Offences Recorded by the Police (April 09 – March 10)**~~[iii]

APPENDIX 2 – Proposed Modifications to the SA Scoping Report



Communities (Gwynedd)

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/Constraints/ Opportunities
Communities				
~~**Economy**~~	~~A detailed spatial breakdown of benefit receipt in rural Wales is presented in the maps below. These maps clearly show an east-west division within rural Wales in respect to the receipt of these three state benefits, with levels of receipt generally higher in the north-west and lowest in eastern areas. In addition, across rural Wales, benefit levels appear to be highest in those wards containing the larger towns. The most striking east-west spatial pattern is evident in the second figure below, which shows the proportion of people in receipt of Job Seekers Allowance, with high levels of benefit receipt evident in most wards in Anglesey, the north-west of Gwynedd and south-east Ceredigion. It is also clear from the three figures that areas of Gwynedd and Anglesey exhibit similar benefit profiles to the Valleys. As with benefit and income levels there is a clear west-east divide evident in relation to unemployment rates, with Gwynedd, Anglesey and Pembrokeshire being the authority areas recording highest, and Monmouthshire and Powys having the lowest rate. Clusters of high unemployment rural wards are concentrated in Anglesey and north-western parts of Gwynedd.~~			~~Considerable geographic variations in the unemployment rate which suggests a need to strengthen and diversify rural local economies within the county.~~ ~~The need to facilitate the development of community facilities and services in rural areas and to facilitate an improvement in local opportunities by improving the availability of quality~~

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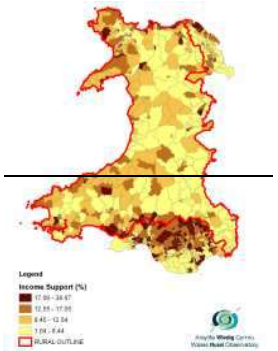
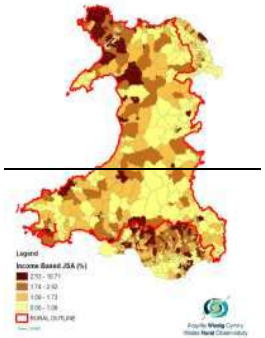
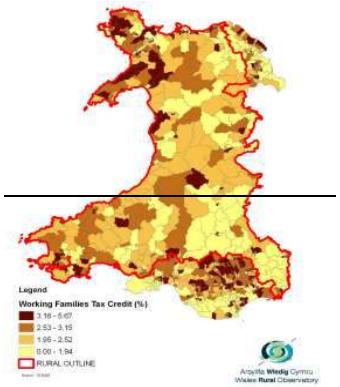
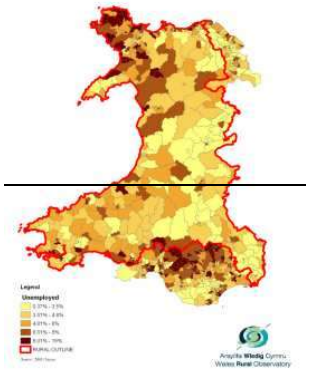
	~~Percentage of households claiming Income Support in 2001, by wards~~  **~~Percentage of households claiming Income-based Job Seekers Allowance in 2001, by ward~~**  **~~Percentage of households claiming Working Family Tax Credit in 2001, by ward~~**  **~~Percentage of unemployed households in 2001, by ward~~**  **~~Percentage benefit claimant rates, 2001 by rural unitary authority~~** **~~Job~~** **~~Income~~** **~~Council Tax~~** **~~Working~~**	~~employment as well as supporting local businesses.~~ ~~There is a need to encourage investment in rural areas by providing an infrastructure of transport, communications and land that helps attract new business providing higher paid employment.~~

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	Seekers Allowance	Support	Benefit	Families Tax Credit
Carmarthenshire	1.9	14.8	22.1	2.5
Ceredigion	1.6	9.6	15.7	2.2
Conwy	2.1	15.1	16.8	2.9
Denbighshire	1.9	15.5	19.1	2.7
Gwynedd	2.8	12.6	12.4	2.9
Isle of Anglesey	3.4	13.7	35.0	2.8
Monmouthshire	1.2	8.4	13.4	1.8
Pembrokeshire	2.2	13.7	20.8	3.1
Powys	1.4	9.8	14.2	2.5
Rural	**2.0**	**12.7**	**18.5**	**2.6**
Urban *	**2.3**	**14.8**	**23.0**	**2.4**
* Cardiff, Newport and Swansea local authority areas				

Within rural Wales, the four north-western and south-western local authority areas that recorded the lowest average incomes had the highest proportion of low-income households in 2003. Gwynedd recorded just below 22% of households on low-income and Anglesey had about 21% on low income. The spatial distribution of low-income households at ward-level can be seen in the map below with highest proportions of low income households evident in large parts of Gwynedd and Anglesey.

% households with annual incomes below £10,000

Area	% households
Gwynedd	27.2
Denbighshire	27
Pembrokeshire	26.9
Carmarthenshire	26.5
Conwy	26
Anglesey	24.7
Ceredigion	22.8
Powys	22.8
Flintshire	20.3
Vale of Glamorgan	17.5
Monmouthsire	16.5
Rural Wales average	24.8

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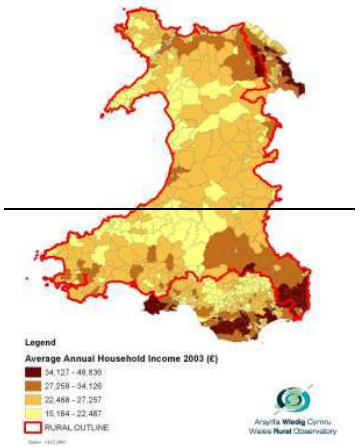
~~**Proportion of households with annual incomes below £10,000 in Wales in 2003, by ward**~~



~~**Percentage benefit claimant rates, 2001 by rural unitary authority**~~

	~~**Job Seekers Allowance**~~	~~**Income Support**~~	~~**Council Tax Benefit**~~	~~**Working Families Tax Credit**~~
~~Carmarthenshire~~	~~1.9~~	~~14.8~~	~~22.1~~	~~2.5~~
~~Ceredigion~~	~~1.6~~	~~9.6~~	~~15.7~~	~~2.2~~
~~Conwy~~	~~2.1~~	~~15.1~~	~~16.8~~	~~2.9~~
~~Denbighshire~~	~~1.9~~	~~15.5~~	~~19.1~~	~~2.7~~
~~Gwynedd~~	~~2.8~~	~~12.6~~	~~12.4~~	~~2.9~~
~~Isle of Anglesey~~	~~3.4~~	~~13.7~~	~~35.0~~	~~2.8~~
~~Monmouthshire~~	~~1.2~~	~~8.4~~	~~13.4~~	~~1.8~~
~~Pembrokeshire~~	~~2.2~~	~~13.7~~	~~20.8~~	~~3.1~~
~~Powys~~	~~1.4~~	~~9.8~~	~~14.2~~	~~2.5~~
~~**Rural**~~	~~**2.0**~~	~~**12.7**~~	~~**18.5**~~	~~**2.6**~~
~~**Urban ***~~	~~**2.3**~~	~~**14.8**~~	~~**23.0**~~	~~**2.4**~~
~~* Cardiff, newport and Swansea local authority areas~~				

Welsh Index of Multiple Deprivation (WIMD)	~~WIMD 2008 shows that in Gwynedd (which has 75 Lower Super Output Areas (LSOAs)) 3 LSOAs (4%) fall within the 10% most deprived LSOAs in Wales.~~ ~~In the 10% most deprived LSOAs for Wales there are:~~ ~~• Above average numbers of LSOAs in Gwynedd for Housing (41%) and Access (24%)~~ ~~• Access to services deprivation is higher in small villages and rural areas.~~ ~~• Below average numbers of LSOAs in Gwynedd for:~~ ~~▪ Overall Deprivation (4%)~~ ~~▪ Income (3%)~~ ~~▪ Employment (1%)~~ ~~▪ Education (4%)~~ ~~▪ Environment (1%)~~ ~~▪ Community (5%)~~ ~~44% of LSOAs in Gwynedd were more deprived than the Wales average.[iv]~~ ~~The map below illustrates how rural areas such as Pen Llŷn have a generally higher overall deprivation index than the majority of Gwynedd.~~ ~~**Map Showing Overall WIMD Rankings of Wards in Gwynedd[v]**~~	There is a need to reduce deprivation particularly in terms of housing and access, especially in the most deprived areas. **The need to facilitate the development of community facilities and services in rural areas and to facilitate an improvement in local opportunities by improving the availability of quality employment as well as supporting local businesses.** **There is a need to encourage investment in rural areas by providing an infrastructure of transport, communications and land that helps attract new business providing higher paid employment.**

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	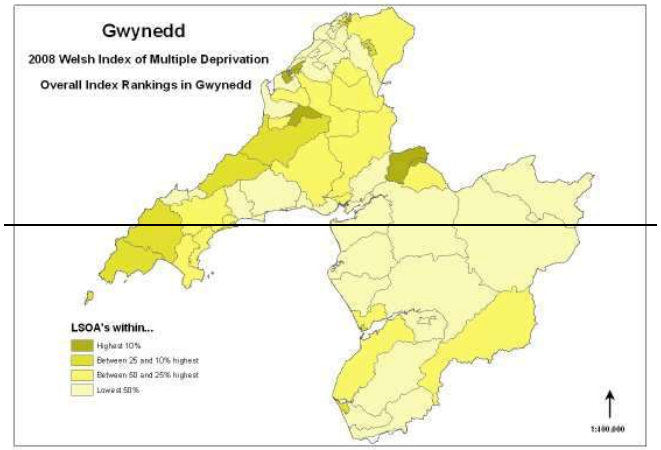 **WIMD 2008 shows that in Gwynedd (which has 75 Lower Super Output Areas (LSOAs)) 3 LSOAs (4%) fall within the 10% most deprived LSOAs in Wales. These are Peblig Caernarfon (ranked 119 out of 1896 in Wales); Marchog 1 (ranked 136 in Wales) and Marchog 2 (ranked 143 in Wales).** **Gwynedd had the following percentages of its LSOAs in the 10% most deprived in Wales:** • **Income (4%)** • **Employment (0%): Gwynedd, along with Monmouthshire are the least deprived local authorities in the employment domain, with no LSOAs in the most deprived 10% in Wales. Gwynedd has only 28% of its LSOAs in the most deprived 50% in Wales, and Monmouthsire 29.3%.** • **Health (4%)** • **Education (0%)** • **Housing (41.3%): all but two of its 75 LSOAs in the most deprived 50%, making it the most deprived local authority in this domain** • **Environment (1%)** • **Access to Services (21%)** • **Community Safety (8%)** • **Access to services deprivation is higher in small villages and rural areas.** **The map below illustrates how rural areas such as Pen Llŷn have a generally higher overall**	

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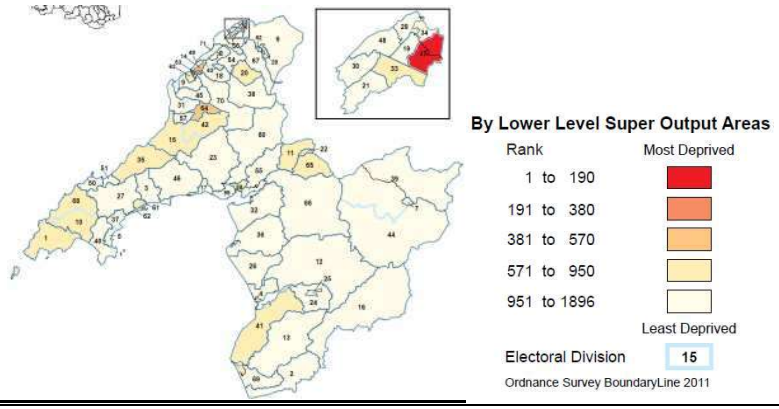
	deprivation index than the majority of Gwynedd.  	

Communities (Anglesey)

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/Constraints/ Opportunities
Communities				
Welsh Index of Multiple Deprivation (WIMD)	~~WIMD 2008 shows that in Anglesey (which has 44 Lower Super Output Areas (LSOAs)) 3 LSOAs fall within the 10% most deprived LSOAs in Wales. These are:~~ ~~• Morawelon with a score of 48.2, which ranked 119 out of 1896 in Wales. This LSOA was placed in the 10% most deprived category in Wales.~~ ~~• Tudur with a score of 42.9, which ranked 187 out of 1896 in Wales. This LSOA was placed in the 10% most deprived category in Wales.~~ ~~• Porthyfelin 1 with a score of 41.6, which ranked 204 out of 1896 in Wales. This LSOA was placed in the 10-20% most deprived category in Wales.~~ ~~In Isle of Anglesey:~~ ~~• The LSOAs had deprivation score distribution over 88% of the whole range for Wales.~~ ~~• 5% of its LSOAs fall within the 10% most deprived LSOAs in Wales.~~ ~~• 55% of its LSOAs fall within the 50% most deprived LSOAs in Wales.~~			There is a need to reduce deprivation particularly in terms of housing and access, especially in the most deprived areas. **The need to facilitate the development of community facilities and services in rural areas and to facilitate an improvement in local opportunities by improving the availability of quality employment as well as**

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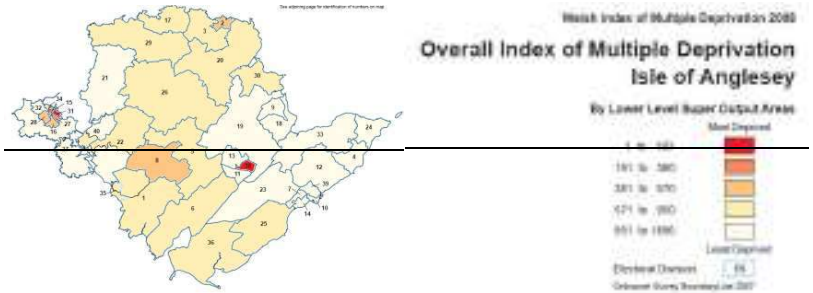
	~~• There are lower than average levels of deprivation in the 3 most deprived categories (most deprived 10%, 20%, 30%), but higher than average levels of deprivation in the most deprived 50% category).~~ ~~In the 10% most deprived LSOAs for Wales there are:~~ ~~• Above average numbers of LSOAs in Anglesey for Housing (18%) and Access (18%)~~ ~~• Below average numbers of LSOAs in Anglesey for:~~ ~~• Overall Deprivation (5%)~~ ~~• Income (7%)~~ ~~• Employment (2%)~~ ~~• Health (2%)~~ ~~• Education (5%)~~ ~~• Community (7%)~~ ~~55% of LSOAs in Anglesey were more deprived than the Wales average[vi].~~ ~~**Map Showing Overall WIMD Rankings of Wards in Anglesey[vii]**~~  **WIMD 2011 shows that in Anglesey (which has 44 Lower Super Output Areas (LSOAs)) 1 LSOA falls within the 10% most deprived LSOAs in Wales. This is Morawelon which is ranked 146 out of 1896 in Wales.** **Anglesey had the following percentages of its LSOAs in the 10% most deprived in Wales:** • **Income (7%)** • **Employment (7%)** • **Health (0%)** • **Education (0%)**	**supporting local businesses.** **There is a need to encourage investment in rural areas by providing an infrastructure of transport, communications and land that helps attract new business providing higher paid employment.**

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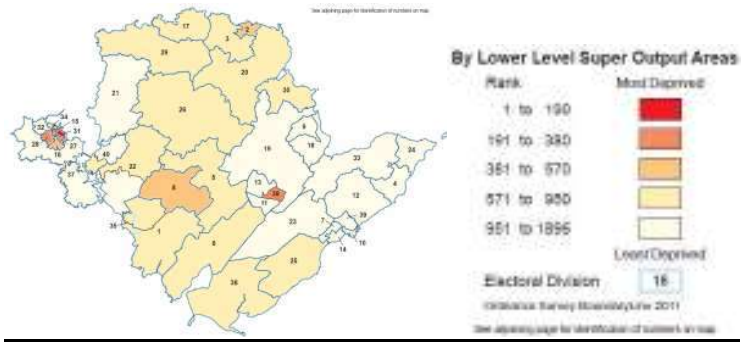
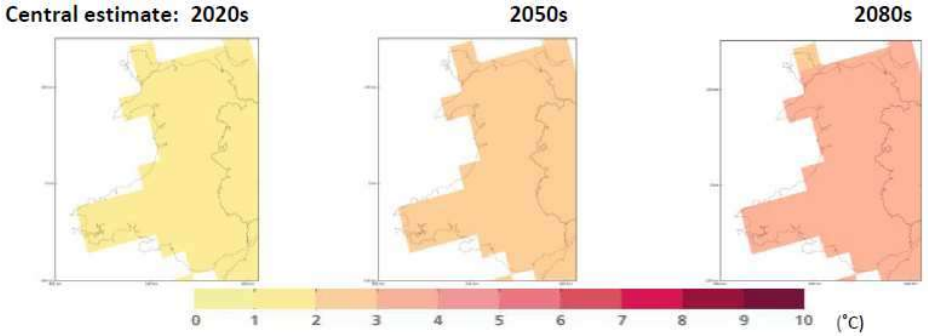
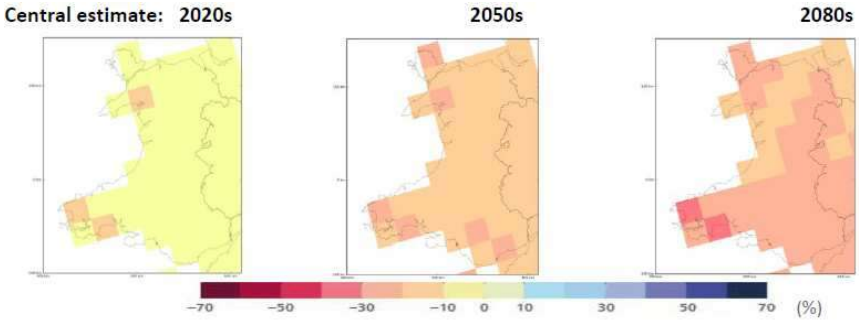
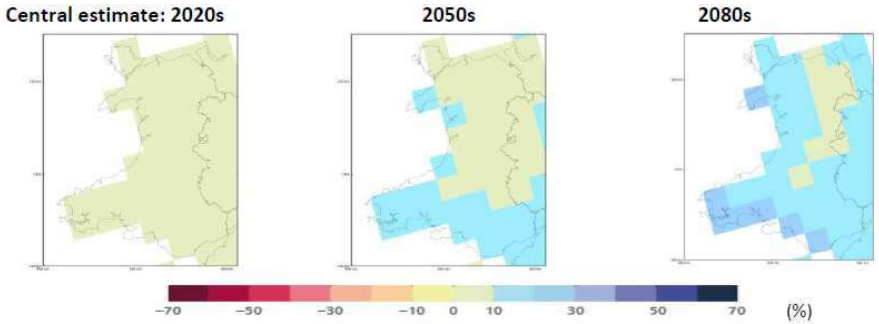
	• **Housing (18%)** • **Environment (2%)** • **Access to Services (16%)** • **Community Safety (5%)**  	

Climatic Factors (Gwynedd and Anglesey)

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/Constraints/ Opportunities
Climatic Factors				
Climate Change Projections[viii]	**Overview** The overall projected increases in the annual average temperatures in Wales are 1.3°C by the 2020s, 2.0°C by the 2040s and 3.3°C by the 2080s, against the 1961 to 1990 baseline. The projected increases in the summer averaged daily maximum temperatures for Wales are 1.9°C by the 2020s, 2.8°C by the 2040s 4.8°C by the 2080s. The projected increases in the winter daily minimum temperatures for Wales are 1.5°C by the 2020s, 2.1°C by the 2040s and 3.5°C by the 2080s. Overall the county can also expect drier summer and more irregular/ extreme weather events, such as high rainfall/ wetter winters. **Temperature in Wales**			Climate change adaptation measures will required as an integral element of new infrastructure and housing development.

	The maps below show the changes predicted in the annual average daily temperature for Wales by the 2020s, 2050s and 2080s under a medium emissions scenario based on 1961 – 1990 baseline figures. By the 2050s the temperature is expected to have risen by between 2 and 3°C across the country.  **Summer rainfall in Wales:** **The maps below show the changes predicted in summer rainfall in Wales by the 2020s, 2050s and 2080s under a medium emissions scenario. By the 2050s summer rainfall is expected to have decreased by -10 to -20% across most of the country with larger changes in some parts of the south and the west.**  **Winter rainfall in Wales** **The maps below show the changes predicted in winter rainfall in Wales by the 2020s,**		**DA64**

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

	2050s and 2080s under a medium emissions scenario. By the 2050s rainfall is likely to have increased by up to 10% across the country with more pronounced changes in the south and areas of the north-west.  Source: UK Climate Impacts Programme – breakdown of impacts: http://www.ukcip.org.uk/	

Culture and Heritage

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/Constraints/ Opportunities
Economy				
Anglesey Energy Island Programme	The 'Potential Outcomes and Performance Measures' Report identifies the following key outcomes of the programme. • Reducing out-migration of younger people – with 16-24 year olds as % of overall population stabilising at 10% • The Programme should assist in retaining a flourishing local culture with the proportion of Welsh language speakers being maintained at the current level, with between 60-65% of the population (aged 3+) able to speak Welsh.			

DA64 (i)

Economy (Anglesey)

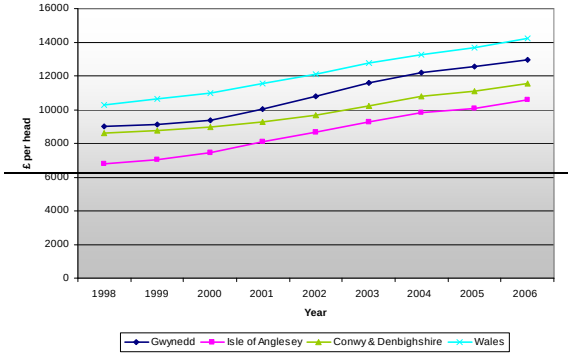
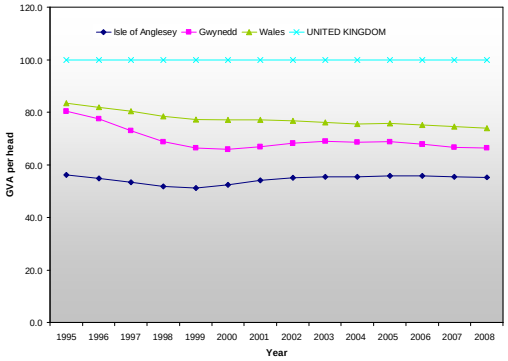
DA64 (ii)

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/Constraints/ Opportunities
Economy				
Anglesey Energy Island Programme	**The Anglesey Energy Island Programme is intended to attract new high quality energy-related jobs to Anglesey over the next two decades. The centrepiece of the Anglesey Energy Island Programme is the potential development of a new nuclear build at Wylfa. However, it is also hoped to attract companies who will develop renewable energy technologies including wind (on and offshore), tidal, biomass as well as nuclear.** **The key elements of the Energy Island Framework are:** • ***Short term*: Large and small scale biomass installations and supporting energy crops, energy efficiency measures, and micro generation. Initial discussion and negotiation to maximise opportunities from Offshore wind Irish Sea Round 3 Zone.** • ***Medium to long term*: new build at Wylfa up to 3.2 GW, implementation of tidal project at Skerries, offshore wind base at Holyhead Port and the replanting of existing onshore wind farms.** • ***Long term*: Tidal power expansion and development of the hydrogen economy.** **The 'Potential Outcomes and Performance Measures' Report identifies the following key outcomes of the programme in terms of the economy.** • **An increase of 10-13% in GVA over and above base case / Welsh trend to 2025** • **Create up to 2,000 net additional jobs to 2025, plus up to an additional 6,000 construction jobs** • **A reduction in unemployment rates which should start to converge (and possibly fall below) the rate for Wales.** • **Upskill the workforce leading at minimum to a 3% increase in the proportion of the workforce (over 2008 levels) for the SOCs 1-3.** • **The proportion of JSA claimants reduces to that of Wales** • **Activity rates are anticipated to rise to at least 1% above that for Wales.** • **Long term unemployment is expected to fall to the average for Wales overall.**			

Economy (Gwynedd & Anglesey)

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/Constraints/ Opportunities
Economy				
Gross Value Added (GVA)	**~~GVA per head 1998-2006~~**  **GVA per head 1995-2008**  			A need to facilitate the continued promotion of investment in the local economy in order to support growth in local business particularly within the manufacturing and commerce industries.

DA65

Economy (Gwynedd)

DA66

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

<table>
<tr><th>Indicator</th><th>Current Data</th><th>Comparators and targets</th><th>Status/Trends</th><th>Problems / Limitations /Opportunities</th></tr>
<tr><td colspan="5">Economy</td></tr>
<tr><td>Education and Skills</td><td colspan="3">Education and lifelong learning in Gwynedd, Anglesey and Wales (2009-2010)[ix]

<table><tr><th></th><th>Anglesey</th><th>Gwynedd</th><th>Wales</th></tr><tr><td>Pupil teacher ratio (09-10): LEA maintained primary schools</td><td>19.5</td><td>19</td><td>20.1</td></tr><tr><td>Pupil teacher ratio (09-10): LEA maintained secondary schools</td><td>16.2</td><td>15.6</td><td>16.5</td></tr><tr><td>% achieving the expected level – key stage 1 (L2+) (09-10)</td><td>83.2</td><td>84.9</td><td>81.6</td></tr><tr><td>% achieving 5+ GCSE A*-C (09-10)</td><td>57.9</td><td>63.8</td><td>57.7</td></tr><tr><td>% of adult population with no qualifications ~~2006~~ (Jan 2010-Dec 2010. Source:Nomis 2010)</td><td>~~18.4~~ 13.3</td><td>~~14.6~~ 13.4</td><td>~~16.2~~ 13.3</td></tr></table></td><td></td></tr>
</table>

Economy (Anglesey)

<table>
<tr><th>Indicator</th><th>Current Data</th><th>Comparators and targets</th><th>Status/Trends</th><th>Problems / Limitations /Opportunities</th></tr>
<tr><td colspan="5">Education and Skills</td></tr>
<tr><td></td><td colspan="3">A marginally higher proportion of pupils in their final year of compulsory education achieved 5 or more GCSEs at grades A*-C in Anglesey compared to the figure for Wales – 57.9% in Anglesey compared to 57.7% in Wales (2009-10). In 2006/07, a lower proportion of pupils left full-time education with no qualifications in Anglesey compared to Wales.

Education and lifelong learning in Gwynedd, Anglesey and Wales (2009-2010)Addysg a dysgu gydol oes yng Ngwynedd, Môn a Chymru (2009-2010)[1]
<table><tr><th></th><th>Anglesey</th><th>Gwynedd</th><th>Wales</th></tr><tr><td>Pupil teacher ratio (09-10): LEA maintained primary schools</td><td>19.5</td><td>19</td><td>20.1</td></tr><tr><td>Pupil teacher ratio (09-10): LEA maintained</td><td>16.2</td><td>15.6</td><td>16.5</td></tr></table></td><td></td></tr>
</table>

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

	secondary schools				
	% achieving the expected level – key stage 1 (L2+) (09-10)	83.2	84.9	81.6	
	% achieving 5+ GCSE A*-C (09-10)	57.9	63.8	57.7	
	% of adult population with no qualifications, 2006 (Jan 2010-Rhag 2010) (Ffynhonnell: Nomis 2010)	~~18.4~~ **13.3**	~~14.6~~ **13.4**	~~16.2~~ **13.3**	

ECONOMY (Gwynedd)

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/Constraints/ Opportunities
Economy				
Tourism	**Analysis by Sector of Expenditure**			**Despite a recent improvement in most sectors of the tourism industry, there is a continuing** ~~In response to the recent decline in some sectors of the tourism industry there is a~~ need to facilitate the improvement in the variety and quality of tourist facilities, tourist accommodation and attractions. **This is particularly true with regard to serviced**

(£'s millions)	**2006**	**2007**	**2008**	**2009**	**% change (2006-2009)**
Accommodation	97.6	90.1	**90.5**	**95.3**	**-2.4**
Food & Drink	116.2	113.1	**128.2**	**126.7**	**9.0**
Recreation	42.8	41.0	**50.3**	**49.1**	**14.7**
Shopping	158.8	155.1	**176.1**	**172.2**	**8.4**
Transport	56.5	54.8	**63.9**	**62.7**	**10.9**
Indirect Expenditure	186.2	179.6	**205.0**	**201.6**	**8.3**
VAT	82.6	79.4	**89.1**	**88.6**	**7.2**
Total	740.6	713.0	**803.2**	**796.3**	**7.5**

Revenue by Category of Visitor

(£'s millions)	**2006**	**2007**	**2008**	**2009**	**% change (2006-2009)**

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APPENDIX 2 – Proposed Modifications to the SA Scoping Report

		Serviced Accommodation	122.5	115.1	**86.8**	**105.2**	**-14**	**accommodation.**
		Non-serviced Accommodation	466.1	447.9	**566.4**	**539.7**	**15.7**	
		SFR	10.8	10.9	**11.3**	**11.3**	**4.6**	
		Day Visitors	141.2	139.1	**138.7**	**140.0**	**-0.8**	
		Total	740.6	713.0	**803.2**	**796.3**	**7.5**	

Tourist Days

	(£'s millions)	**2006**	**2007**	**2008**	**2009**	**% change (2006-2009)**
	Serviced Accommodation	1,493	1,449	**1027**	**1241**	**-16.9**
	Non-serviced Accommodation	13,971	13,557	**15888**	**15315**	**9.6**
	SFR	434	435	**435**	**435**	**0.2**
	Day Visitors	4,065	4,004	**3831**	**3868**	**-4.8**
	Total	19,963	19,445	**21181**	**20858**	**4.4**

Tourist Numbers

	Thousands	**2006**	**2007**	**2008**	**2009**	**% change (2006-2009)**
	Serviced Accommodation	841	815	**569**	**694**	**-17.5**
	Non-serviced Accommodation	2,116	2,057	**2413**	**2315**	**9.4**
	SFR	182	183	**183**	**183**	**0.5**
	Day Visitors	4,065	4,004	**3831**	**3868**	**-4.8**
	Total	7,204	7,059	**6996**	**7060**	**-1.9**

Sectors in which employment is supported

	(FTEs)	**2006**	**2007**	**2008**	**2009**	**% change (2006-2009)**
	Accommodation	3694	3700	**3722**	**3669**	**-0.7**
	Food & Drink	2821	2746	**2987**	**2952**	**4.6**
	Recreation	1260	1208	**1423**	**1390**	**10.3**
	Shopping	3515	3432	**3740**	**3657**	**4**
	Transport	613	594	**665**	**653**	**6.5**

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

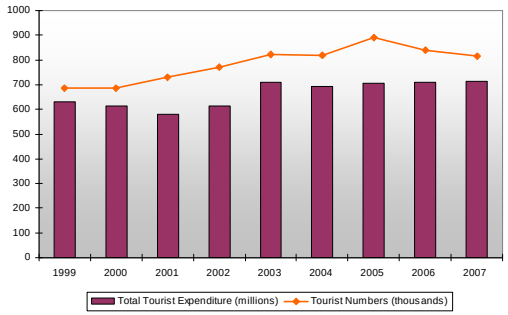
Total Direct Employment	11903	11680	**12538**	**12321**	**3.5**
Indirect Employment	2984	2877	**3152**	**3099**	**3.9**
Total	14,886	14,556	**15690**	**15420**	**3.6**

Most sectors in the tourism industry have seen an overall improvement between 2006 and 2009. However, serviced accommodation has seen a marked decrease in terms of revenue, use, expenditure and employment.

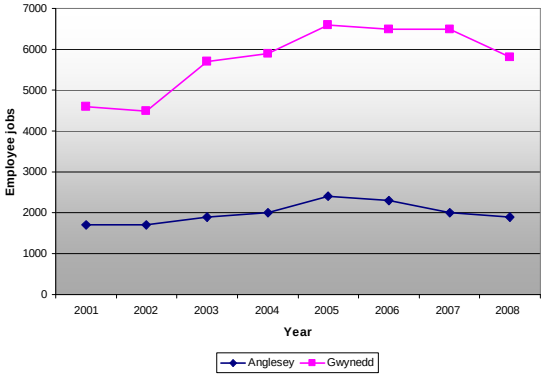
The total tourist expenditure in Gwynedd in ~~2007~~ **2009** was ~~£713~~ **796** million whilst the number of tourists that visited the local authority area was **7,060,000** ~~815,000.~~

In ~~2007~~ **2009**, ~~14,556~~ **15,420** were employed in the tourism industry. The sector**s** which employed the most ~~was~~ **were the accommodation sector and the shopping sector** which employed **23.7%** ~~25.4%~~ of the total in the industry. ~~followed by the shopping sector (23.6%) and the food and drink sector (18.9%).~~

Tourism expenditure and tourist numbers in Gwynedd (£millions)



Total in employment in the tourist industry in Gwynedd and Anglesey[x]



ECONOMY (Anglesey)

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/Constraints/ Opportunities
Economy				
Tourism	**Analysis by Sector of Expenditure** **(£'s millions)** / **2007** / **2008** / **2009** / **% change (2007-2009)** **Accommodation** / **32.5** / **34.6** / **34.4** / **5.8** **Food & Drink** / **29.4** / **31.8** / **31.7** / **7.8** **Recreation** / **10.7** / **12.5** / **12.3** / **15** **Shopping** / **38.7** / **41.3** / **41.7** / **7.8** **Transport** / **13.9** / **15.5** / **15.3** / **10** **Indirect Expenditure** / **51.2** / **55.1** / **55.24** / **7.8** **VAT** / **21.9** / **23.7** / **23.71** / **8.2** **Total** / **198.4** / **214.6** / **214.4** / **8**			**Despite a recent improvement in most sectors of the tourism industry, there is a continuing** ~~In response to the recent decline in some sectors of the tourism industry there is a~~ need to facilitate the improvement in the variety and quality of

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Revenue by Category of Visitor

(£'s millions)	2007	2008	2009	% change (2007-2009)
Serviced Accommodation	31.7	32.4	31.68	0
Non-serviced Accommodation	143.0	158.7	157.4	10
SFR	6.6	6.6	6.6	0
Day Visitors	17.1	16.8	18.8	9.9
Total	198.4	214.6	214.4	8.1

Tourist Days

(£'s millions)	2007	2008	2009	% change (2007-2009)
Serviced Accommodation	352	351	339	-3.7
Non-serviced Accommodation	3,770	4,137	4106	8.9
SFR	253	254	253.7	0.2
Day Visitors	473	466	519	9.7
Total	4,848	5,207	5219	7.7

Tourist Numbers

Thousands	2007	2008	2009	% change (2007-2009)
Serviced Accommodation	203	201	194.5	-4.1
Non-serviced Accommodation	587	643	634.8	8.1
SFR	106	107	106.6	0.6
Day Visitors	473	466	519.2	9.8
Total	1,369	1,417	1455	6.2

Sectors in which employment is supported

tourist facilities, tourist accommodation and attractions. **This is particularly true with regard to serviced accommodation.**

(FTEs)	2007	2008	2009	% change (2007-2009)
Accommodation	1,046	1,046	1041	-0.5
Food & Drink	685	742	740	8
Recreation	304	354	347	14.1
Shopping	822	879	886	7.8
Transport	145	161	160	10.3
Total Direct Employment	3,003	3,183	3172	5.6
Indirect Employment	789	849	849	7.6
Total	3,791	4,031	4022	6.1

Most sectors in the tourism industry have seen an overall improvement between 2007 and 2009. However, serviced accommodation has seen a marked decrease in terms of revenue, use, and employment.

The total visitors to Anglesey increased by 6% between 2007 and 2009. The total employed in the tourist industry in Anglesey has remained fairly stable since 2001 whilst the number employed in the tourism industry has remained stable over the same period.

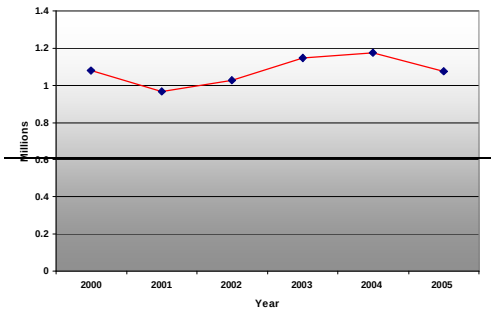
There has been a small and steady rate of growth across most parts of the tourism industry in the period from 2007 to **2009** ~~2008~~. However, the growth rates are not significantly high to suggest that the industry is experiencing rapid rates of expansion, which suggests that there is a requirement for a substantial level of investment in high quality accommodation, tourist attractions and recreational activities on the island to encourage a larger customer base to the island.

The total tourist expenditure in Anglesey in **2009** ~~2008~~ was £214 million whilst the number of tourists that visited the local authority area was **1,455,000** ~~1,417,000~~.

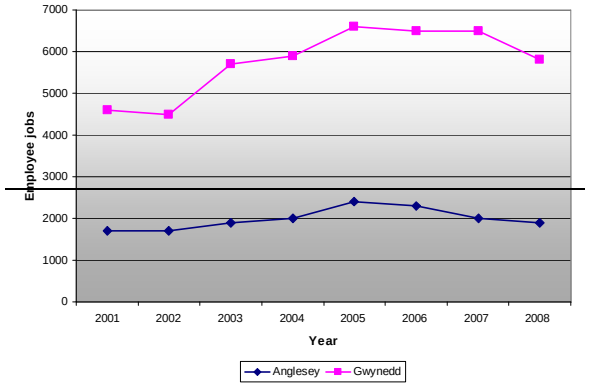
In **2009** ~~2008~~, ~~4,031~~ **4,022** were employed in the tourism industry. Total direct employment employed the most (78.9%)[xi].

~~**Total visitors (millions)**~~[xii]

APPENDIX 2 – Proposed Modifications to the SA Scoping Report



~~Total in employment in the tourist industry in Gwynedd and Anglesey~~[xiii]

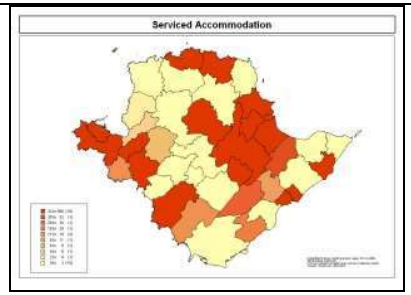


Serviced Accommodation

The data patterns generally appear to follow population trends, with the highest bedstock levels in the most densely populated parts of the island. The most rural communities generally do not offer high levels of bedstock places.

Serviced Accommodation Bedstock Figures by Community[xiv]

APPENDIX 2 – Proposed Modifications to the SA Scoping Report



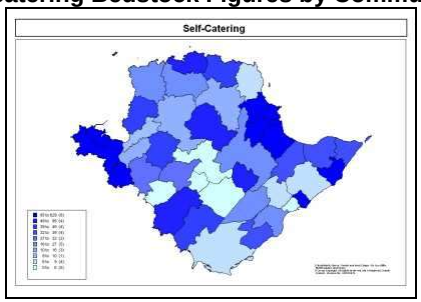
A surprising trait is the fact that, with the exceptions of Beaumaris, Menai Bridge and Llanfairpwll, the level of serviced accommodation on the Riviera Coast is not particularly high.

Self Catering

A total of 6,645 bed spaces are in self-catering properties (cottages, bungalows, apartments, etc), an increase of 251% since 2000 when the figure stood at 1,893. This substantial increase in bed stock suggest a significant development within the self-catering market.

There are 1,187 self-catering properties on Anglesey containing a total of 3,769 rooms. These rooms fall under three categories: single, double and twin.

Self-catering Bedstock Figures by Community[xv]



Caravan and Camping

There appears to be two 'hub' areas for caravan and camping bedstock figures on the island. The first is a combination of the Historic Coast (Cemaes, Amlwch) and the Family Coast (Benllech, Moelfre), the second being a

	combination of the Mountain, Nature and Harbour Coast with one community each from the Active Coast, Rural Coast and the Open Countryside. Again the main areas of concentration for caravans and camping are located on the coast	

HOUSING (Gwynedd & Anglesey)

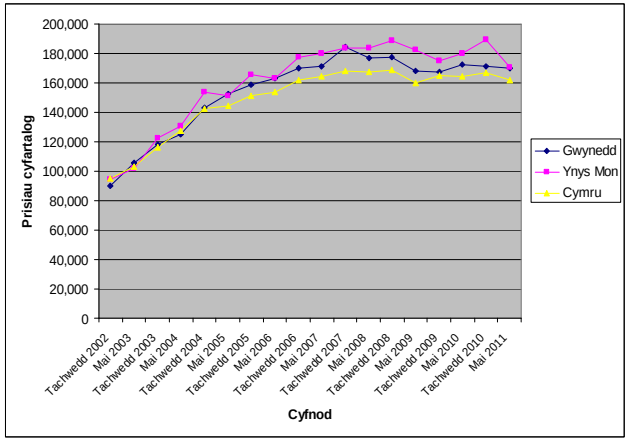
Indicator	Current Data	Comparators and targets	Status/Trends	Problems / Limitations /Opportunities
Housing				
House Prices	**Average prices of sold residential units** **(These figures note the average price for the six month period prior to the date noted based on valuation and sales).**			

Period	Gwynedd		Anglesey		Wales	
	Price (£)	Number (sample)	Price (£)	Number (sample)	Price (£)	Number (sample)
November 2002	89,693	1,965	94,104	1,177	95,246	58,401
May 2003	105,908	1,974	102,087	1,035	103,338	52,362
November 2003	118,418	2,184	122,571	1,358	116,473	71,352
May 2004	125,259	1,341	130,556	817	127,475	54,773
November 2004	143,052	1,388	153,743	919	142,594	51,408
May 2005	152,292	1,196	151,253	720	144,402	40,733
November 2005	158,697	1,517	165,480	937	150,966	49,829
May 2006	163,136	1,339	163,223	817	153,869	46,897

November 2006	170,186	1,750	177,783	1,104	162,069	59,374	
May 2007	171,400	1,582	179,748	1,011	164,161	49,586	
November 2007	184,460	1,607	183,750	1,137	168,129	52,659	
May 2008	176,869	1,182	183,514	736	167,527	38,467	
November 2008	177,243	1,090	188,816	672	168,688	31,343	
May 2009	167,985	871	182,402	526	160,058	24,452	
November 2009	167,780	1,276	175,019	723	165,127	32,810	
May 2010	172,789	1,196	180,088	599	164,399	30,174	
November 2010	171,490	1,369	189,682	740	166,833	33,743	
May 2011	169,780	915	170,471	492	161,699	21,656	

Source: ***Hometrack***

APPENDIX 2 – Proposed Modifications to the SA Scoping Report



- **Average house prices in Gwynedd increased in each of the periods noted up to November 2007 (a 105.7% increase in Gwynedd for average house prices between November 2002 and November 2007). Following this, an obvious decline can be seen in the average prices (with inconsistent prices following this period). It is likely that this trend reflects the economic problems which began to affect Britain in 2008.**
- **The trend is slightly different for Anglesey as there is no apparent reduction in average house prices (with the exception of the period between November 2010 and May 2011). There was an increase of 98.5% in average house prices in Anglesey between November 2002 and November 2010 (the period where the highest average house prices can be seen) and 95.3% between November 2002 and November 2007 (in comparison with the previous figure for Gwynedd).**
- **A distinctive reduction can also be seen in the sample number i.e. the number of sales, in Gwynedd and Anglesey from May 2008 onwards. This corresponds to the trends across Wales.**

Average house prices according to house type, north west Wales (Source: Land Registry)

Type of house	Year	Anglesey	Conwy	Gwynedd
Detached	2008	210,000	200,000	215,000

	2006	**191,000**	**195,000**	**205,000**	
	2005	**190,000**	**185,000**	**200,750**	
	2004	**180,000**	**182,000**	**175,000**	
Semi-detached	**2008**	**140,000**	**138,500**	**147,000**	
	2006	**126,975**	**137,975**	**148,000**	
	2005	**128,000**	**135,000**	**130,000**	
	2004	**97,750**	**122,250**	**118,250**	
Terraced	**2008**	**102,000**	**115,000**	**115,000**	
	2006	**93,000**	**118,000**	**110,000**	
	2005	**87,500**	**113,500**	**105,000**	
	2004	**76,000**	**93,000**	**86,000**	
Flats and maisonettes	**2008**	**162,000**	**115,000**	**121,250**	
	2006	**129,500**	**119,000**	**110,000**	
	2005	**180,000**	**97,000**	**94,000**	
	2004	**138,250**	**83,250**	**111,000**	
All types	**2008**	**150,250**	**145,000**	**140,000**	
	2006	**145,250**	**145,000**	**140,000**	
	2005	**142,500**	**140,000**	**134,000**	
	2004	**120,000**	**126,000**	**113,500**	

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/ Constraints/ Opportunities
Landscape				
Anglesey Energy Island Programme	**There is a strong potential for some of the developments associated with the Anglesey Energy Programme to have a negative impact on the landscape and seascape of Anglesey. These developments include windfarms, a nuclear power station and transmission lines.** **Mae potensial cryf i rai o'r datblygiadau sy'n gysylltiedig â Rhaglen Ynys Ynni Môn a Gwynedd gael ardrawiad andwyol ar dirwedd a morwedd Ynys Môn. Mae'r datblygiadau hyn yn cynnwys, ffermydd gwynt, pwerdy niwclear a llinellau trosglwyddiad.**			**It will be important to identify mitigation measures to help avoid any negative impacts on the landscape and seascapes.**

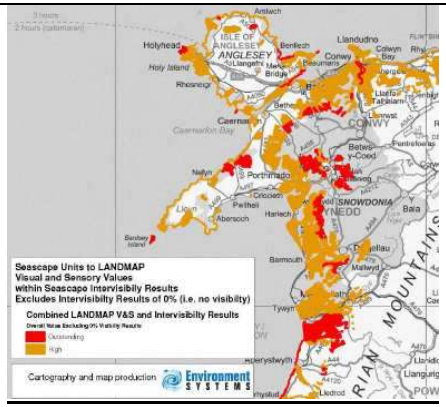
(i)

LANDSCAPE (Gwynedd and Anglesey)

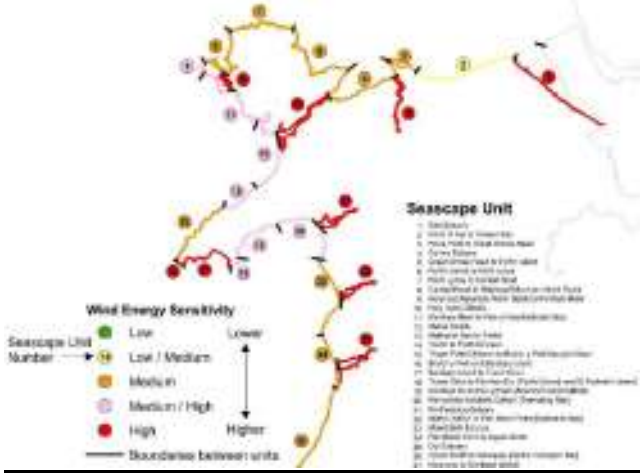
DA69

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/ Constraints/ Opportunities
Landscape				
Seascapes	**The map below shows the locations of land with sea views where LANDMAP's Visual and Sensory Aspect also evaluates those areas within its top two classes, 'high' (red) and 'outstanding' (orange).** **Land with sea views where LANDMAP evaluates 'high' or 'outstanding'**			

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

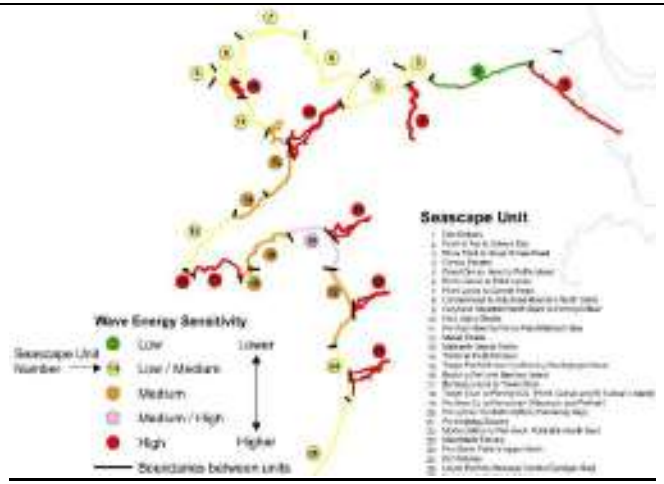


Seascape sensitivity to offshore wind farm developments

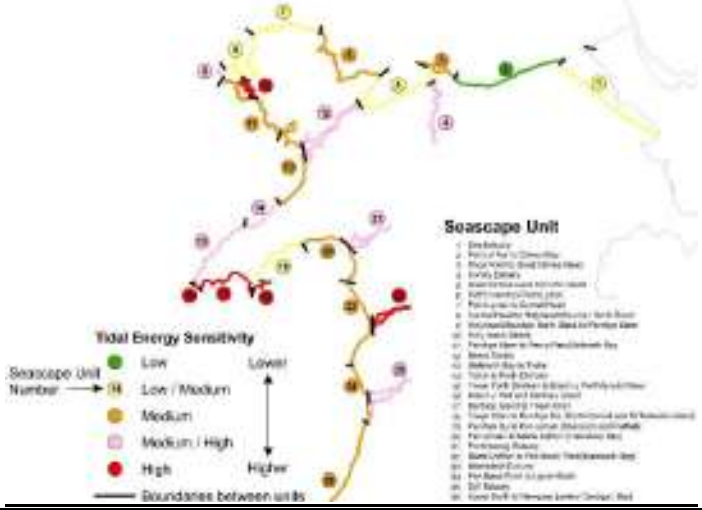


Seascape sensitivity to wave farm developments

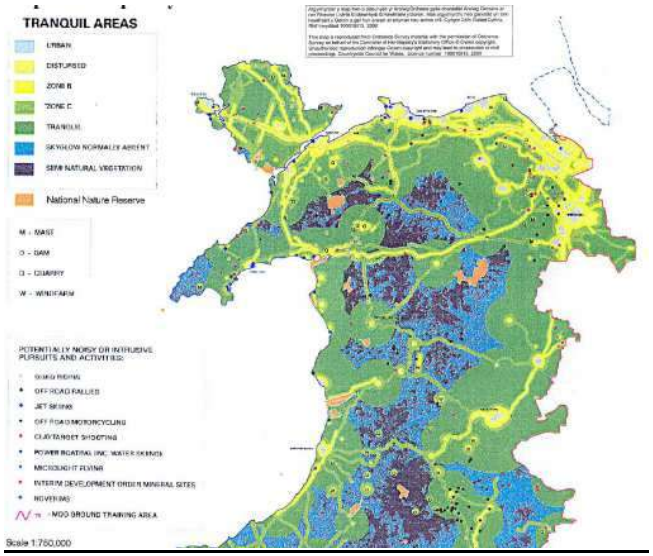
APPENDIX 2 – Proposed Modifications to the SA Scoping Report



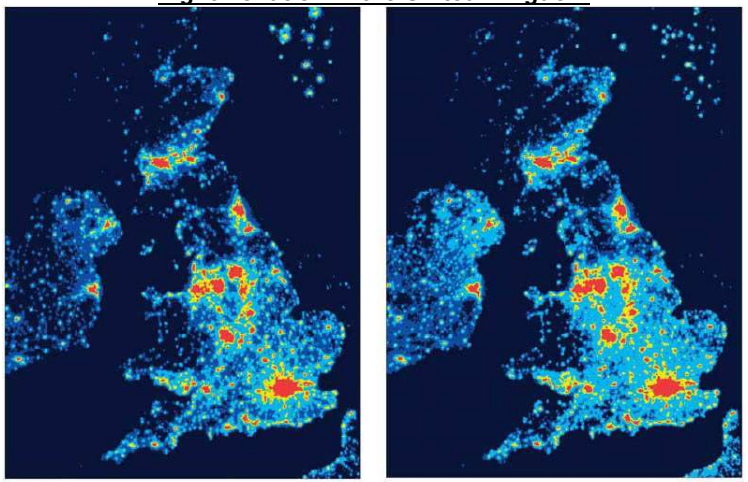
Seascape sensitivity to tidal stream developments



APPENDIX 2 – Proposed Modifications to the SA Scoping Report

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/ Constraints/ Opportunities
Landscape				
Tranquility	**The term 'tranquillity' is extremely subjective and arriving at a definition is a challenging task. It could be being outside listening to the sounds of nature for some; for others it could be sitting inside listening to music.** **Below is a tranquility map produced in 1996. CCW is about to start a project to update the map. The pattern of least tranquility along north and south coasts, coincident with busy roads and major settlements shows through clearly.**  **Reference: Seascape Assessment of Wales: http://www.ccw.gov.uk/landscape--wildlife/protecting-our-landscape/seascapes/seascape-assessment-of-wales.aspx [Accessed 14/9/11]**			

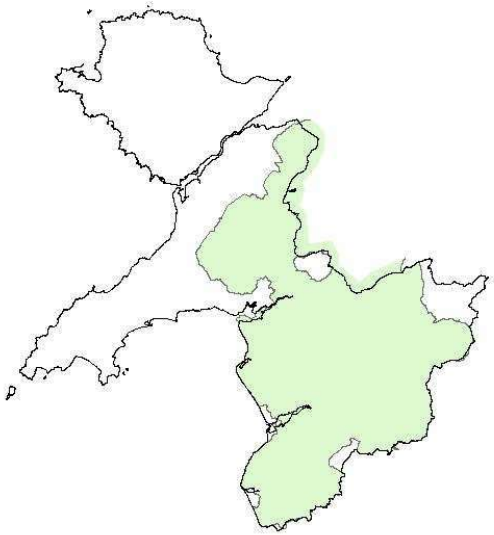
DA70

	Light Pollution in the United Kingdom  **The maps above clearly show that the vast majority of Wales has extensive areas where dark skies are prevalent.**	

LANDSCAPE (GWYNEDD)

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/ Constraints/ Opportunities
Landscape				
Snowdonia National Park	**Situated on the west coast of Britain covering 823 square miles of diverse landscapes, Snowdonia National Park is a living working area, home to over 26,000 people. As well as being the largest National Park in Wales, Snowdonia boasts the highest mountain in England and Wales, and the largest natural lake in Wales, as well as a wealth of picturesque villages like Betws y Coed and Beddgelert. Snowdonia**			

DA71

	is an area steeped in culture and local history, where more than half its population speak Welsh. 	

LANDSCAPE (ANGLESEY)

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/ Constraints/ Opportunities
Landscape				
GeoMôn	**GeoMôn or Anglesey Geopark, was admitted to the European Geoparks Network and to the UNESCO-assisted Global Network of National Geoparks in May 2009. It is the second Geopark to be designated in Wales and the seventh within the United Kingdom.**			

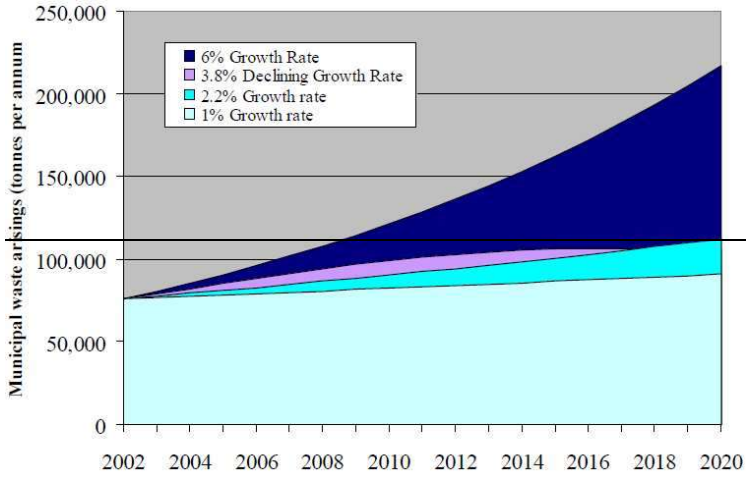
DA71 (i)

	Originally geoconservation on Anglesey was administered by the Gwynedd and Mon RIGS group, but a decision was taken to apply for Geopark membership. GeoMôn is a limited company, registered at Companies House, which administers the Geopark and currently has 4 directors, two geologists and two Isle of Anglesey County Council officials. The Geopark is based around the extraordinary diversity of its geology which encompasses solid rocks from the Precambrian to the Neogene with some Miocene sediments and extensive Pleistocene glaciation features from the Quaternary period.	

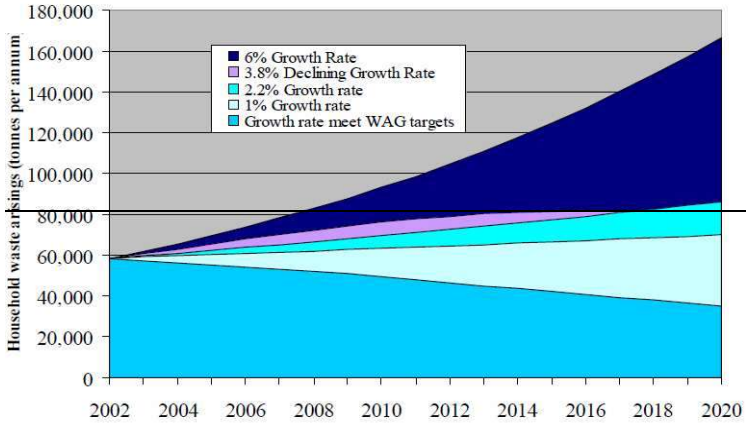
DA72

SOILS, MINERALS, WASTE (Gwynedd)

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/ Constraints/ Opportunities
Soils, Minerals, Waste				
	~~Regional Waste Arisings in Wales 2007 (thousands of tonnes)~~[xvi] **~~Waste Type~~** / **~~North Wales~~** / **~~South-East Wales~~** / **~~South West Wales~~** **~~Chemical wastes~~** / ~~26.29~~ / ~~29.08~~ / ~~33.16~~ **~~Metallic wastes~~** / ~~44.65~~ / ~~176.65~~ / ~~45.33~~ **~~Health care wastes~~** / ~~0.77~~ / ~~2.67~~ / ~~0.20~~ **~~Non-metallic wastes~~** / ~~114.66~~ / ~~127.70~~ / ~~65.08~~ **~~Discarded equipment~~** / ~~0.63~~ / ~~1.92~~ / ~~0.66~~ **~~Animal and vegetable wastes~~** / ~~135.11~~ / ~~194.32~~ / ~~20.61~~ **~~Mixed ordinary wastes~~** / ~~67.99~~ / ~~99.21~~ / ~~88.97~~ **~~Common sludges~~** / ~~38.78~~ / ~~18.37~~ / ~~12.87~~ **~~Mineral wastes~~** / ~~51.13~~ / ~~388.52~~ / ~~110.84~~ ~~Since 2000 there has been an increase in the amount of municipal waste generated in Gwynedd. In 2005/06 a little more than 80,500 tonnes of municipal waste was generated in the county, equivalent to over 2/3rds of a~~			There are a range of factors that can affect the growth in the amount of waste produced including, population changes, changes to the number and size of households, consumer behaviour, effectiveness of waste minimisation strategies, and changes in the economic prosperity of a region. **Despite the recent reduction in waste arisings,** there is a **continuing**

	~~tonne of waste per person in Gwynedd per year. It is recognised that municipal waste arisings throughout the UK are increasing year by year, with current annual growth for the UK as a whole put at 2.7% per annum. The figures on the following page depict waste arisings for Municipal Waste and Household Waste, respectively, up to the year 2020 for a number of growth rate scenarios.~~[xvii] ~~• Current growth rate for Gwynedd, calculated at approximately 2.2%;~~ ~~• 6% growth rate (average of last 5 years);~~ ~~• 3.8% declining growth rate (TAN21) ;~~ ~~• 1% growth rate.~~ ~~Both figures depict a 'Meet WAG Targets growth rate' which aims to comply with the waste reduction and stabilisation targets, for household waste only, set out in 'Wise about Waste'. These targets are:~~ ~~• by 2009/10 waste arisings per household should be no greater than those in 1997/98; and~~ ~~• by 2020 waste arisings per person should be less than 300 kg/annum.~~ **~~Predicted Municipal Waste Arisings in Gwynedd~~**  **~~Predicted Household Waste Arisings in Gwynedd~~**	need to reduce waste arisings from all sectors so that targets set by Europe and the Welsh Assembly Government are met.

APPENDIX 2 – Proposed Modifications to the SA Scoping Report



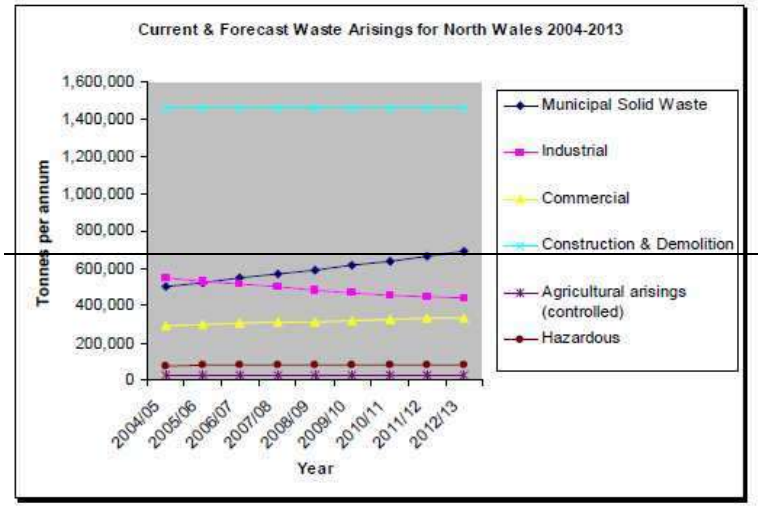
~~The figure above indicates considerable variances between the projected household waste arisings and the maximum tonnage to comply with the waste stabilisation targets noted above. In fact to achieve the waste stabilisation targets it will be necessary to reverse the growth trend, and achieve a decline in waste arisings of approximately 2.2% per annum.~~

~~The '3.8% declining growth' scenario is considered to be the most realistic, taking into account recent/current growth rates and the probability that growth is likely to decline over the strategy period due to the impact of waste minimisation strategies and the likelihood that current economic growth is unlikely to be sustained over the next 20 years. This is identical to the growth rate scenario used in the development of the North Wales Regional Waste Plan (TAN 21).~~

~~The North Wales Regional Waste Plan 1st Review (2009) forecasted the following waste quantity arisings in North Wales by 2013.~~

~~Current and Forecast Waste Arisings for North Wales (2004-2013)~~

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

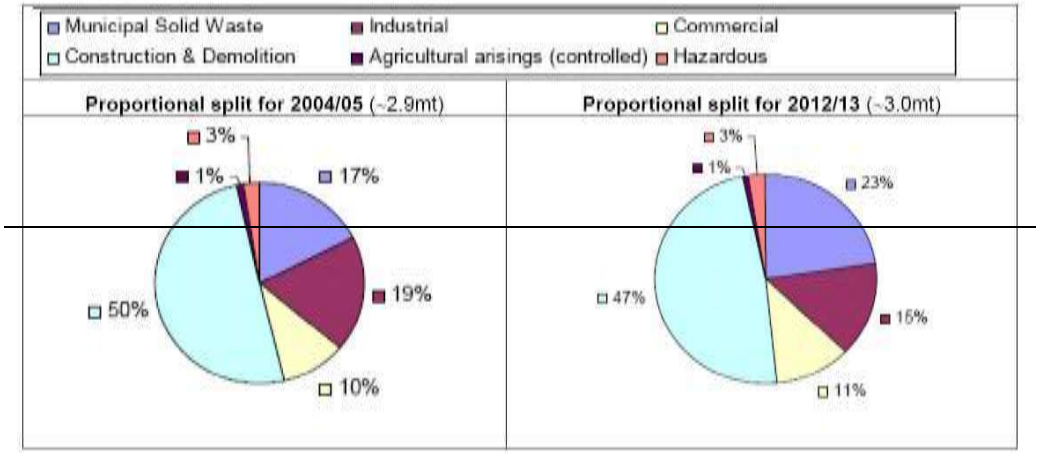


~~The figure below shows how the relative proportion of each principal waste stream is forecast to change between the years 2004 and 2013. Comparison of this data indicates that:~~

- ~~**Construction & demolition and Commercial & Industrial** make up the majority of arisings in the region;~~
- ~~**MSW** will continue to be the fastest growing principal waste stream; and~~
- ~~The proportion of **agricultural waste** requiring external management remains insignificant compared to the other principal waste streams.~~

~~Current and Projected Proportional Waste Split (2004/5 and 2012/13) in North Wales~~

APPENDIX 2 – Proposed Modifications to the SA Scoping Report



Municipal and household waste quantities are now decreasing:

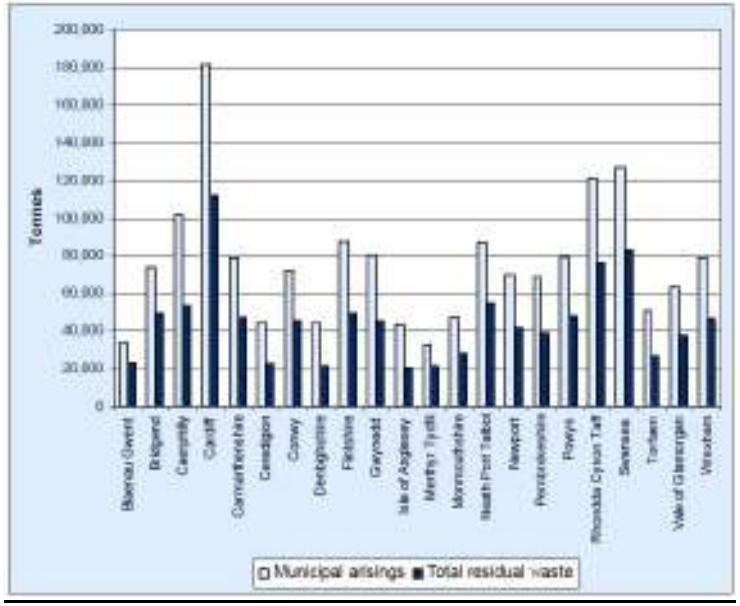
• The total amount of municipal waste (excluding abandoned vehicles) produced in Wales has fallen every year over the last 5 years, with 1.67 million tonnes produced in 2009-10 compared to 1.93 million tonnes in 2004-05 – an overall reduction of 13.4 per cent (a drop of 258,301 tonnes), and an average reduction each year of 2.7 per cent on the 2004-05 figure.
• Over the same period, household waste has fallen by 8.5 per cent (a drop of 134,112 tonnes) from 1.58 million tonnes to 1.45 million tonnes, with an average reduction of 1.7 per cent each year on the 2004-05 figure.

Municipal and household waste recycling levels are increasing each year:

• The percentage of municipal waste (excluding abandoned vehicles) recycled or composted in Wales has been continually increasing since 2000-01. The 2009-10 rate of 40 per cent (including rubble, incinerator residues, matter from beach cleansing and plasterboard) is more than five times higher than the 2000-01 rate of 7 per cent.
• The trend is continuing in 2010-11, with the first two quarters (April - September 2010) showing a provisional combined overall municipal waste recycling/composting rate for Wales of 44 per cent (excluding abandoned vehicles, rubble, incinerator residues, matter from beach cleansing and plasterboard).

The amount of residual municipal waste landfilled is decreasing each year:

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

	• Whilst landfill is still the main form of management of residual municipal waste, the use of landfill sites has been steadily decreasing over the last 8 years from a quantity of 1.57 million tonnes sent to landfill in 2001-02 to 0.93 million tonnes in 2009-10 – an overall reduction of 40.8 per cent (a drop of 641,766 tonnes). **Figure 2: Total municipal waste and residual waste levels (in tonnes) for each Local Authority in 2009-10**  **Wise About Waste set the following targets for the stabilisation and reduction of household waste:** **• by 2009-10 (and to apply beyond) waste arisings per household should be no greater than those (for Wales) in 1997-98;** **• by 2020 waste arisings per person should be less than 300kg per annum.** **The target to reduce household waste per household per week to 1997-98 levels (21 kg) by 2009-10 was met, with a figure of 20.4 kg.**	

Source: Municipal Waste Sector Plan (March 2011)

The Consultation on a New Waste Strategy for Wales ('Towards Zero Waste' (2009)) notes the following targets for waste in Wales:

Waste Targets for Wales

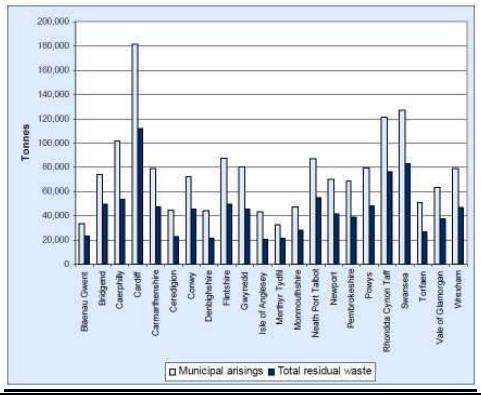
Target for:	*TARGETS FOR EACH YEAR*				
	09/10	*12/13*	*15/16*	*19/20*	*24/25*
Minimum levels of reuse and recycling / composting (or AD)	*40%*	*52%*	*58%*	*64%*	*70%*
Minimum proportion of reuse / recycling/ composting that must come from source separation (kerbside, bring and/ or civic amenity (CA) site)	*80%*	*80%*	*80%*	*80%*	*80%*
Minimum levels of composting (or AD) of source separated food waste from kitchens as part of the combined recycling/ composting target above.	*-*	*12%*	*14%*	*16%*	*16%*
Maximum level of residual household waste per inhabitant per annum	*-*	*295kg*	*258kg*	*210kg*	*150kg*
Maximum level of landfill	*-*	*-*	*-*	*10%*	*5%*
Maximum level of energy from waste	*-*	*-*	*42%*	*36%*	*30%*

SOILS, MINERALS, WASTE (Anglesey)

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/ Constraints/ Opportunities
Soils, Minerals, Waste				
	Municipal and household waste quantities are now decreasing: **• The total amount of municipal waste (excluding abandoned vehicles) produced in Wales has fallen every year over the last 5 years, with 1.67 million tonnes produced in 2009-10 compared to 1.93 million tonnes in 2004-05 – an overall reduction of 13.4 per cent (a drop of 258,301 tonnes), and an average reduction each year of 2.7 per cent on the 2004-05 figure.**			There are a range of factors that can affect the growth in the amount of waste produced including, population changes,

DA72

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

	• Over the same period, household waste has fallen by 8.5 per cent (a drop of 134,112 tonnes) from 1.58 million tonnes to 1.45 million tonnes, with an average reduction of 1.7 per cent each year on the 2004-05 figure. **Municipal and household waste recycling levels are increasing each year:** **• The percentage of municipal waste (excluding abandoned vehicles) recycled or composted in Wales has been continually increasing since 2000-01. The 2009-10 rate of 40 per cent (including rubble, incinerator residues, matter from beach cleansing and plasterboard) is more than five times higher than the 2000-01 rate of 7 per cent.** **• The trend is continuing in 2010-11, with the first two quarters (April - September 2010) showing a provisional combined overall municipal waste recycling/composting rate for Wales of 44 per cent (excluding abandoned vehicles, rubble, incinerator residues, matter from beach cleansing and plasterboard).** **The amount of residual municipal waste landfilled is decreasing each year:** **• Whilst landfill is still the main form of management of residual municipal waste, the use of landfill sites has been steadily decreasing over the last 8 years from a quantity of 1.57 million tonnes sent to landfill in 2001-02 to 0.93 million tonnes in 2009-10 – an overall reduction of 40.8 per cent (a drop of 641,766 tonnes).** **Figure 2: Total municipal waste and residual waste levels (in tonnes) for each Local Authority in 2009-10**  	changes to the number and size of households, consumer behaviour, effectiveness of waste minimisation strategies, and changes in the economic prosperity of a region. There is a need to reduce waste arisings from all sectors so that targets set by Europe and the Welsh Assembly Government are met.

Wise About Waste set the following targets for the stabilisation and reduction of household waste:
• by 2009-10 (and to apply beyond) waste arisings per household should be no greater than those (for Wales) in 1997-98;
• by 2020 waste arisings per person should be less than 300kg per annum.

The target to reduce household waste per household per week to 1997-98 levels (21 kg) by 2009-10 was met, with a figure of 20.4 kg.

Source: Municipal Waste Sector Plan (March 2011)

~~Municipal waste includes household waste as well as other wastes collected by a waste collection authority. It is recognised that municipal waste arisings throughout the UK are increasing year by year, with current annual growth for the UK as a whole put at 2.7% per annum. Figures 5 and 6 depict waste arisings for Anglesey for municipal waste and household waste, respectively, up to the year 2020 for a number of growth rate scenarios:~~

- ~~6% growth rate (representing growth over the past 5 years);~~
- ~~2.0% growth rate (representing current growth);~~
- ~~1.5% growth rate; and~~
- ~~Declining growth rate. (This assumes the current growth rate of 2.0% up to 2006, followed by a falling growth rate to 2017 and zero growth rate thereafter)~~

~~Both figures depict a 'Meet WAG Targets growth rate' which aims to comply with the waste reduction and stabilisation targets, for household waste only, set out in 'Wise about Waste'. These targets are:~~

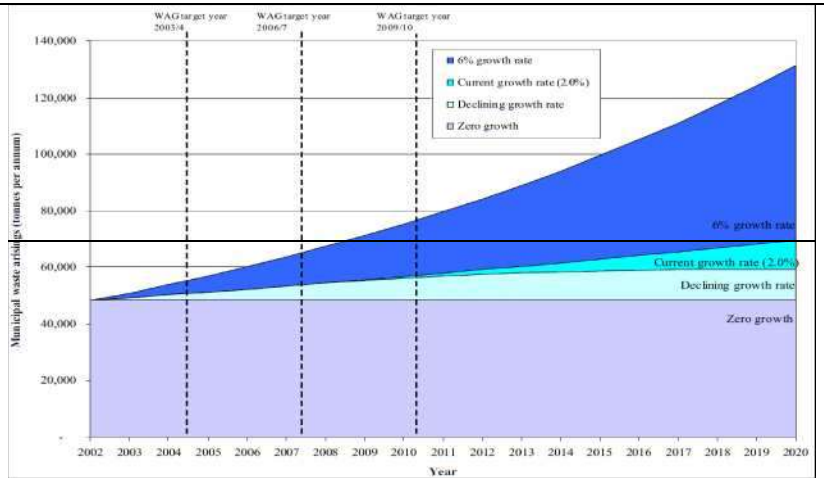
- ~~by 2009/10 waste arisings per household should be no greater than those in 1997/98; and~~
- ~~by 2020 waste arisings per person should be less than 300 kg/annum.~~

~~Figure 3 indicates considerable variations between the projected household waste arisings and the maximum tonnage to comply with the waste generation stabilisation targets noted above. In fact to achieve the waste stabilisation targets it would be necessary to reverse the growth trend, and achieve a decline in waste arisings of approximately 2.2% per annum.~~

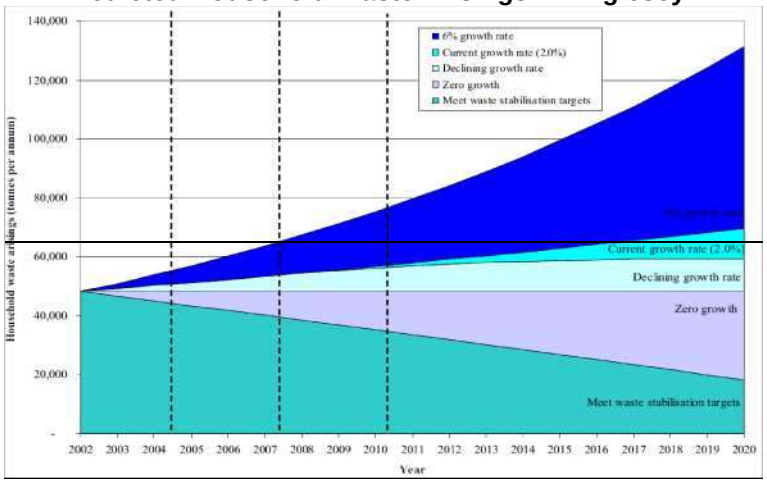
~~The 'declining growth' scenario is considered to be the most realistic, taking account of recent/current growth rates and the probability that growth should decline over the strategy period due to the impact of waste minimisation strategies[xviii].~~

~~Predicted Municipal Waste Arisings in Anglesey~~[xix]

APPENDIX 2 – Proposed Modifications to the SA Scoping Report



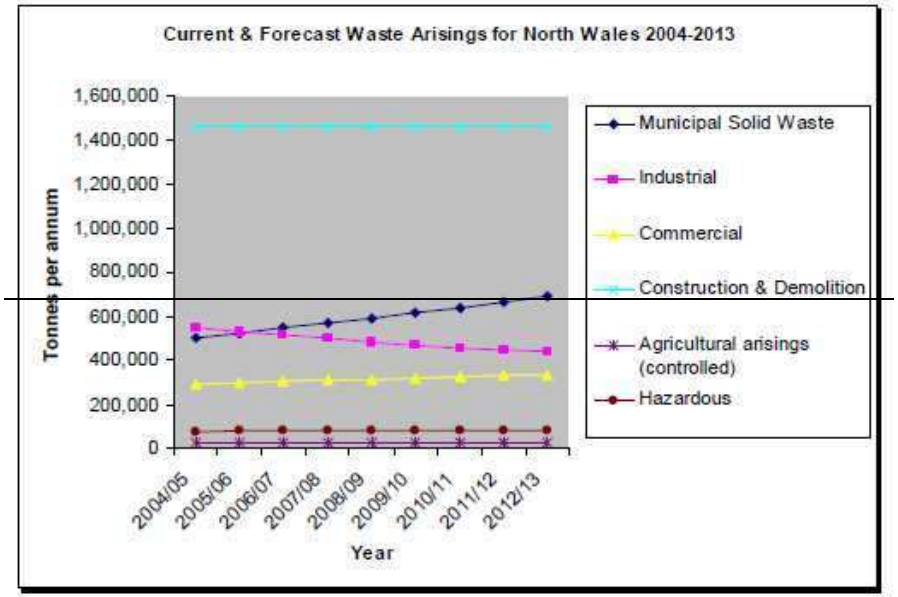
~~Predicted Household Waste Arisings in Anglesey~~[xx]



~~The North Wales Regional Waste Plan 1st Review (2009) forecast the following waste quantity arisings in North Wales by 2013.~~

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

~~Current and Forecast Waste Arisings for North Wales (2004-2013)~~[xxi]

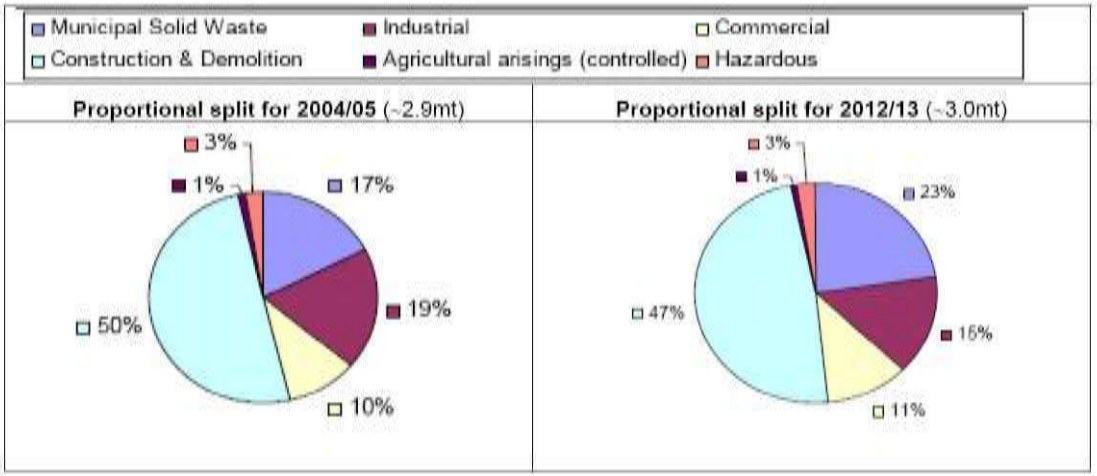


~~Figure 8 below shows how the relative proportion of each principal waste stream is forecast to change between the years 2004 and 2013. Comparison of this data indicates that:~~

- ~~**Construction & demolition and Commercial & Industrial** make up the majority of arisings in the region;~~
- ~~**MSW** will continue to be the fastest growing principal waste stream; and~~
- ~~The proportion of **agricultural waste** requiring external management remains insignificant compared to the other principal waste streams.~~

~~Current and Projected Proportional Waste Split (2004/5 and 2012/13) in North Wales~~[xxii]

APPENDIX 2 – Proposed Modifications to the SA Scoping Report



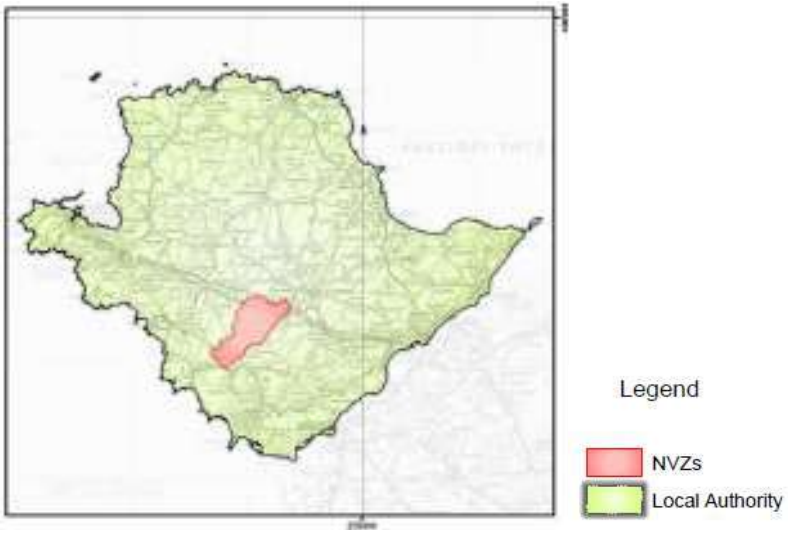
The Consultation on a New Waste Strategy for Wales ('Towards Zero Waste' (2009)) notes the following targets for waste in Wales:

Waste Targets for Wales

Target for:	*TARGETS FOR EACH YEAR*				
	09/10	*12/13*	*15/16*	*19/20*	*24/25*
Minimum levels of reuse and recycling / composting (or AD)	*40%*	*52%*	*58%*	*64%*	*70%*
Minimum proportion of reuse / recycling/ composting that must come from source separation (kerbside, bring and/ or civic amenity (CA) site)	*80%*	*80%*	*80%*	*80%*	*80%*
Minimum levels of composting (or AD) of source separated food waste from kitchens as part of the combined recycling/ composting target above.	*-*	*12%*	*14%*	*16%*	*16%*
Maximum level of residual household waste per inhabitant per annum	*-*	*295kg*	*258kg*	*210kg*	*150kg*
Maximum level of landfill	*-*	*-*	*-*	*10%*	*5%*
Maximum level of energy from waste	*-*	*-*	*42%*	*36%*	*30%*

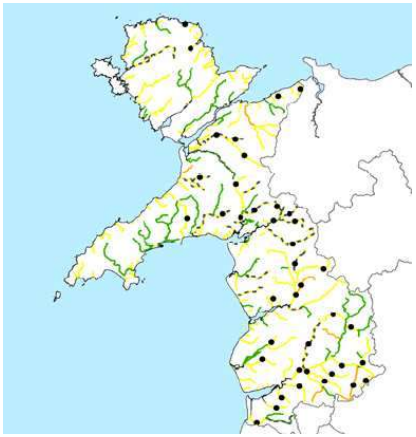
SOILS, MINERALS, WASTE (Anglesey)

DA73

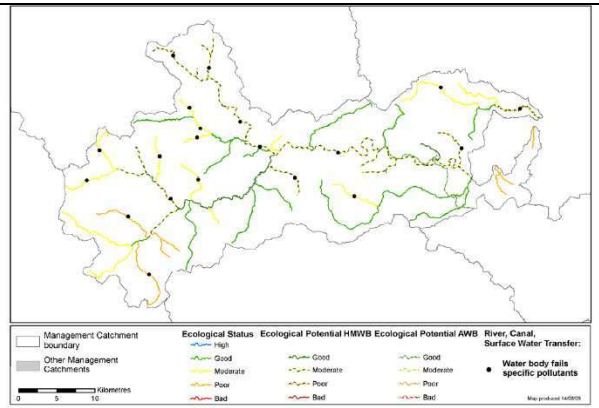
Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/ Constraints/ Opportunities
Soils, Minerals, Waste				
Nitrate Vulnerable Zones	**Nitrate Vulnerable Zones (NVZ)**  **Surface waters have to be identified if too much nitrogen has caused a change in plant growth which affects existing plants and animals and the use of the water. Increased nitrate levels can lead to the eutrophication of an ecosystem where plant species that are more tolerant of higher nitrogen levels dominate, reducing plant diversity, both on terrestrial sites and in the freshwater environment. A reduction in plant diversity will have knock on effects where fauna diversity will also decrease.** **Once a water body has been identified, all land draining to that water is designated as a Nitrate Vulnerable Zone. Within these zones, farmers must observe an action programme of measures which include restricting the timing and application of fertilisers and manure, and keeping**			

	accurate records. **In Wales less than three per cent of land is designated as a Nitrate Vulnerable Zone, whereas more than half of England is designated.**	

WATER (Gwynedd)

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/Constraints/ Opportunities
Water				
River Water Quality	**Current Ecological Status/ Potential of Surface Waters in the North West Wales Catchment**[1]  **Current Ecological Status/ Potential of Surface Waters in the Upper Dee Catchment**		A need to maintain and improve water quality by reducing the risk of pollution entering river watercourses. Incorporating Sustainable Urban Drainage Systems into new developments.	**DA74**

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

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APPENDIX 3: Assessment of JLDP Objectives

JLDP OBJECTIVES ASSESSMENT MATRIX		SA OBJECTIVES										
LDP OBJECTIVES		1	2	3	4	5	6	7	8	9	10	11
1	Provide for a range and variety of housing and tenure to meet the urban and rural housing requirements and the differing needs of a growing and ageing local population, providing housing in places where people want to live.	+/-	✓	+/-	+/-	+/-	✓	✓	+/-	+/-	✓	+/-
2	Co-ordinate the provision of housing and investment in employment and community services, including health facilities in order to ensure that settlements are sustainable, accessible and able to satisfy their communities' diverse needs	+/-	✓	✓	✓	+/-	✓	✓	+/-	+/-	✓	+/-
3	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life	0	✓	0	✓	✓	+/-	+/-	0	0	+/-	0
4	Encourage the formation of safe and secure communities and mitigate fears of crime	0	✓	0	0	0	✓	✓	0	0	✓	0
5	Ensure land and property is safeguarded and allocated to attract investment, retain and increase the number of indigenous jobs and create quality employment, promoting working from home where appropriate.	+/-	✓	+/-	+/-	+/-	✓	✓	+/-	+/-	+/-	+/-
6	Diversify the rural and urban economy by providing a positive planning framework for tourism, creative industries, care sector and knowledge based, specialist engineering and energy sector, including the renewable energy and low carbon sectors.	+/-	✓	✓	+/-	✓	✓	✓	+/-	✓	✓	+/-
7	Provide sites that are suitable for various educational and training establishments	+/-	✓	+/-	✓	✓	✓	0	+/-	+/-	✓	+/-
8	A high number of local graduates living and working locally	0	✓	0	✓	0	✓	✓	0	0	✓	0
9	Promote vital and vibrant town centres, that have rediscovered their purpose as centres for work and services, and that are are vibrant and attractive places for residents and visitors.	0	✓	+/-	+/-	+/-	✓	✓	+/-	+/-	✓	+/-
10	Encourage and support the tourism sector throughout the year, which is sustainable and environmentally friendly, supported by a good accommodation base	✓	✓	✓	+/-	+/-	✓	0	0	✓	✓	✓
11	Mitigate and adapt to climate change e.g. reduce flood risk, appropriately designed and located buildings, establish a settlement pattern and growth level that reduces greenhouse gases.	+/-	✓	✓	0	0	+/-	+/-	✓	✓	+/-	✓
12	Significant contribution to reducing greenhouse gases by facilitating the development of appropriate renewable energy technologies e.g. wind turbines, energy from water.	+/-	✓	✓	0	0	+/-	+/-	?	✓	+/-	✓
13	Make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available	✓	✓	✓	0	✓	✓	✓	✓	✓	0	+/-
14	Secure vibrant rural communities that are places where people live and work	0	✓	0	✓	✓	✓	✓	✓	✓	✓	0
15	Safeguard and enhance the area's landscape, including the visual, historic, geological, ecological and cultural environment	✓	✓	✓	✓	✓	+/-	+/-	✓	✓	+/-	✓
16	Prevent the loss of biodiversity, strengthening and improving the connectivity throughout the area, and improving communities' ability to enjoy an appreciate biodiversity.	✓	✓	+/-	0	✓	+/-	+/-	✓	✓	+/-	+/-
17	Ensure that new development is supported by an adequate and planned supply of physical and community infrastructure e.g. roads, community facilities, basic care facilities, extra care housing, schools, broadband	+/-	✓	+/-	✓	+/-	✓	✓	+/-	+/-	✓	+/-
18	Provide for waste management and resource reclamation in a sustainable manner, addressing the needs of comkmunities and businesses.	✓	✓	✓	0	0	+/-	+/-	✓	✓	+/-	✓
19	Meet the needs of minerals locally and regionally in a sustainable manner	+/-	0	✓	0	0	0	0	✓	✓	0	✓
20	Improve routes to employment, services and education/ training facilities by foot, bicycle and public transport, thus reducing the number of journeys in private cars	+/-	✓	✓	0	0	✓	✓	+/-	✓	✓	✓

APPENDIX 3: Assessment of JLDP Objectives

	✓	Objectives Compatible	✘	Objectives Incompatible	?	Uncertainty	+/-	A range of possible positive and negative outcomes	0	No relationship

	SA OBJECTIVES
1	Maintain and enhance biodiversity interests and connectivity
2	Promote community viability, cohesion, health and well being
3	Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures
4	Conserve, promote and enhance the Welsh language
5	Conserve, promote and enhance cultural resources and historic heritage assets
6	Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities
7	Provide sustainable housing, including affordable housing that meets local needs
8	Value, conserve and enhance the plan area's rural landscapes and urban townscapes
9	Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling
10	Promote and enhance good transport links and internet access to support the community and the economy
11	Safeguard water quality, manage water resources sustainability and minimise flood risk

APPENDIX 4: Sustainability Appraisal of Spatial Options

APPRAISAL KEY

++	**Major Positive**
+	**Minor Positive**
0	**Neutral Impact**
+/-	**Dependent on implementation of option**
-	**Minor Negative**
--	**Major negative**

SA OBJECTIVES:

1	**Biodiversity**	Maintain and enhance biodiversity interests and connectivity
2	**Community & health**	Promote community viability, cohesion, health and well being
3	**Climate change**	Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures
4	**Welsh language**	Conserve, promote and enhance the Welsh language
5	**Heritage/culture**	Conserve, promote and enhance cultural resources and historic heritage assets
6	**Economy, employment**	Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities
7	**Housing, affordable**	Provide sustainable housing, including affordable housing that meets local needs
8	**Landscape & townscape**	Value, conserve and enhance the plan area's rural landscapes and urban townscapes
9	**Land, minerals, waste**	Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling
10	**Transport & access**	Promote and enhance good transport links and internet access to support the community and the economy
11	**Water & flood risk**	Safeguard water quality, manage water resources sustainability and minimise flood risk

APPENDIX 4: Sustainability Appraisal of Spatial Options

Spatial Options Assessment

SA OBJECTIVES	Option D1 – Focus on Bangor and the Primary Key Settlements		Option D2 – Focus on Bangor, Primary Key Settlements and the Primary and Secondary Focus Areas and their catchment areas		Option D3 – Proportionate distribution to Urban and Rural areas		Option D3a – Focus on rural areas		Option D4 – Focus on large mixed use developments	
		Commentary		**Commentary**		**Commentary**		**Commentary**		**Commentary**
1. Biodiversity	-	Overall, this option will generally have a negative effect on biodiversity due to the direct loss and fragmentation of habitats from development. An increase in development is likely to lead to a loss of habitats, and thus biodiversity in the area is likely to decrease. It should be remembered, however, that much will depend on the location of development in relation to protected areas and biodiversity assets. This option will generally	-	Overall, this option will generally have a negative effect on biodiversity due to the direct loss and fragmentation of habitats from development. An increase in development is likely to lead to a loss of habitats, and thus biodiversity in the area is likely to decrease. It should be remembered, however, that much will depend on the location of development in relation to protected areas and biodiversity assets. It should also be noted that brownfield sites within Bangor,	-	Overall, this option will generally have a negative effect on biodiversity due to the direct loss and fragmentation of habitats from development. An increase in development is likely to lead to a loss of habitats, and thus biodiversity in the area is likely to decrease. It should be remembered, however, that much will depend on the location of development in relation to protected areas and biodiversity assets. However, this Option is likely to have the lowest impact upon biodiversity. As each settlement,	-	Overall, this option will generally have a negative effect on biodiversity due to the direct loss and fragmentation of habitats from development. An increase in development is likely to lead to a loss of habitats, and thus biodiversity in the area is likely to decrease. It should be remembered, however, that much will depend on the location of development in relation to protected areas and biodiversity assets. In general, focussing development in rural areas is likely to have a greater negative	-	Overall, this option will generally have a negative effect on biodiversity due to the direct loss and fragmentation of habitats from development. An increase in development is likely to lead to a loss of habitats, and thus biodiversity in the area is likely to decrease. It should be remembered, however, that much will depend on the location of development in relation to protected areas and biodiversity assets. This option is likely to lead to

APPENDIX 4: Sustainability Appraisal of Spatial Options

			lead to an increased uptake of greenfield sites which will reduce the diversity and extent of wildlife habitats and species. It should also be noted that brownfield sites within Bangor and the Primary Key Settlements will also be developed. Many of these sites may also be of biodiversity value. However, the effect of developing brownfield sites on biodiversity will depend on the ecological value of the land and its surrounding area. However, as designated land and areas of high biodiversity value are usually located in the countryside, the impact is likely to be less than other options. The option should seek to ensure that mitigation measures are in place to minimise this impact, such as the provision of green infrastructure and replacement habitats.		the Primary Key Settlements and the Primary and Secondary Focus Areas and their catchment areas will also be developed. Many of these sites may also be of biodiversity value. However, the effect of developing brownfield sites on biodiversity will depend on the ecological value of the land and its surrounding area. The option should seek to ensure that mitigation measures are in place to minimise this impact, such as the provision of green infrastructure and replacement habitats.		including the main towns and villages is likely to receive a lower quantity of development, there is a greater likelihood that impacts upon biodiverity assets can be avoided i.e. the distribution of development could lead to a reduced loss of biodiversity.		impact, as biodiversity assets are usually more prevalent in the countryside. There are many protected areas in the Plan Area designated for their biodiversity value which cover large areas. However, the option does mean that development will be dispersed throughout the area and this dispersal could lead to fewer large tracts of biodiverity being lost. Also development is likely to be at a smaller scale which means a lesser impact on assets. The option should seek to ensure that mitigation measures are in place to minimise any impacts, such as the provision of green infrastructure and replacement habitats.		the expansion of key employment centres and will generally lead to an increased uptake of greenfield sites which will reduce the diversity and extent of wildlife habitats and species. Larger development sites should be able to integrate biodiversity enhancement measures and mitigation measures should help protect existing assets.
2. Community & He	**-**	**+**	Overall, this option would most likely have positive as well as negative impacts on community viability, cohesion, health and well-being in the Plan Area as a whole.	**-**	**+**	Similar to Option D1.. However, the impacts are likely to be to a lesser extent as some growth would be distributed beyond the primary key settlements reflecting the area's rural	**+**	Overall, this option would most likely have a positive effect on community viability, cohesion, health and well-being in the Plan Area as a whole. This option could reduce	**+**	The dispersal of development throughout the Plan Area including the countryside would integrate the rural population allowing growth in all areas as required. This would help reduce disparities	**-**	**+**	This option provides opportunities for mixed use development and an appropriate balance between housing, retailing and community facilities. Depending on the size of the

alth			This option is likely to have some beneficial effects on Bangor and the primary Key Settlements, and the following points can be made in this respect: i) Focusing development here would locate housing near to key services and facilities which can be accessed by sustainable transport methods such as walking and cycling contributing to improvements in health. Additionally, development would be located near the public transport network enabling residents to access facilities elsewhere. ii) Locating development close to key services may help to ensure that services remain viable. iii) This option provides more opportunities to get developers to contribute to infrastructure and community facilities to address social and economic needs. iv) Brownfield land within these urban settlements, such as empty buildings can be a focus for crime and anti-social behaviour. Developing previously developed land and buildings may help to			character.		inequalities by facilitating a more equal distribution of development in spatial terms. It permits limited new development, particularly housing in most settlements and contributes to organic settlement growth which subsequently will not adversely impact on community viability. Even though the dispersal of development may reduce the contributions by developers to infrastructure and community facilities (e.g. affordable housing, public open spaces, transport improvements etc), this will depend on the number of houses built. If sufficient housing is developed, the option may lead to sufficient regeneration or development contributions to improve health service provision e.g. medical facilities and cycle paths or sport facilities.		between urban and rural areas. This option would create more accessible community and education facilities as well as employment opportunities providing housing where it is needed. This, in turn, would reduce the out-migration of young people creating more balanced communities. An important consideration, however, is that the potential benefits of this option depends on the location of sites as many rural locations may not be in the locality of key services and facilities or the public transport network. Locating housing in rural areas would improve access to greenspaces and the countryside. This, as well as the fact that air quality is generally better in the countryside, would improve the health of the population. On the downside, however, due to the dispersed nature of housing development, the option would unlikely lead to enough regeneration or developer contributions to provide health and community facilities.			development, these large mixed use extensions could therefore support the creation of new sustainable communities. Mixed use developments also present opportunities to provide recreation space as part of the development. This along with the provision of healthcare facilities could have beneficial impacts on the health of the population. However, large new extensions, depending on their implementation, could also change the character of existing settlements, especially if the town has a relatively small population size. The impact ultimately depends on the size of development in relation to the existing settlement as well as the range of services provided. Additionally, as development is not dispersed across the County, this option does little in terms of retaining community character and cohesion in other settlements and would therefore have a negative impact on the majority of the population. Within these settlements, house prices

			reduce the potential for crime and anti-social behaviour in these areas. On the other hand this option is likely to have the following adverse impacts: i) The lack of development and investment in rural areas is likely to exacerbate inequalities between urban and rural communities. The vitality and viability of rural communities will be detrimentally affected as development will be restricted in these areas. ii) Restricted development in rural areas, including the lack of affordable housing provision would likely lead to increased out-migration particularly within the younger age groups. This would result in a lack of social and demographic diversity in these areas, thus impacting on their current community character. In turn, this could impact upon the viability of businesses and community facilities in these areas, reducing accessibility for remaining residents. iii) A higher density of										may increase leading to the out-migration of people particularly young people and families. This would subsequently lead to a change in the social and demographic structure of towns and villages.

		development within urban areas could have potentially negative effects in terms of health due to construction effects (especially noise pollution), possible overcrowding and stress on current infrastructure.										
3. Climate change	+	A general increase in development, is likely to lead to an increase in greenhouse gas emissions from buildings themselves as well as new traffic generated. In addition, there are extensive areas particularly within some main settlements e.g. Pwllheli that are at risk of flooding. Also, the lack of housing in the wider Plan Area brought about by this option may force some young people and local families out of the area while they remain working in Gwynedd and Anglesey, leading to unsustainable travel patterns. This could increase the need and distance travelled, with adverse impacts on air quality. On the other hand, focusing	+	A general increase in development, is likely to lead to an increase in greenhouse gas emissions from buildings themselves as well as new traffic generated. However, similar to Option D1, this option should allow for a reduction in greenhouse emissions as the need to travel is reduced as the majority of housing would be located near to the main settlements for employment, shopping and other facilities and services. This option would not see as much reduced need to travel as Option D1 however. Also concentrating growth in the main urban settlements and their catchment areas may present greater opportunities for renewable energy schemes as the higher densities of development should enable a high level of energy efficiency as it is likely to be more financially viable to integrate	+ / -	A general increase in development, is likely to lead to an increase in greenhouse gas emissions from buildings themselves as well as new traffic generated. However, this option may allow for a reduction in greenhouse gas emissions as the need to travel is reduced as the majority of housing would be located near to the main areas of employment, and other services and facilities. Despite this many residents of these new homes would still need to travel to large towns for work and keys services. The Plan should therefore, ensure that any housing built in rural areas would need to be located close to services and facilities. This option presents an opportunity for sites to be developed at a large scale particularly on greenfield land which may increase economies	+ / -	A general increase in development, is likely to lead to an increase in greenhouse gas emissions from buildings themselves as well as new traffic generated. The magnitude of the impact will depend on the location of employment. If the majority of employment opportunities remain within the main settlements, as would be likely, then an increased proportion of people would need to travel further distances by car to services and employment resulting in higher greenhouse gas emissions. As well as this, this option may be weaker in terms of facilitating renewable energy schemes as development that occurs on a smaller scale as would occur under this option, would be less likely justify the development of such schemes. On the plus side, the dispersed	+	A general increase in development, is likely to lead to an increase in greenhouse gas emissions from buildings themselves as well as new traffic generated. However, overall, mixed use development comprising, housing, services, facilities and employment would improve accessibility to jobs and services for new and existing residents. This would reduce the need to travel by private car and thus help to reduce car related greenhouse gas emissions and improve air quality. However, some residents may still have to travel by car to access key services and the option would not solve any of the currently unsustainable travel patterns elsewhere in the Plan Area.

		development in Bangor and the Primary Key Settlements would mean that resident would be closer to services, facilities and employment opportunities, thus reducing the need to travel and could facilitate the development of a sustainable transport network. This, in turn, could help reduce greenhouse gas emissions associated with private transport. Also, concentrating growth in the main urban settlements may present greater opportunities for renewable energy schemes as the higher densities of development should enable a high level of energy efficiency as it is likely to be more financially viable to integrate such schemes into larger developments rather than in a number of smaller schemes. Generally, therefore, this option is considered to potentially have positive effects in terms of managing and reducing the impacts of climate change.		such schemes into larger developments rather than in a number of smaller schemes. Generally, therefore, this option is considered to potentially have positive effects in terms of managing and reducing the impacts of climate change.		of scale to be achieved with respect to the incorporation of energy efficient technologies to a considerably greater extent than Options D1 and D2. On the other hand it may be difficult to incorporate energy efficient schemes on smaller sites as there may be difficulties base on the financial viability of integrating such schemes. The more dispersed pattern of development introduced by this option should contribute to the improvement of air quality as it should help avoid the creation of concentrated areas of poor air quality.		pattern of development introduced by this option should contribute to the improvement of air quality as it should help avoid the creation of concentrated areas of poor air quality.		Concentrating growth in mixed use sites may present greater opportunities for renewable energy schemes as the higher densities of development should enable a high level of energy efficiency as it is likely to be more financially viable to integrate such schemes into larger developments rather than in a number of smaller schemes. Generally, this mixed-use option is considered to potentially have positive effects in terms of managing and reducing the impacts of climate change.
4. Welsh lan	**-**	Focussing development in Bangor and the Primary Key Settlements may encourage in-migration of younger	**-**	As option D1 but to a lesser extent. See Welsh Language Impact	**+**	As this option allows for development throughout the Plan Area, including the countryside, it will help support community	**+**	As this option allows for development throughout the Plan Area, including the countryside, it will help support	**-**	As development is not dispersed across the County, this option does little in terms of retaining

guage		people from rural communities in search of more affordable housing and better employment opportunities. This would lead to a decrease in the proportion of Welsh speakers in rural communities and be detrimental to community vitality. See Welsh Language Impact Assessment for more details.		Assessment for more details.		vitality by providing housing, facilities and services locally, where they are required. In turn, this should promote the retainment of the population and therefore the use of the Welsh language. See Welsh Language Impact Assessment for more details.		community vitality by providing housing, facilities and services locally, where they are required. In turn, this should promote the retainment of the population and therefore the use of the Welsh language more so than option D3. See Welsh Language Impact Assessment for more details.		community character and cohesion in other settlements and would not have the same positive effects (as the options D3 and D3a) for the majority of the population. . See Welsh Language Impact Assessment for more details.
5. Heritage/Culture	**+ / -**	The exact impact upon historic heritage assets depends on the location of the development in relation to the historic asset and the scale of the development proposed. Many of the urban areas in Anglesey and Gwynedd include designated Conservation Areas, Listed Buildings and archaeological sites. High density development focused in Bangor and the primary Key Settlements may mean that historic resources within these settlements would be under threat due to the intensification of development. On the other hand, this option may protect similar resources	**+ / -**	The exact impact upon historic heritage assets depends on the location of the development in relation to the historic asset and the scale of the development proposed. Mitigation measures such as good quality design that respect existing views should be incorporated into development proposals to avoid significant impacts on cultural and historic assets.	**+ / -**	The exact impact upon historic heritage assets depends on the location of the development in relation to the historic asset and the scale of the development proposed. As this option is likely to see a more dispersed pattern of development and less large scale changes to any one settlement, the overall changes to the built environment will be limited. Additionally, development within and near smaller settlements may help retain the built character of high streets and village centres. Mitigation measures such as good quality design that respect existing views should be incorporated into development	**+ / -**	The exact impact upon historic heritage assets depends on the location of the development in relation to the historic asset and the scale of the development proposed. As this option is likely to see a more dispersed pattern of development and less large scale changes to any one settlement, the overall changes to the built environment will be limited. This will even more so than Option D3. Additionally, development within and near smaller settlements may help retain the built character of high streets and village centres. Mitigation measures such as good quality design that respect existing views should be	**+ / -**	The exact impact upon historic heritage assets depends on the location of the development in relation to the historic asset and the scale of the development proposed. However, any large scale mixed use developments proposed under this option are likely to result in a change to the built character of settlements. High quality building design should be incorporated into development proposals to ensure that new development contributes ton the existing character of these areas.

		that are outside urban boundaries e.g. SAMs. Mitigation measures such as good quality design that respect existing views should be incorporated into development proposals to avoid significant impacts on cultural and historic assets.				proposals to avoid significant impacts on cultural and historic assets.		incorporated into development proposals to avoid significant impacts on cultural and historic assets.		
6. Economy/ employment	**-**	The positive impact of this option means that the economy of the main settlements would be supported, by providing a workforce, facilitating the development of businesses and encouraging investment in those settlements. Additionally, depending on the scale of development, this option could lead to increased developer contributions and regeneration to significantly improve services in those centres. On the other hand, the concentration of development in the main centres does not encourage local economic growth outside these areas and would limit levels of development here, which would subsequently be detrimental to rural economies. As services and	**-**	As Option D1 but to a slightly lesser extent due to the more extensive nature of development distribution.	**+**	As this option would allow a more proportionate distribution of development, it would allow the economic development of both the main centres and the more rural settlements by encouraging proportionate inward investment, improving services and providing employment opportunities throughout the Plan Area. A reduced level of housing development in the main centres could mean that more land is available for economic development which could encourage investment in these areas. It should be remembered, however, due to the more dispersed nature of development, the resulting employment opportunities may not be in locations that are accessible to some sections of the population.	**+/-**	Much depends on the level of employment opportunities generated by this option. If this option were to lead to economic growth in rural areas, then the local economy of these areas would be supported and it would reduce the need for residents living in rural areas to commute. It would also encourage younger people to remain in their local communities thus facilitating a more balanced population. However, if insufficient economic growth is generated, and employment opportunities remain in the main centres then an increased proportion of people living in rural communities would need to travel further distances to their place of work. This would essentially be unsustainable. As well as this, a lower level of	**+/-**	Overall, this option would most likely have a positive impact. However, much depends on the scale of development. Mixed use development comprising of housing, services, facilities and employment would allow residents to gain easy access to employment opportunities. Additionally, developing such areas could help attract further inward investment. On the downside, however, the concentration of development within such areas does not reflect the area's rural character and does not encourage local economic growth which would limit levels of development outside these areas This would subsequently be detrimental

		investment would be attracted to the main settlements, this would lead to a loss of services in the more rural areas. As a consequence, young economically active people would be likely to leave rural areas and move to the urban centres or even outside the Plan Areas to look for employment opportunities and better services, thus accelerating deprivation. All this would mean that rural areas would become more deprived, thus increasing disparities between urban and rural areas. In terms of education, the intensification of development within Bangor and the primary Key Settlements, would mean that existing educational provision would need to be improved. This could lead to pressure on the capacity of existing schools. As well as this, focussing development in the more urban areas could mean that sites for new educational facilities would be limited due to the lack of developable land.					development in the main centres would mean that economic growth would be stunted in these settlements, with opportunities insufficient to satisfy the demand of the population. This could lead to deprivation within these centres.		to rural economies.

7. Housing	-	This option would help provide affordable homes in accessible locations for residents of the main towns. However, this approach may not necessarily provide housing in locations of the Plan Area necessary to meet local needs. It may adversely impact on the delivery of affordable housing in other smaller towns and villages particularly in rural areas where housing affordability may be a significant issue. Due to the lack of housing development, the more rural communities may suffer from increasing house prices leading to other changes in community character as younger people and local families are priced out. Even though infrastructure already exists in the main settlements that are the focus of this option, there may not be enough sites within these areas to satisfy the demand for housing. Smaller sites may not be of a suitable size to accommodate an appropriate housing or an appropriate level of affordable housing provision. This in turn would increase	-	As Option D1 but to a lesser extent due to a wider dispersal of development in the catchment areas of the main settlements. The provision of housing in more extensive areas should satisfy the housing needs of these areas but will not satisfy demand in the wider Plan Area.	+	Overall, this option would have a positive impact in terms of the SA objective in question. The focused dispersal of development would allow a wider choice of housing throughout the majority of the Plan Area which would satisfy demand for housing locally. It would also reduce disparities between rural and urban areas. On the other hand, as this option would see lower levels of housing development in larger towns and villages (as a result of the distribution), this may impact on the delivery of homes to satisfy needs in these areas where there may be the greatest demand.	-	This option generally performs well against the SA objective. This approach presents opportunities for significant new housing development to meet regional and local targets. The development of greenfield sites, as would occur under this option presents opportunities for the provision of a range of housing types to meet local needs, creating inclusive and mixed communities. Use of greenfield sites would also enable the development of the required number of affordable housing units. On the other hand, focusing housing development in rural areas would not address the housing needs in the larger urban settlements to a greater extent tha option D3, and there would be a greater risk that the required number of houses would not be delivered due to the dependence on a high number of small sites.	-	Mixed use development sites would provide housing that is accessible to employment opportunities. Such sites would usually represent extension to existing settlement boundaries. Therefore, whilst this option would satisfy housing needs locally, it would fail to meet demand elsewhere, most notably within rural communities.

		the uptake of greenfield sites on the outskirts of settlements.								
8. Landscape & townscape	**+**	Overall this option would most likely have a positive effect on rural landscapes and urban townscapes. On a more positive note, Bangor and the other primary key settlements, may contain a higher level of brownfield sites compared to other areas. These brownfield sites present an opportunity to enhance the townscape (e.g. through the re-development of derelict sites and empty buildings). Additionally, as this option guides development to areas where buildings already exist, the impact on townscapes would most likely be minimal, and the protection of non urban areas from development pressure should help safeguard rural landscape character. It would also protect rural landscapes form light pollution created by increased development especially at night time. However, it should be remembered that even though this option guides	**+ / -**	As Option D1 but to a slightly lesser extent due to the more extensive nature of development distribution. Guiding development to wider areas would most likely mean that growth would have to be located on more greenfield sites and subsequently have a more profound impact on rural landscapes compared to Option D1. Much will depend on the scale, nature and location of development in relation to townscapes of value. Development would need to be designed to a high standard incorporating existing townscape and rural character.	**+ / -**	As this option would allow a more proportionate distribution of development, the potential impact on landscapes and townscapes would be more dispersed across the Plan Area. This option would permit limited new development in most settlements and would contribute to natural settlement growth patterns which subsequently would be less likely to impact on landscape features as much as other options might. However, the true impact on the built environment will depend on the scale, nature and location of development in relation to townscapes and landscapes of value. Development would need to be designed to a high standard incorporating existing townscape and rural character.	**-**	Even though this option means low density development dispersed across a large area, focussing development in rural areas and the countryside could potentially have a significant impact on rural landscape character and visual amenity. This option could also introduce development on a scale not in keeping with local character. Such a land use pattern has a high land take and would increase pressure on the release of greenfield sites. This in turn, is likely to have a negative impact on rural landscapes. Large areas of Anglesey and Gwynedd have been designated as AONBs because of their special landscape qualities. It would be likely that sites within this designation would have to be released for development. As well as this, there is the potential for increased development in such areas to adversely impact upon the landscape and tranquility by increased light pollution.	**+ / -**	This option may lead to the large scale development of greenfield sites on the edge of settlements. This could potentially have a negative impact on landscape and townscape character. However, a positive impact of this focused option would be that impacts on landscapes outside of the main development sites would be minimised. Large scale development as would be facilitated under this option would need to be designed in a way that reflects the area's character so that impacts on the landscape are minimised.

		new development to the more urban settlements of Bangor and the primary key settlements, where buildings already exist, the character of townscapes in these areas could still potentially be affected if inappropriate development is permitted. Also, this option may lead to the development of greenfield sites on the edge of settlements. This could potentially have a negative impact on the character of rural landscapes. Much will depend on the scale, nature and location of development in relation to townscapes of value. Development would need to be designed to a high standard incorporating existing townscape character and values.								
9. Land, minerals & waste	+	Overall, this option would most likely have positive effects. The channelling of development to identified growth areas would protect the countryside and decrease development pressure on peripheral settlements. The exact magnitude and severity of		As Option D1 but to a slightly lesser extent due to the more extensive nature of development distribution. This Option would direct slightly more development to areas outside the main settlements which could lead to a take up of greenfield sites. This, in turn, could adversely affect soil resources and good	+	A dispersed pattern of development may lead to a reduced loss of greenfield sites and good quality agricultural land compared to Option D3a. This option may also allow more previously developed land to be developed as there will be a more expansive area in which to guide new development.	-	This option is very likely to lead to an increased uptake of greenfield sites in the Plan Area. This would lead to the potential loss of good quality agricultural land and soils. In terms of waste, low density development patterns as proposed under this option are unlikely to achieve efficient waste management and	+ / -	Developing sites for mixed use development would most likely mean that development boundaries of existing settlements would need to be extended, leading to a potential increase in the uptake of greenfield sites. In terms of waste, there is the potential for sustainable

		the impact, depends on the availability of suitable previously developed sites within the existing settlements. If the supply is sufficient then this option would allow the re-use of previously developed land and buildings. This means that soil resources and agricultural land is likely to be conserved and their quality maintained. There would also be the opportunity to regenerate contaminated land which is likely to exist within these settlements. However, if there is a lack of suitable sites within the main centres, it means that there would be increased pressure for the release of greenfield land. In terms of waste, no significant effects are anticipated with this option. However, a concentrated increase in development and a higher resultant resident population is likely to lead to an increase in the generation of waste. On the other hand, shared building use and infrastructure would mean that less waste is		quality agricultural land, depending on the location of development.		This Option could also facilitate the development of larger sites which could incorporate effective sustainable waste management schemes.		recycling schemes, as such schemes are unlikely to be viable as such a density.		waste management facilities to be incorporated into development. Shared buildings and infrastructure would mean that less waste is generated and would allow a greater potential for successful recycling and sustainable waste management schemes.

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		generated and would allow a greater potential for successful recycling and sustainable waste management schemes.								
10. Transport & Access	**+ / -**	The positive impacts of this option would be the reduced need to travel as housing would be located near the main areas for employment, shopping and other services and facilities. Concentrating development near the main centres would essentially improve accessibility to services. On the other hand, focussing development in the main centres would adversely affect accessibility of the vast majority of the rural population as services and facilities would be guided away from rural communities. Also, the concentration of development in the main centres would most likely lead to a corresponding increase in traffic and congestion. However, there would be the opportunity to incorporate sustainable transport solutions within these centres which could subsequently improve accessibility in these	**+ / -**	The impacts of this option would most likely be similar to those of Option D1, although to a lesser extent. As development would be focused in the main centres and their catchment areas, the need to travel would be reduced although not to such an extent as would occur under Option D1. Achieving the benefits of this option, therefore depends on the implementation of effective transport management schemes within any development.	**+**	Overall, this option should facilitate the reduced need to travel as housing would be located in close proximity to main areas of employment, services and facilities. However, the reduced need to travel would not be to the same extent as would occur under Option D1 and D2. On the other hand, the dispersed nature of development would improve accessibility to some rural communities as some development would be guided here. The provision of housing throughout the Plan Area would help create and maintain a population level that supports local services and businesses in the smaller towns and villages. This would improve accessibility and reduce the need for people to travel. However, it would be likely that some sections of the rural population would still need to travel to the main centres for work and key services.	**+ / -**	Overall, this option would lead to an increase in the need to travel as housing would not be located near main centres where the majority of employment opportunities, facilities and services are located. The benefits of this option would very much depend on the accessibility of public transport and the creation of sustainable transport solutions in rural settlements and the degree of facilities, services and opportunities that are created in the smaller towns and villages.	**+ / -**	New mixed use development can help provide jobs and services that are very accessible thus reducing the need to travel. However, new mixed use schemes could encourage businesses to relocate from rural settlements adversely affecting accessibility of jobs and services in those locations that are not the focus for growth.

		centres. This could include transport interchanges which would create a demand for public transport as well as encourage cycling and walking. Achieving the benefits of this option, therefore depends on the implementation of effective transport management schemes within any development.								
11. Water & Flood risk	**+ / -**	Extensive areas within Bangor and the primary key settlements are at risk of flooding. This may constrain the developable areas within and around these centres. However, as long as the tests set out in TAN15 are adhered to, and it can be shown that development in flood prone areas achieves other sustainability benefits, it may still be the most suitable location for development. In terms of water resources, a concentrated population would enable sustainable water management including efficient water usage and the use of sustainable drainage systems. On the other hand, further concentrated development within the main centres would have the	**+ / -**	The impacts of this option would most likely be similar to those of Option D1 although to a lesser extent as some development is dispersed to areas outside the main settlements. The exact impact of this option depends on the location of the development in relation to water resources (e.g rivers) and areas prone to flooding, the existing water capacity, and the suitability of waste water infrastructure to accommodate growth.	**+ / -**	The distributed development pattern could help avoid guiding new development to locations where there is a risk of flooding. It provides flexibility to options D1 and D2 in relieving possible constraints on development around main centres due to flood risks. The exact impact of this option depends on the location of the development in relation to water resources (e.g. rivers) and areas prone to flooding, the existing water capacity, and the suitability of waste water infrastructure to accommodate growth.	**+ / -**	The dispersed nature of development would most likely have a reduced impact on the water environment compared to the other options. There is an extensive network of watercourses across the Plan area which should be protected from the adverse effects of development including surface water pollution. On the other hand, a dispersed spatial settlement pattern makes the promotion of sustainable water management difficult as schemes to achieve this would not be financially viable for small scale developments. Therefore, the exact impact of this option depends on the location of the development in relation to water resources (e.g. rivers) and areas prone to	**+ / -**	The impacts of this option would most likely to be similar to Option D1 due to the high density concentration of development on one site. SUDS should be incorporated into any such development and it should be ensured that the capacity of the existing infrastructure is sufficient to cope with increased development. The exact impact of this option depends on the location of the development in relation to water resources (e.g. rivers) and areas prone to flooding, the existing water capacity, and the suitability of waste water infrastructure to accommodate growth.

		potential to result in increased abstraction from specific water supplies that are maybe at full capacity. In terms of water quality increasing development within the main settlements would increase the amount of impermeable surfaces which would mean more surface water runoff. This could lead to flooding issues or pollution entering watercourses causing to a reduction in quality. Sustainable urban drainage systems should be specified as part of all new development. However, on the plus side, it should be noted that infrastructure already exists in the main settlements and concentrating development and growth in the main areas would preserve the water environment within the surrounding countryside. Also, due to the high density pattern of development which would occur under this option there is the potential to incorporate water saving technology in new development in these areas.					flooding, the availability of a sufficient supply of water, and the availability of waste water infrastructure to accommodate growth.		

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Summary:

The assessment has shown that from an environmental perspective, Options D1, D2 and D4 generally perform better due to the fact that concentrating development in key settlements would meet environmental objectives in terms of energy and resource efficiency, use of previously develoepd land and facilitating a reduced need to travel. However, even though these options assist in addressing social and economic objectives by focusing community, health and education facilities in accessible locations where they are most needed, as well as encouraging economic diversification in strategic locations, they disregard the needs of the wider population in rural areas.

Option D3a, on the other hand, addresses the requirements of the wider population and performs well against the socio-economic objectives. However, by guiding development away from key settlements, this option is likely to have negative environmental effects by adversely impacting upon the landscape, biodiversity and air quality.

Overall, the appraisal has shown that Option D3 is the most sustainable option, scoring best against the majority of the sustainability objectives. The proportionate distribution of development throughout the Plan area addresses the socio-economic needs of the urban as well as the rural population, whilst simoultaneously reducing the potential impact upon the environment due of the dispersed nature of development.

It should be remembered, however, that all options have the pontential to have both positive and negative impacts, although the scale of these impacts is very much dependent on the implementation of the option and the mitigation measures taken.

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APPRAISAL KEY

++	**Major Positive**
+	**Minor Positive**
0	**Neutral Impact**
+/-	**Dependent on implementation of option**
-	**Minor Negative**
--	**Major negative**

SA OBJECTIVES:

1	**Biodiversity**	Maintain and enhance biodiversity interests and connectivity
2	**Community & health**	Promote community viability, cohesion, health and well being
3	**Climate change**	Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures
4	**Welsh language**	Conserve, promote and enhance the Welsh language
5	**Heritage/culture**	Conserve, promote and enhance cultural resources and historic heritage assets
6	**Economy, employment**	Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities
7	**Housing, affordable**	Provide sustainable housing, including affordable housing that meets local needs
8	**Landscape & townscape**	Value, conserve and enhance the plan area's rural landscapes and urban townscapes
9	**Land, minerals, waste**	Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling
10	**Transport & access**	Promote and enhance good transport links and internet access to support the community and the economy
11	**Water & flood risk**	Safeguard water quality, manage water resources sustainability and minimise flood risk

APPENDIX 5: Sustainability Appraisal of Growth Options

Table 1 - Growth Options Assessment

SA Objectives	Option T1 – 'Sub regional apportionment' 445 housing units annually (270 in Gwynedd; 175 Anglesey)		Option T2 – 'Population trend growth' Approx 638 housing units annually (approx 370 in Gwynedd; 268 in Anglesey)		Option T3 – 'House building trends growth' 10 year period 416 housing units annually (196 in Gwynedd; 220 in Anglesey) (Business as Usual approach)		Option T4 – 'Economic base growth only' 389 housing units annually (264 in Gwynedd; 125 in Anglesey)	
		Commentary		Commentary		Commentary		Commentary
1. Biodiversity	**+/-**	At this level of appraisal it is difficult to predict effects on biodiversity, especially when development locations are not known. However the increase in housing proposed in this option, will, over time place increasing pressure on water resources and quality (with consequent effects on biodiversity). It is also likely to result in increased air pollution, which can have adverse effects on sites of biodiversity (although again this is dependent on location). Increased pressure on habitats (through direct loss or fragmentation) is also a possible impact , but by no means certain as it will depend on the location of development. To help to mitigate, the 2 authorities should seek to include strong policies on biodiversity protection and enhancement in the LDP.	**+/-**	Of all the options, this would be more likely to have detrimental effects on biodiversity due to the scale of development proposed. Whilst the individual location of development is uncertain at this stage, this option would be more likely to place pressure on water resources and quality, and result in higher air pollution, with consequences for biodiversity. Increased pressure on habitats (through direct loss or fragmentation) is more likely to occur under this higher development scenario, but is by no means certain as it will depend on the location of development. In particular, if adopting this option, the Council's should seek to include strong policies on biodiversity protection and enhancement in the LDP.	**+/-**	This option will have a similar effect to Option T1, as it proposes a similar amount of housing, although with more housing in Anglesey. Over time, this would increase the pressure on the Isle's biodiversity. The recommendations relating to LDP biodiversity policies apply irrespective of the option selected.	**+/-**	If adopted alone, this option is least likely to have effects on biodiversity due to the lower housing figure proposed, however, as with the other options, the effect would be dependent on implementation information that is not known at this stage. The recommendations relating to LDP biodiversity policies apply irrespective of the option selected.

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2. Community & Health	+	-	New development of this scale is likely to lead to significant benefits for community and health, however there can also be negative effects on cohesion and as a result of construction. The increased economic development and particularly employment created through this option (construction and longer-term jobs) will have positive benefits for physical and mental wellbeing. Negative effects are also possible on communities, due to substantial levels of new construction, these effects are more likely for sites located in urban areas near populations.	+ +	-	This option is likely to deliver the most benefits for community and health, e.g. increased economic development and particularly employment to have positive benefits for physical and mental wellbeing. It will also generate the most revenue for community and health projects through 106 contributions. However community cohesion can be threatened by a large population influx, and should the nuclear power station at Wylfa proceed, the effects on community cohesion will need to be considered and mitigated, specifically due to the need to accommodate a large temporary workforce during construction.	+	-	This option will have a similar effect to Option T1, as it proposes a similar amount of housing, although with more housing in Anglesey. As such, the positive and negative effects mentioned in the appraisal of option T1 will be increased for Anglesey under this option (and decreased for Gywnedd).	+	-	There are positive and negative effects from adopting a lower level of housing. Comparatively, this option will result in less of the adverse effects that development can cause on public health (air and noise pollution and loss of tranquillity). However a lower level of housing development won't lead to the same level of economic development that the other options will, and therefore the positive indirect community and health effects from increased economic activity and employment won't be forthcoming. Community facilities and services may also suffer, as there won't be as much demand and additional funding available (as under the higher scenarios).

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3. Climate change	-	The increase in housing proposed in this option will lead to increased greenhouse gas emissions for both Anglesey and Gwynedd. This is due to the increased energy use and transport associated with an increased population. However, wherever people settle (whether in Anglesey/Gwnedd or elsewhere in Britain), there will be an increase in emissions, so the role of the LDP should be to minimise this effect through ensuring development is as energy-efficient as possible, encourage/require renewable energy and minimise transport emissions through reducing car-travel.	-	The higher level of housing proposed in this option will lead to higher greenhouse gas emissions for both Anglesey and Gwynedd, compared with the other options. However, as discussed for Option T1, wherever people settle there will be an increase in emissions, therefore the role of the LDP should be to minimise this effect through ensuring development is as energy-efficient as possible, encourage/require renewable energy and minimise transport emissions through reducing car-travel.	-	The higher level of housing proposed in this option will lead to increasedgreenhouse gas emissions for both Anglesey and Gwynedd. However, as discussed for Option T1, wherever people settle (whether in Anglesey/Gwnedd or elsewhere in Britain), there will be an increase in emissions, therefore the role of the LDP should be to minimise this effect through ensuring development is as energy-efficient as possible, encourage/require renewable energy and minimise transport emissions through reducing car-travel.	-	The slightly lower level of housing proposed in this option will produce less greenhouse gas emissions for the 2 districts than the other options Irrespective of the level of development, mitigation measures as suggested for the other options should be applied.
4. Welsh language	**+/-**	The impact of housing growth on the Welsh Language is uncertain at this stage. It may be possible that the increase in housing proposed in T1 will have indirect positive effects on the Welsh language as lower housing prices and more affordable homes may help to retain the existing population. Conversely it may also encourage an incoming non-Welsh speaking population.	**+/-**	The impact of housing growth on the Welsh Language is uncertain at this stage. It may be possible that a higher level of growth, as proposed in this option and to meet the needs of population growth, will have indirect positive effects on the Welsh language as lower housing prices and more affordable homes may help to retain the existing population. Conversely they may also encourage an incoming non-Welsh speaking population.	**+/-**	The impact of housing growth on the Welsh Language is uncertain at this stage. This option will have a similar effect to Option T1.	**+/-**	The impact of housing growth on the Welsh Language is uncertain at this stage. It may be possible that a lower level of growth, as proposed in this option would have indirect negative effects on the Welsh language as increased housing prices may force the local population to leave the area.

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5. Heritage/Culture	**+/-**	The level of growth proposed in this option may lead to increased effects (both individually and cumulatively) on the heritage and culture of Gwynedd and Anglesey, although this is dependent on LDP polices and the location/ spatial distribution of new development. New development on this scale can also lead to significant positive effects on local culture and heritage through providing funding opportunities for cultural spaces (e.g. community centres) and the regeneration of run-down areas and buildings, including heritage assets. It is therefore difficult to predict the effects of any of the options at this stage, however it is recommended that the LDP include strong policies to ensure the protection and enhancement of heritage and culture.	**+/-**	The higher level of growth proposed in this option may lead to further increased effects (both individually and cumulatively) on the heritage and culture of Gwynedd and Anglesey, although as stated in T1, this is dependent on LDP polices and the location/ spatial location of developments. As for T1 it can also lead to significant positive effects on local culture and heritage, so effects overall are difficult to predict. The same recommendations as for T1 apply.	**+/-**	This level of development may lead to further increased effects (both individually and cumulatively) on the heritage and culture of Gwynedd and Anglesey, although as stated in T1, this is dependent on LDP polices and the location/ spatial location of developments. As for T1 it can also lead to significant positive effects on local culture and heritage, so effects overall are difficult to predict. The same recommendations as for T1 apply.	**+/-**	This option is likely to have a similar uncertain effect as for the other options. Although the potential for both positive and negative effects is lessened by the lower level of growth proposed.

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6. Economy/ employment	+	This option would have positive economic benefits and will help create and support new development. The economy of key settlements would be supported through provision of a workforce and existing and new business would be supported throughout construction and by an increased demand for goods and services. This option would lead to increased developer contributions and regeneration. This level of housing will also help to accommodate new workers required by Anglesey's growing renewables and energy industries. Despite this, there may be some doubt as to the deliverability of this level of housing, given existing housing rates. This option may be difficult to achieve given current house building rates.	++	From an economic and employment perspective, this would be the preferred option as it would deliver the greatest benefits. Similarly to Option T1 ,the economy of key settlements would be supported through provision of a workforce and existing and new business would be supported throughout construction and by an increased demand for goods and services. This option would lead to increased developer contributions and regeneration. This level of housing will also help to accommodate new workers required by Anglesey's growing renewables and energy industries. This option will have similar effects on employment and the economy as the other options, but at a greater magnitude. Despite this, there may be some doubt as to the deliverability of this level of housing, given current house building rates.	+	As for Option T1, this option would have positive economic benefits and will help create and support new development. The effects will be very similar to Option T1, although the benfits for Anglesey would be higher under this Option (T3) due to higher levels of housing on the Isle.	+	The lower level of housing growth performs the least well economically, as it will not deliver the same benefits in terms of workforce provision and supporting businesses, nor would it result in as high a level of developer contributions. Nonetheless, the overall effect on the economy would still be positive.

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7. Housing	**+**	Based on the mid-2003 population and household projections, this option would lead to **6,675** additional homes in the 15 years between 2011 – 2026, an 8% increase in the total number of homes. This option will deliver a good level of affordable housing in the 2 Districts, and especially in Gwynedd.	**++**	This Option is based on more realistic projections of population growth and demographics (past trends in death, birth and migration). It would provide **9,570** additional housing units in the 15 years between 2011-2026, representing an 11% increase in the total number of homes. A higher overall housing figure will result in an increase in affordable homes in the 2 districts, therefore this option performs best in terms of housing affordability. However this figure is 35% higher than the number of houses built in the JLDP area over the past 10 years, therefore the deliverability of this level of housing would be questionable without significant jobs growth in the area.	**+**	This option is based on house-building rates from the last decade and would lead to **6,240** additional homes in the 15 years between 2011 –2026, an 8% increase in the total number of homes This option would result in a similar level of affordable homes, but with less proportionately for Gywnedd and more for Anglesey, than for option T1.	**+**	On its own this option would lead to **5,835** housing units in the 15 years between 2011 – 2026, a significant increase in homes. However this option on its own would deliver the least amount of homes and as a result, would deliver less affordable homes also, especially in Anglesey.

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8. Landscape & townscape	-	+ / -	It is difficult to predict the effect of the growth options on landscape and townscape. However it is considered likely that the level of development proposed in all options could lead to individual and cumulative adverse effects on landscape and townscapes through increased housing and other construction. Such effects need to be considered in the consideration of the spatial strategy options, and when further detailed planning takes place to select appropriate development locations. There is also, however some possibility for enhanced townscape effects, should projects include a significant element of regeneration of existing brownfield sites (this effect is, however, uncertain) .	- -	+ / -	The higher level of growth for this option is likely to further exacerbate any impacts on landscape and townscape identified for the appraisal of T1, both individual and cumulative effects. As discussed under T1, there are, however other aspects of the planning process that can help to mitigate this effect.	-	+ / -	As for option T1 it is considered likely that the level of development proposed in all options could lead to individual and cumulative adverse effects on landscape and townscapes through increased housing and other construction. These effects are likely to be exacerbated for Anglesey under this option, due to the increased housing proposed for the Isle under this option. As discussed under T1, there are, however other aspects of the planning process that can help to mitigate this effect.	-	+ / -	This option could also lead to individual and cumulative adverse effects on landscape and townscapes through increased housing and other construction (although less so than for the other options). As discussed under T1, there are, however other aspects of the planning process that can help to mitigate this effect.

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9. Land, minerals & waste	-	The increase in housing will adversely impact land and mineral resources through creating a need for land to build upon and minerals and resources necessary to the construction process. The option will also lead to increased waste production. Such impacts can be mitigated, for example the LDP can require (and monitor) construction waste management plans and recycling facilities for all new development. Encouraging higher density development (where appropriate) and selecting the least environmentally-constrained land for development can also help to reduce impacts.	--	The higher level of growth in this option will have more of an impact on land and mineral resources through creating a greater need for land to build upon and minerals and resources necessary to the construction process. The higher growth option will also lead to increased waste production. Such impacts can be mitigated, as described for Option T1.	-	Similar to Option T1, the increase in housing proposed in T3 will adversely impact land and mineral resources through creating a need for land to build upon and minerals and resources necessary to the construction process. The option will also lead to increased waste production. Such impacts can be mitigated, as described for Option T1.	-	Of all the options, this will have the least impact on land and mineral resources, as it will require less land for building (depending on other policies, such as development density). It will also lead to less production of waste. However, compared to the baseline, there will still be an adverse effect, and mitigation should be followed as recommended for T1.
10. Transport & Access	+ -	This level of development is likely to have substantial benefits for transport and accessibility through helping to provide a critical mass of population which helps to support existing and new public transport services. However the benefits of this level of growth are dependent on the spatial option selected (a more scattered population is less likely to create sufficient demand). The increased development proposed in this option (depending on its spatial location) could also lead to an increase in traffic and congestion.	+ -	A higher level of growth, as proposed in T2 is likely to have benefits for transport through providing a greater critical mass of population, which helps to support existing and new public transport services. This would help support the existing and new communities and the economy. However the benefits of this level of growth are dependent on the spatial option selected (a more scattered population is less likely to create sufficient demand). Conversely, the increased development proposed in this option (depending on its spatial location) could lead to an increase in traffic and congestion.	+ -	Option T3 will have similar results to T1, however the positive and negative benefits identified are likely to be enhanced for Anglesey, due to a higher proportion of growth being proposed for Anglesey than Gwynedd under this option.	+ -	This option will have similar benefits for Gwynedd as identified in Option 1, but fewer benefits for transport in Anglesey, with less housing proposed for the Isle under this scenario. Congestion and traffic problems would be less of a problem for Anglesey under this scenario, when compared with the other scenarios.

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11. Water & Flood risk	**+/-**	This option would have a lesser impact on water quality and resources than options T2, and similar to option T3. However it will still significantly increase pressure on water quality and resources (e.g. through increased wastewater disposal into water bodies), and through increased water usage. Impacts should be mitigated through ensuring the LDP has firm requirements for sustainable drainage, waste water and water conservation. Welsh Water has indicated it would be comfortable in terms of accommodating this level of development.	**+/-**	This option would have a greater impact on water quality and resources than the other options, as more homes will lead to a greater potential for water quality impacts (e.g. through increase wastewater disposal into water bodies), and through increased water usage. Impacts can be mitigated in part through ensuring the LDP has firm requirements for sustainable drainage, waste water and water conservation. Welsh Water has indicated it would be comfortable in terms of accommodating this level of development. A higher level of development also increases the likelihood of sites that are at risk of flooding being brought forward.	**+/-**	This option would have a lesser impact on water quality and resources than options T2, and similar to option T1. However it will still significantly increase pressure on water quality and resources (e.g. through increase wastewater disposal into water bodies), and through increased water usage. Impacts should be mitigated through ensuring the LDP has firm requirements for sustainable drainage, waste water and water conservation. Welsh Water has indicated it would be comfortable in terms of accommodating this level of development.	**+/-**	This option would have a lesser impact on water quality and resources than the other options , but will still increase pressure on water quality and resources . As with the other options, impacts should be mitigated through ensuring the LDP has firm requirements for sustainable drainage, waste water and water conservation. Welsh Water has indicated it would be comfortable in terms of accommodating this level of development.

Summary: Growth Options T1 and T3 were found to have very similar effects, as both would deliver a similar level of new homes annually. Option T3 has a higher proportion of homes proposed for Anglesey, so there would likely be more socio-economic benefits for Anglesey, but also increased environmental effects for this option when compared with Option T1. In option T1, the same result would apply for Gwynedd. Notwithstanding, these options both performed quite well on a range of SA objectives, with positive effects identified for community and health, economy, housing and transport and accessibility. Negative effects were identified for Options T1 and T3 for climate change, landscape and townscape, communities and transport and accessibility (both negative and positive results identified) and uncertainty for water and climate change.

As it is proposing a lower level of growth, Option T4 was found to have less negative effects for the environmental sustainability criteria (e.g. biodiversity, landscape and townscape, water and flood risk), but it did not perform as well on the social and economic criteria (economy, housing and communities).

Option T2, proposing a higher level of growth was found to have the most potential for adverse effects on the environment, especially for land, minerals and waste and landscape/townscape, but it has a significantly higher positive effect on social and economic factors, especially economy and housing (although it could also cause community cohesion problems).

On balance, Options T1 and T3 provide a more balanced sustainability approach than options T2 and T4, however, as found throughout the appraisal, many of the negative effects (identified for all options, but especially for Option T2) can be mitigated through strong policies in the LDP (e.g. on landscape and biodiversity) and the appropriate location of development.

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APPRAISAL KEY

++	**Major Positive**
+	**Minor Positive**
0	**Neutral Impact**
+/-	**Dependent on implementation of option**
-	**Minor Negative**
--	**Major negative**

SA OBJECTIVES:

1	**Biodiversity**	Maintain and enhance biodiversity interests and connectivity
2	**Community & health**	Promote community viability, cohesion, health and well being
3	**Climate change**	Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures
4	**Welsh language**	Conserve, promote and enhance the Welsh language
5	**Heritage/culture**	Conserve, promote and enhance cultural resources and historic heritage assets
6	**Economy, employment**	Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities
7	**Housing, affordable**	Provide sustainable housing, including affordable housing that meets local needs
8	**Landscape & townscape**	Value, conserve and enhance the plan area's rural landscapes and urban townscapes
9	**Land, minerals, waste**	Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling
10	**Transport & access**	Promote and enhance good transport links and internet access to support the community and the economy
11	**Water & flood risk**	Safeguard water quality, manage water resources sustainability and minimise flood risk

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Strategic Policy PS1 Sustainable Development

Development proposals will be supported where it is demonstrated that it is consistent with the principles of sustainable development. All development proposals are required to progress towards achieving all the following relevant objectives:

1. Alleviating the causes of climate change and adapting to those impacts that are unavoidable;
2. Giving priority to effective use of land and infrastructure, prioritizing wherever possible the reuse of previously developed land and buildings within the Sub Regional Centre, Urban and Local Service Centres, Villages or in the most appropriate places outside them;
3. Promoting greater self-containment of Centres and Villages by contributing to balanced communities that are supported by sufficient services; cultural, sporting and entertainment activities; a varied range of employment opportunities; physical and social infrastructure; and a choice of modes of travel;
4. That housing units, in relevant cases, meet the needs of the local population throughout their lives in terms of their quality, types of tenure and affordability;
5. Protecting, promoting and improving the use of the Welsh language;
6. A varied and responsive local economy that encourages investment and that will support our Centres, Villages and rural areas;
7. Supporting the local economy and businesses by providing opportunities for lifelong learning and skills development;
8. Reducing the need to travel and encourage the opportunities which mean that travel when required can occur as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport;
9. Promote high standards of design that make a positive contribution to the local area, accessible places and that reduce crime, antisocial behaviour and the fear of crime;
10. Reducing the effect on local resources, avoiding pollution and incorporating sustainable building principles in order to contribute to energy efficiency; using renewable energy; reducing / recycling waste; using materials from sustainable sources; and protecting soil quality;
11. Reducing the amount of water used and wasted; reducing the effect on water resources and quality; managing flood risk and maximizing use of sustainable drainage schemes; and progressing the objectives of the Western Wales River Basin Water Management Plan;
12. Protecting and improving the quality of the built and historic environment assets (including their setting), improving the understanding, appreciation and sustainable use of them;
13. Protecting and improving the quality of the natural environment, its landscapes and biodiversity assets, including understanding, and appreciating them for the social and economic services they provide.

SA Objective		Assess-ment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures
1	**Biodiversity**	++	Major positive effects from protecting and improving the natural environment. Some uncertainty of the magnitude of the positive effects since these will be dependent on other policies.	It is suggested that objective 12 could be strengthened by including reference to ecosystems services, recognising the importance of the supporting ecosystems and their inter-relationships with socio-economic factors. For further

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				information see CCW[1]. This recommendation has now been incorporated into the policy.
2	**Community & health**	++	Major positive effects through provision of supporting services – cultural, sporting and entertainment with physical and social infrastructure to promote self-supporting villages and towns. This will also help to reduce health and well-being inequalities. Some uncertainty since implementation is dependent on other policies and relates to factors such as timing and phasing. A range of employment will help to promote community viability and have indirect positive effects on health and well-being through security of local employment. A choice of travel modes will have some positive effects on health by facilitating healthier lifestyles for cycling and walking. Objective no 9 sets out the overarching requirement for locally distinctive places that are well designed, accessible and safe – all of which will have positive effects on community viability and health/well-being. Some uncertainty since implementation is dependent on other policies and the extent of the positive effects unknown.	The policy could be strengthened by including *mixed* or *balanced* communities to help address the identified issue for age unbalanced communities in the area. This recommendation has now been incorporated into the policy. It is noted that the strategic policies do not include a policy on design and sustainable construction, operation/occupation, although PS1 objective no 10 requires incorporation of sustainable building principles. It is suggested that such a policy would provide more certainty of positive effects; however, it is appreciated that this matter may be covered by a later detailed policy.
3	**Climate change**	++	Climate change adaptation and mitigation is strongly compatible with the SA objectives for managing and reducing the impacts of climate change.	None
4	**Welsh language**	++	Major positive effects from protecting, promoting and improving the use of the Welsh language. Some uncertainty since implementation is dependent on other policies and the extent of the positive effects unknown.	None
5	**Heritage/culture**	++	Major positive effects from protecting and improving the historic environment. Some uncertainty of the magnitude of the positive effects since these will be dependent on other policies.	This could be strengthened by including assets and settings. This recommendation has now been incorporated into the policy.
6	**Economy, employment**	++	Major positive effects. Some uncertainty since implementation is dependent on other policies and the extent of the positive effects unknown.	None
7	**Housing, affordable**	+	Positive effects through meeting identified needs of the local population – and in the longer term through reference to their lives. Flexibility and adaptability are inferred through the inclusion of types of tenure with positive effects. Some uncertainty of the magnitude of the positive effects since these will be dependent on other policies – affordability and quality.	The policy could be strengthened by including *quality* and *affordable*. This recommendation has now been incorporated into the policy.
8	**Landscape & townscape**	++	Major positive effects from protecting and improving the natural and built environment. Some uncertainty of the magnitude of the positive effects since these will be dependent on other policies.	This could be strengthened by including landscape and townscape assets and settings. A reference to landscape assests has now been incorporated into the policy.
9	**Land, minerals,**	++	Positive effects are indicated for reuse of land and buildings. However,	None

[1] http://www.ccgc.gov.uk/landscape--wildlife/managing-land-and-sea/sustaining-ecosystem-services.aspx

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	waste		objective 2 states "*wherever possible*" leaving some uncertainty to the extent of the positive effects overall since these will be dependent upon more detailed policies and site allocation. Objective 10 requires incorporation of sustainable building principles including avoiding pollution, contributing to energy efficiency, reducing waste, protecting soil quality – major positive effects but some uncertainty as since these will be dependent upon more detailed policies and site allocation.	
10	**Transport & access**	**++**	Major positive effects setting out reducing the need to travel as well as encouraging healthier and sustainable forms of travel. Some uncertainty since implementation is dependent on other policies and the extent of the positive effects unknown.	None
11	**Water & flood risk**	**++**	Major positive effects from the requirement for sustainable water management but some uncertainty as since these will be dependent upon more detailed policies and site allocation.	It is suggested that objective 11 could be strengthened by including …*and progressing the objectives in the Western Wales RBMP* OR making this explicit in the accompanying text. This recommendation has now been incorporated into the policy.

Summary

Overall, this overarching policy PS1 will have major positive effects for sustainable development and the communities of the area. However, there is some uncertainty as implementation of these aspirational objectives is dependent upon other strategic and detailed policies that will provide further guidance including the standards that need to be met.

It is noted that the strategic policies do not include a policy on design and sustainable construction, although PS1 objective no 10 requires incorporation of sustainable building principles. It is suggested that such a policy would provide more certainty of positive effects; however, it is appreciated that this matter may be covered by a later detailed policy.

The SA recommended that the policy include references to ecosystem services, heritage assets and settings and the objectives of the Western Wales RBMP, which have now been incorporated.

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Strategic Policy PS2 Alleviating and adapting to the effects of climate change

In order to alleviate the effects of climate change every development should endeavour to:

1. make the most effective and sustainable use of land and buildings, reduce the use of natural resources by using materials from sustainable sources or reuse or recycle materials wherever possible.
2. consider the energy hierarchy by:
    a. Reducing the need for energy;
    b. Using energy more effectively;
    c. Supplying energy effectively, and
    d. Using low carbon energy or renewable energy wherever practical and viable and consistent with the need to engage and involve communities, protect visual amenities, the natural, built and historic environment and the landscape.
3. reduce greenhouse gas emissions, help to reduce waste and encourage travel other than by car.

In order to adapt to the effects of climate change, every development should endeavour to:

4. implement sustainable water management measures in line with the objectives in the Western Wales River Basin Management Plan;
5. be located away from flood risk areas, and aim to reduce the overall risk of flooding within the Plan area and areas outside it in accordance with the 2011 Memorandum of Understanding between the North Wales Local Planning Authorities and the Environment Agency;
6. be able to withstand the effects of climate change as much as possible because of its high standards of sustainable design, location, layout and sustainable building methods;
7. by safeguarding high quality agricultural land and promoting allotments, support opportunities for local food production and farming in order to reduce the area's contribution to food miles;
8. provide additional measures such as natural shelter and cooling and provide networks of green infrastructure and tree planting to compensate for CO2 emissions;
9. ensure that the ability of landscapes, environments and species to adapt to the harmful effects of climate change is not affected, and that compensatory environments are provided if necessary;
10. aim for the highest possible standard in terms of water efficiency and implement other measures to withstand drought, maintain the flow of water and maintain or improve the quality of water, including using sustainable drainage systems;
11. protect soil in order to ensure that the effects of climate change can be withstood;
12. add to opportunities for walking or cycling in preparation for a time when fuel will become scarcer or more expensive.

SA Objective	Assess-ment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures

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1	**Biodiversity**	+	Minimising the impact of new development on the environment through the incorporation of high standards for water efficiency measures, SUDS, sustainable design and construction will have indirect positive effects on biodiversity. Requiring additional measures such as provision of green infrastructure and tree planting will have further positive effects on biodiversity.	None
2	**Community & health**	+	This policy approach will help individuals and communities adapt and be more resilient to the adverse impacts of climate change. Human well-being will be enhanced through more certainty to withstand the effects of climate change as much as possible and due to the reduction in overall risk of flooding in the area.	It is recommended the Councils include a further point under the energy hierarchy to support proposals for community energy projects[2]. This could be appropriate here in PS2 or in PS16 Renewable Energy Technology. This would further progress SD objectives for engagement and involvement.
3	**Climate change**	++	The policy aims to create places that are adaptable and resilient to climate change. Promoting the effective sustainable use of resources and materials and requiring consideration of the energy hierarchy will have positive effects. Renewable sources of energy production in major new developments will have a major positive effect on this objective. Reducing GHG emissions and encouraging travel other than by car will have cumulative positive effects in the longer term. The promotion of resilience through design, location layout and sustainable building will have positive effects in the longer term. The policy aims to reduce the overall risk of flooding and locate development away from flood risk areas. These aims will help to mitigate the future effects of climate change. The requirement for the highest possible standard in terms of water efficiency and use of SUDs will have positive effects in the longer term.	It is noted that PS2 requires renewable or low carbon energy "*wherever practical*" whilst PS17 seeks to *ensure that the Plan area realises its potential as a leading area* for such technologies. It is suggested that the correlation between these 2 policies is made clear with cross-referencing. PS2 states "as much as possible" – this could be strengthened through a requirement for "high standards" of sustainable design and operation to withstand effects of climate change.
4	**Welsh language**	0	No significant effects identified.	None
5	**Heritage/culture**	0	No significant effects identified.	None
6	**Economy, employment**	+	The policy will help to ensure that future employment development is adaptable and resilient to the adverse impacts of climate change, Reducing food miles and encouraging local food production and farming will have indirect minor positive effects on the local economy and employment.	None
7	**Housing, affordable**	0	No significant effects identified.	None
8	**Landscape & townscape**	0	No significant effects identified.	None

[2] Further guidance at http://www.tcpa.org.uk/pages/community-energy-urban-planning-for-a-low-carbon-future-.html

9	**Land, minerals, waste**	+	Making the most effective and sustainable use of land, including protecting soil quality, and encouraging the reuse or recycling of materials, will have positive effects on this SA objective.	None
10	**Transport & access**	+	The policy requires adding to the opportunities for walking or cycling and this will have minor positive cumulative effects in the longer term.	None
11	**Water & flood risk**	++	The policy states that every development will be located away from flood risk areas and will aim to reduce the overall risk of flooding, upstream and downstream. This will have positive cumulative longer term positive effects on this SA objective. Requiring the maintenance of flow and quality, including the use of sustainable urban drainage systems (SUDS) in new developments will help to minimise the impact of new developments on flood risk. There is some uncertainty about the extent of such positive effects since the application and implementation of SUDS will need to be identified through site-level Flood Risk Assessments and Management Plans, and is thus locationally specific. The requirement for the highest possible standard of water efficiency will have positive effects on sustainable water management. Maintaining the flow and quality of water does not positively progress objectives to improve water quality in the Western Wales River Basin Management Plan[3] (EA, 2012). The need to improve surface water quality, particularly from rural pollution, was identified as an issue, and there is some uncertainty as this will be dependent upon site location.	It is recommended that the policy makes clear the sequential approach to development and flood risk. The role of sustainable water management, such as SUDS, could be made explicit through cross reference to green (and blue) infrastructure, and enhancement of biodiversity. The extent of possibilities will be made more certain through more detailed policies such as on design, sustainable construction and operation/occupation. It is recommended that the policy criterion no 9 includes wording to aim for Water Framework Directive objectives, for example - …maintain the flow and quality of water, including using sustainable drainage systems, *in line with objectives in the Western Wales RBMP* OR by adding an overarching criterion (new no 4) – *to meet with the objectives in the Western Wales RBMP.* This recommendation has now been incorporated into the policy.
Summary				
This policy approach will help individuals and communities adapt and be more resilient to the adverse impacts of climate change. The policy addresses all the inter-related factors – reuse, energy hierarchy, flooding, design and layout, local food production and soil, transport, and sustainable water management - associated with climate change effects. Human well-being will be enhanced through more certainty to withstand the effects of climate change as much as possible and due to the reduction in overall risk of flooding in the area. The policy states that every development will be located away from flood risk areas and will aim to reduce the overall risk of flooding, upstream and downstream. This will have positive cumulative longer term positive effects.				

[3] http://www.environment-agency.gov.uk/research/planning/125095.aspx

Promoting the effective sustainable use of resources and materials and requiring consideration of the energy hierarchy will have positive effects. Reducing GHG emissions and encouraging travel other than by car will have cumulative positive effects in the longer term.

Minimising the impact of new development on the environment through the incorporation of high standards for water efficiency measures, SUDS, sustainable design and construction will have indirect positive effects on biodiversity and cumulative positive effects on the water environment in the longer term. Requiring additional measures such as provision of green infrastructure and tree planting will have further positive effects on biodiversity.

It is recommended the Councils include a further point under the energy hierarchy to support proposals for community energy projects[4]. This could be appropriate here in PS2 or in PS17 Renewable & Low Carbon Technology. This would further progress SD objectives for engagement and involvement.

It is recommended that the policy makes clear the sequential approach to development and flood risk.

The policy states "as much as possible" with regard to design – this could be strengthened through a requirement for "high standards" of sustainable design and operation to withstand effects of climate change.

It is recommended that the policy criterion no 9 includes wording to aim for Water Framework Directive objectives, for example - …maintain the flow and quality of water *objectives in the Western Wales RBMP*, including using sustainable drainage systems, *in line with objectives in the Western Wales RBMP* OR by adding an overarching criterion (new no 4) – *to meet with the objectives in the Western Wales RBMP* (and see below). This recommendation has now been incorporated into the policy.

This policy on the effects of climate change includes strategic policy on water – flooding, flow, resource efficiency, quantity and quality. Requirements for water quality, and thus sustainable water management, are driven by the EU Water Framework Directive, rather than just climate change effects. Therefore, **it is recommended** that the Councils include an overarching criterion (new no 4) – *to implement sustainable water management in line with the objectives in the Western Wales RBMP.* This will set water on the same status as reuse/recycling, the energy hierarchy, and transport. This recommendation has now been incorporated into the policy.

[4] Further guidance at http://www.tcpa.org.uk/pages/community-energy-urban-planning-for-a-low-carbon-future-.html

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Strategic Policy PS3 Settlement Strategy

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

(i) Sub- regional Centre

Bangor

It benefits from a strong strategic rail and road corridor running through North Wales connecting the key hubs as recognised in the Wales Spatial Plan. It is a strategic sub-regional retail centre and performs as cross boundary Centre providing for opportunities for small, medium and large scale employment opportunities on established and new sites; higher and education; leisure and health facilities/ services. It has excellent public transport links with lower order settlements within and outside the Plan area.
Over the Plan period a higher proportion of new development required in the Plan area will take place within, and on the edge of Bangor through completions, commitments, windfall and new allocations. Settlement boundaries will be amended to reflect the proposed development. The Centre will provide for a combination of market and affordable housing.

(ii) Urban Service Centres

Anglesey
Amlwch, Holyhead, Llangefni

Gwynedd
Blaenau Ffestiniog, Caernarfon, Porthmadog, Pwllheli

Description of role

The Strategy recognises the major role of the Urban Service Centres. They offer the good range of employment, facilities and services that serve their own population as well as their wide catchment areas. They are recognized in the Wales Spatial Plan as Primary Key Settlements either within the identified hubs, or, as in the case of Blaenau Ffestiniog, perform a key cross boundary role between two national spatial plan areas. These Centres, particularly Holyead, have a high degree of accessibility by public transport and other sustainable modes.

Over the Plan period a higher proportion of development required in the Plan area will be directed to these Centres. Most new development will take place within, and on the fringe of the Urban Service Centres and development will be delivered through completions, commitments, windfall and new allocations. Settlement boundaries will be amended to reflect the proposed development. The Centre will provide for a combination of market and

affordable housing.

(iii) Local Service Centres

Anglesey

Beaumaris, Benllech, Bodedern, Cemaes, Gaerwen, Llanfairpwll, Menai Bridge, Pentraeth, Rhosneigr, Y Fali

Gwynedd

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

Description of role

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

(iv) Villages

Service Villages
Anglesey

Gwynedd

Local Villages
Anglesey

Gwynedd

Coastal/ Rural Villages
Anglesey

Gwynedd

Description of role

The scale of proposed future development will reflect the Villages' needs in terms of the size and function and their physical and functional relationships with the higher tier Centres. It will also reflect their social character and status of the housing market. Over the Plan period a higher level of housing growth will be accommodated within the Service Villages. To reflect the character of Local and Coastal/ Rural Villages, housing development will be limited to a scale and type to address community need for housing. In Service Villages development will be delivered through completions, commitments, windfall and, where appropriate, new allocations for either a combination of market value and local need affordable housing. More limited development will take place in other Villages to protect their character, support community need for housing or for local need affordable housing. No open market housing sites will be allocated in these latter types of Villages.

(v) Clusters

To be confirmed

Description of role

Over the Plan period there will be no allocation for development within the named Clusters. Local need affordable housing units will be permitted on infill or extension plots in acceptable and sustainable locations.

(vi) Complementary distribution pattern

Higher levels of growth will normally be directed to the Sub Regional Centre or Urban Service Centres identified on the key diagram. Where these Centres are unable to accommodate the expected levels of growth the shortfall may be met in nearby Urban Service Centre, Local Service Centres or Service Villages that have a recognized functional link with either the Sub Regional Centre or the Urban Service Centre.

SA Objective		Asses-sment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures
1	**Biodiversity**	**+/-**	The policy has the potential for a negative effect on biodiversity due to the loss and fragmentation of habitats from development as well as increased levels of disturbance. However, this is dependent on the implementation of individual proposals. The policy focuses development in areas where there is the least potential for impacts on biodiversity. As higher levels of growth will be directed to larger settlements, the more rural areas in the Plan Area, which typically	The more detailed policies should seek to ensure that mitigation measures are in place to minimise any adverse impacts upon biodiversity and the natural environment in general, such as the provision of green infrastructure and replacement habitats.

			contain higher biodiversity value will be spared from excessive levels of development. Policy PS15 (Conserving and Enhancing the Natural Environment) seeks to protect important biodiversity, including protected species and habitats.	
2	**Community & health**	+	There is the potential for a positive effect as the policy will contribute towards sustaining local communities by providing new development in locations where they are needed most. The more proportionate distribution of development facilitated by the policy should reduce social inequalities by facilitating a more equal distribution of development in spatial terms. It permits limited new development, particularly housing in most settlements and contributes to organic settlement growth which subsequently will not adversely impact on community viability. Focussing development in established settlements would locate housing near to key services and facilities which can be accessed by sustainable transport methods such as walking and cycling, contributing to improvements in health. Additionally, development would be located near existing public transport networks enabling residents to access facilities elsewhere. Long-term positive effects. However, it will be important that development reflects the existing character of areas.	None
3	**Climate change**	+/-	A general increase in development is likely to lead to an increase in greenhouse gas emissions from buildings themselves as well as new traffic generated. However, the policy could allow for a reduction in greenhouse gas emissions as the need to travel is reduced. Distributing development in accordance with the preferred strategy framework will support the aim of meeting needs locally and assist in reducing Anglesey and Gwynedd's carbon footprint as the majority of development would be located near the main areas of employment and other services and facilities thus minimising the need to travel. The dispersed pattern of development facilitated by this Policy should contribute to the improvement of air quality as it should help avoid the creation of concentrated areas of poor air quality. A reduction in the number of vehicle trips also has the potential for positive effects on air quality.	Detailed policies will need to facilitate energy efficient development in order to reduce overall carbon emissions from energy use, particularly on smaller sites as there may be difficulties based on the financial viability of integrating such schemes.
4	**Welsh language**	+	As this Policy allows for development throughout the Plan Area, it will help support community vitality by providing housing facilities locally, where they are required. In turn, this should promote the retainment of the population and therefore the use of the Welsh language.	Detailed policies should help support community viability e.g. by providing housing for local people so that the existing Welsh speaking population is retained.

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			See Welsh Language Impact Assessment for more details.	Consideration should also be given to the type of housing provided.
5	**Heritage/culture**	**+/-**	The level of growth proposed has the potential to have adverse impact upon heritage and culture including the historic environment and its setting. The exact impact on development will depend on the location of the development in relation to historic assets and the scale of the development proposed.	Detailed policies in the Plan should promote mitigation measures ensuring good quality design that respect existing views to avoid significant impacts on cultural and historic assets.
6	**Economy, employment**	**++**	Providing sites for employment will help support greater self-containment of towns and villages and local access to jobs without the need to commute longer distances. There is the potential for major positive effects through facilitating economic growth in all settlements and across the Plan Area. The policy encourages proportionate inward investment, improved services and the provision of employment opportunities throughout the Plan Area. It should be remembered, however, due to the dispersed nature of development, the resulting employment opportunities may not be in locations that are accessible to some sections of the population.	Detailed policies should ensure that land allocated for employment purposes should be in accessible locatiopns and serviced by an effective sustainable transport network.
7	**Housing, affordable**	**++**	Overall, this option would have a major long-term positive effect on Housing. The focused dispersal of development would allow a wider choice of housing throughout the majority of the Plan Area which would satisfy demand for housing locally. It would also reduce disparities between rural and urban areas.	Detailed policies should support the provision of housing that satisfy local needs.
8	**Landscape & townscape**	**+/-**	As this policy allows a more proportionate distribution of development, the potential impact on landscapes and townscapes would be dispersed across the Plan Area. The policy would permit limited new development in most settlements and would contribute to natural settlement growth patterns which subsequently would be less likely to impact on landscape features. However, the true impact on the built environment will depend on the scale, nature and location of development in relation to townscapes and landscapes of value. Development would need to be designed to a high standard incorporating existing townscape and rural character. The level of growth proposed has the potential to have adverse impact upon landscapes and townscapes. Detailed policies in the Plan will need to provide appropriate safeguards and mitigation.	Detailed policies should promote good design principles and only permit development that reflects the scale and character of the existing environment.
9	**Land, minerals, waste**	**+/-**	The dispersed pattern of development facilitated by this Policy may lead to a reduced loss of greenfield sites and good quality agricultural land, dependent	Detailed policies will need to facilitate development on brownfield land wherever possible.

			on the scale and location of development.	Sustainable waste management schemes will need to be incorporated into development in appropriate circumstances.
10	**Transport & access**	**+**	By focusing growth in areas that already have good services and facilities, this policy will improve access for the resident population. There is the potential for a significant positive effect on transport as housing would be located in close proximity to main areas of employment, services and facilities, which could reduce the need to travel. The dispersed nature of development would improve accessibility to some rural communities as some development would be guided here. The provision of housing throughout the Plan Area would help create and maintain a population level that supports local services and businesses in the smaller towns and villages.	Detailed policies should facilitate development close to existing transport networks.
11	**Water & flood risk**	**+/-**	There is a potential for development to adversely effect this SA objective. Much will depend on the location of sites and the provision of suitable infrastructure to avoid impacts. The precise nature and magnitude of the effect depends on the location of the development in relation to water resources (e.g. rivers) and areas prone to flooding, the existing water capacity, and the suitability of waste water infrastructure to accommodate growth.	Detailed policies should promote water efficiency and adaptation methods in new developments to address the impacts of climate change (e.g. SUDS)
Summary				
Overall, the proportionate distribution facilitated by this Policy means that the policy addresses the requirements of the wider population and generally performs well against the socio-economic objectives, with long-term positive effects. Development will be guided to existing settlements thus sustaining local communities by providing new development in locations where they are needed most. With regard to the policy's performance against the environmental objectives, the exact scale and magnitude of any impacts will depend on the location and type of development in relation to important environmental assets. It will be important for the more detailed policies contained in the Deposit Plan to address the potential adverse impacts upon different aspects of the environment and provide suitable mitigation methods to negate or minimise any effects.				

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Strategic Policy PS4 Development in the Countryside

In areas designated as Countryside development will be limited to that which requires a rural location and is for one or more of the following:

1. agriculture;
2. forestry;
3. the preservation of Listed Buildings;
4. the re-use and adaptation of buildings for appropriate purposes;
5. coastal and flood protection;
6. affordable housing in accordance with the JLDPs ' rural exception site policy';
7. the extension and replacement of dwellings;
8. extensions to existing businesses;
9. sites for Gypsies and Travellers;
10. new-build employment generating proposals where there is particular environmental or operational justification;
11. community services and facilities meeting a proven local need;
12. development by statutory undertakers or public utility providers;
13. recreation and tourism;
14. renewable energy projects;
15. transport;
16. mineral extraction;
17. waste management facilities

SA Objective		Asses-sment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures
1	**Biodiversity**	+/-	The policy seeks to limit development in areas designated as countryside unless they are for a particular development type. This policy has the potential to result in development in the countryside, where there is the greatest potential for impacts on biodiversity. Therefore, the policy has the potential to have negative effects on biodiversity due to the loss and fragmentation of habitats from development as well as increased levels of disturbance. However, this is dependent on the implementation of individual proposals. Different types of development are likely to have different types of impacts upon important biodiversity assets. The exact impact will depend on a	Mitigation and enhancement measures in the Deposit Plan will be important in protecting important biodiversity assets in the Plan Area. The policy would be improved if a caveat is included to ensure the protection the social, environmental and economic features of the area: In areas designated as Countryside subject to its **environmental, social and infrastructure capacity to**

			number of factors including the type, scale and location of development in relation to the biodiversity resource. The nature of any potential impact will also be dependent on the receptor i.e. the sensitivity of the particular habitat or species likely to be affected. Policy PS15 (Conserving and Enhancing the Natural Environment) seeks to protect important biodiversity, including protected species and habitats.	**accommodate change,** development will be limited to that which requires a rural location and is for one or more of the following:
2	**Community & health**	**+**	There is the potential for a positive effect as the policy will contribute towards sustaining local communities by providing new development in locations where they are needed most. Directing a limited amount of development to the countryside should reduce social inequalities by facilitating a more equal distribution of development in spatial terms,which could help to reduce out migration of working age people. It contributes to the socio-economic development which will improve community viability. However, it will be important that development reflects the existing character of areas.	See suggested amendment in SA Objective 1 above.
3	**Climate change**	**+**	The provision of housing and employment opportunities in the countryside could reduce the need to travel for rural communities. This has the potential for a positive effect on climate change through the reduction of GHG emissions from transport. The policy also facilitates the development of renewable energy projects which also has the potential for a positive effect on climate change.	None
4	**Welsh language**	**+**	As this Policy allows for development in rural areas, it will help support community vitality by providing housing facilities locally, where they are required. In turn, this should help to retain the population and therefore the use of the Welsh language. See Welsh Language Impact Assessment for more details.	Detailed policies should help support community viability e.g. by providing housing for local people so that the existing Welsh speaking population is retained.
5	**Heritage/culture**	**+/-**	The policy directly facilitates development aimed towards the preservation of listed buildings. On the other hand, the exact impact of development on heritage and cultural assets will depend on the location of the development in relation to historic assets and the scale of the development proposed.	Detailed policies in the Plan should promote mitigation measures ensuring good quality design that respect existing views to avoid significant impacts on cultural and historic assets. Policy PS16 also contributes towards the protection and enhancement of cultural and heritage assets.
6	**Economy, employment**	**++**	Facilitating a range of employment opportunities will help support greater self-containment of rural villages and communities providing access to jobs without the need to commute longer distances. Potential for major long-term positive effects.	Detailed policies should ensure that land allocated for employment purposes should be in accessible locations and serviced by an effective sustainable transport network.

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			It should be remembered, however, due to the dispersed nature of development, the resulting employment opportunities may not be in locations that are accessible to some sections of the population.	
7	**Housing, affordable**	++	The policy directly facilitates the delivery of affordable housing that should meet the needs of the population in rural areas. Through the 'rural exception site' policy, the provision of housing will be controlled and limited to the requirements of particular communities. Potential for major long-term positive effects.	None
8	**Landscape & townscape**	+/-	Some of the types of developments facilitated by the policy could potentially have an adverse impact upon the landscape and townscape due to the nature and scale of those developments e.g. mineral extraction. However, the overall impact will be dependent on the type of development in relation to the landscape value, and how well the development is designed so as not to detrimentally affect this resource.	Policy PS15 should contribute towards protecting such assets.
9	**Land, minerals, waste**	+/-	Allowing development in the countryside may lead to a loss of greenfield sites and good quality agricultural land, dependent on the scale and location of development. The policy also directly facilitates the development of waste management facilities.	Policy PS15 should contribute towards protecting such assets.
10	**Transport & access**	+	The dispersed nature of development in rural areas would improve accessibility to some rural communities as some development would be guided here. The policy also directly facilitates transport developments in the countryside. Potential for long-term positive effects.	None
11	**Water & flood risk**	+/-	The potential impacts of development will depend on the location of sites and the provision of suitable infrastructure. The precise nature and magnitude of the effect will depend on the location of the development in relation to water resources (e.g. rivers) and areas prone to flooding, the existing water capacity, and the suitability of waste water infrastructure to accommodate growth. On a positive note, the Policy directly facilitates coastal and flood protection developments.	Detailed policies should promote water efficiency and adaptation methods in new developments to address the impacts of climate change (e.g. SUDS). Policy PS1 (Sustainable Development) contributes towards protecting water resources and managing flood risk.
Summary				
Guiding development to the countryside should have overall positive effects for SA objectives relating to rural communities and the rural economy through reducing social inequalities and improving access to housing and employment as well as services and facilities. The provision of housing, employment, facilities and services in the countryside has the potential to reduce the need for rural communities to travel. This has the potential for positive effects on SA objectives relating to communities, transport and climate change. With regard to the policy's performance against the environmental objectives, the exact scale and magnitude of any impacts will depend on the location and type of development in relation to important environmental assets. Generally, the countryside has a greater value in environmental terms compared to established settlements and centres. Assets include important landscape and biodiversity features. It will be important for the more detailed policies contained in the Deposit Plan to address the potential adverse impacts upon different aspects of the environment and provide suitable mitigation methods to minimise potential impacts.				

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Strategic Policy PS5 Infrastructure and developer contributions

The Councils will work with partners to develop community infrastructure, services and facilities in order to improve the sustainability of our communities.

The Councils will expect new development to ensure sufficient provision of essential infrastructure to make the development acceptable, by means of a planning condition or obligation. It may happen that planning obligations are required for maintenance payments in order to meet the initial costs of running services and facilities and to compensate communities for loss or damage caused by development.
Where the essential infrastructure cannot be provided on site ("in kind"), financial contributions will be requested, within limits allowed by legislation, to get essential investment off site. If the effect of the development is cumulative, the financial contributions may be accumulated in order to alleviate the cumulative effect.

The community infrastructure, services and facilities that could be required are as follows, but this is not an exhaustive list:

Physical infrastructure

- Sustainable transport network (including public transport, public footpaths, cycle paths)
- Parking grounds
- Drainage infrastructure
- Managing flood risk
- Sustainable waste management
- Sustainable water management
- Broadband and mobile phone network
- Low carbon and renewable energy infrastructure

Social infrastructure

- Affordable housing, including for local need
- Public open spaces, leisure and play facilities
- Educational provision (including Welsh language learner training)
- Community facilities (including health, libraries, religious centres)
- Cemeteries
- Local employment and training enterprises

Green/ blue infrastructure

- Measures for nature conservation and to alleviate effects, e.g. biodiversity schemes
- Improvements to the existing network of green/ blue infrastructure
- Environmental improvements
- Public realm

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The Councils are investigating the possibility of introducing a Community Infrastructure Levy (CIL), looking at its effect on the viability of development. The CIL will be subject to a process and documents separate from the Joint Local Development Plan.				
SA Objective		**Asses-sment**	**Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)**	**Recommendations / Mitigation and Enhancement Measures**
1	**Biodiversity**	**+/-**	Infrastructure in the context of this policy includes green infrastructure and measures for nature conservation which should improve biodiversity in the long term. However, any development can have adverse impacts on biodiversity and it will be important to include detailed mitigation measures in the Deposit Plan. Policy SP15 should alleviate any negative impacts at this strategic level.	The Policy could be strengthened by including "**Biodiversity schemes**" to the list of possible green infrastructure that could be required. It is also recommended that the list of infrastructure facilities should also relate to the the protection and enhancement of ecosystem services: Green Infrastructure **and ecosystem services**
2	**Community & health**	**++**	Infrastructure in the context of the policy includes community facilities, health services, open spaces, leisure and play facilities which should help improve the health and well-being of residents and deliver positive effects against this objective. Major positive effect.	Local services should be in place from an early stage of new development to help new residents as soon as possible.
3	**Climate change**	**+**	Infrastructure in the context of the policy includes sustainable transport facilities that should help improve air quality at a local level. This should also lead to long term benefits to climate change. New green infrastructure should also help improve air quality. The development of community facilities where they are needed may help reduce the reliance on the private car for short trips, which may also improve air quality. The policy also facilitates the development of renewable energy and low carbon developments.	The policy could be strengthened by emphasising the requirement for sustainable transport infrastructure and services: • ~~Traffic movements~~ **Sustainable Transport Infrastructure**
4	**Welsh language**	**+**	As the policy stipulates the provision of educational and other facilities, this could support and enhance the use of the Welsh language as well as retaining the existing Welsh-speaking population in their communities, having a positive effect.	None
5	**Heritage/culture**	**+/-**	New infrastructure including new buildings, could help enhance the built and historic environment. However, much will depend on the design of new buildings. Any new infrastructure developments should complement and	Detailed policies in the Plan should protect important heritage and cultural assets including archaeology.

			enhance the existing built environment. However, new infrastructure may be delivered by above and below ground development that could disturb archaeology.	
6	**Economy, employment**	+	The policy specifically facilitates the development of local employment and training enterprises. It also requires the provision of educational facilities to be part of appropriate new developments which should deliver positive effects against this objective.	None
7	**Housing, affordable**	+	The policy facilitates the requirement for affordable housing which should have beneficial effects for this objective. However, it is unclear if this will be delivered to address the local need for new affordable housing.	The Policy would be strengthened by stipulating the need for housing for local need. • Affordable housing, **including for local need**
8	**Landscape & townscape**	+/-	The provision of green infrastructure including open spaces through this policy should support and protect landscape elements. However, in terms of other infrastructure developments, much will depend on the design of new buildings. Any new infrastructure developments should complement and enhance the existing landscape and townscape features.	Detailed policies should ensure that new developments are appropriately and sensitively integrated with the landscape and townscape character of the plan area.
9	**Land, minerals, waste**	+/-	New infrastructure could lead to land and soil degradation. This will depend on the implementation of other policies. However, the policy does facilitate the development of waste management infrastructure.	The Policy could be further improved by requiring sustainable waste management infrastructure: • **Sustainable** waste management
10	**Transport & access**	+	Infrastructure in the context of the policy includes public transport, cycling routes and footpaths. The policy should therefore, help to achieve accessible development and a reduction in the need to travel by private transport modes. Through the provision of new infrastructure, the policy should also enable improved accessibility to the countryside. Positive effect on transport.	None
11	**Water & flood risk**	+	Infrastructure in the context of the policy includes drainage infrastructure and infrastructure associated with the management of flood risk which is essential in maintaining or improving water quality and reducing the risk of flooding. However, any development will increase the level of demand for water supplies and sewerage discharge and development in existing settlements may put areas at risk of flooding at increased risk.	The Policy could be strengthened by requiring **sustainable water management schemes** in the list of physical infrastructure.

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Summary
The provision of suitable community infrastructure, services and facilities are important in sustaining and enhancing community vitality as well as improving health and well-being. The assessment of this Policy has shown that it performs positively against most of the SA objectives. The policy facilitates the development of adequate infrastructure which will benefit communities by providing, for example, adequate transport modes, affordable housing, and employment and training opportunities. However, the assessment has shown that environmental and cultural/heritage assets can be adversely affected by development, and potential impacts will need to be alleviated through the provision of detailed policies in the Deposit Plan. It will also be important for the Deposit Plan to contain more detail on specific types of infrastructure including how they will be phased into development.

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Strategic Policy PS6 Proposals for large infrastructure projects

In their role as the authority giving permission for associated development or as a consultee for applications to other bodies, within the context of national policy statements and national planning policy, the Councils will aim to ensure that development makes a positive contribution to achieving the vision and strategic objectives seen in part 6 of this document and the Plan's development strategy . In doing so, consideration will be given to the nature, scale, range and possible impact of any development.

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

1. The development and associated/ancillary infrastructure, including any proposals for accommodation, education and training facilities, employment, supply chains, and transport, community, environmental and green infrastructure, will contribute to a balance of positive outcomes for local communities, visitors and the environment; and
2. An assessment is submitted of how a consideration of alternative options influenced the proposals; and
3. A comprehensive assessment is provided of the proposal's environmental (landscape, built, historic and natural), social (including health and amenity), linguistic and cultural, transport and economic impacts (positive, negative and cumulative) during the construction, operation and decommissioning and restoration (if relevant) phases, as well as measures to be achieved where appropriate to avoid, reduce, alleviate and/or off-set the harm done; and
4. Provision of contributions to the Council or other appropriate and agreed organisation to offset any adverse impacts and harm caused by the project through effective engagement with local communities and the Council at the pre-application stage. The objective will be to identify measures, projects and services to enhance the long term well-being and sustainability of the communities affected; and
5. In recognition of any burden and disturbance borne by the community in hosting a major national or regional infrastructure project, the Council may require appropriate packages of community benefits to be provided by the developer to offset and compensate the community for the burden imposed by hosting the project; and
6. Local economic and community benefits are where feasible maximised, through agreement of strategies for procurement, employment, education, training and recruitment with the Council at an early stage of project development; and
7. Meeting the requirements of the legislative provisions of the Habitats Regulations 2010; and
8. The provision of flood protection measures to manage flood risk and, where feasible, deliver improvements in the locality. The provision of an assessment of anticipated impacts of the proposal on the surrounding marine and terrestrial environment and delivery of measures to manage and minimise any harm caused.

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

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SA Objective		Asses-sment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures
1	**Biodiversity**	+/-	Large infrastructure projectshave the potential for negative effects on biodiversity; however, this is dependent on the type, scale and location of individual proposals.	Detailed policies should include appropriate mitigation measures to negate any potential impact upon biodiversity. A variety of ecological and wider environmental assessments will need to be undertaken to ensure that the natural environment is not significantly affected.
2	**Community & health**	+	This policy has the potential to have a positive effect on this objective. It directly facilitates the development of community infrastructure which should have positive impacts upon community vitality and therefore health and well-being. Improvements in infrastructure will make communities a better place to live and thus help retain the existing population. The Policy also stipulates the importance for effective engagement with local communities with regards to the development of new infrastructure projects, as well as the requirement for appropriate community benefits to be provided by the developer to compensate the community for the burden imposed by hosting the project. Overall, therefore this policy should negate any negative impacts of such developments and have a positive effect on this objective.	None
3	**Climate change**	+/-	The exact impact of the Policy upon this objective is unclear at this strategic level and is very much dependent on the project that is proposed. Infrastructure projects which increase the level of green infrastructure, for example, will have positive benefits on air quality and long term climate change, whilst projects such as new roads, may increase air pollution levels, thus having a negative impact upon the objective.	None
4	**Welsh language**	0	No significant effects identified.	None
5	**Heritage/culture**	+/-	The exact impact upon this objective will depend on the type, scale and location of development in relation to heritage and cultural assets.	The Policy could be strengthened by referring to the need to assess any potential impact upon the historic environment in point 3: 3. A comprehensive assessment is provided of the proposal's environmental (landscape, built, **historic** and natural), social (including health and amenity), linguistic and cultural, transport and economic impacts (positive, negative and cumulative)…

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6	**Economy, employment**	+	New large scale infrastructure can have a positive effect on the economy in the Plan Area e.g. by facilitating improved access to retail centres, by providing the necessary infrastructure to develop new employment sites etc. The policy specifically facilitates the development of infrastructure project which will improve and benefit the economy. It also ensures that the potential impacts of infrastructure projects on the economy are assessed and mitigated.	None
7	**Housing, affordable**	+	New large infrastructure projects could indirectly facilitate the development of new housing developments by providing the adequate infrastructure to support such development e.g. electricity, improved access from new roads etc.	None
8	**Landscape & townscape**	+/-	Large infrastructure projects have the potential to significantly affect the landscape; however, the scale and magnitude of this effects is dependent on the implementation of individual proposals. The policy clearly states that an assessment will be required to alleviate any possible impacts on landscape and to reduce, alleviate and/or off-set the harm done.	None
9	**Land, minerals, waste**	+/-	New infrastructure could lead to land and soil degradation. This will depend on the implementation of other policies.	None
10	**Transport & access**	+	Infrastructure projects such as roads and sustainable transport networks and linkages will improve accessibility in the Plan Area and therefore have a positive effect on this objective.	None
11	**Water & flood risk**	+/-	Large scale infrastructure developments can have a a negative effect on the water environment and exacerbate flood problems. The scale and magnitude of the effect depends on the type and location of the project. For example, new road infrastructure can increase the amount of impermeable surfaces, leading to increased water run-off which can lead to localised flooding and water pollution. However, the policy does stipulate the requirement to provide flood protection measures to manage flood risk and, where feasible, deliver improvements in the locality.	None
Summary				
All types of infrastructure, including transport, community, green and educational are essential to creating sustainable places. This policy should help deliver the appropriate types of infrastructure to facilitate other types of development e.g. housing. The potential effect on SA objectives relating to biodiversity, heritage, landscape and the water environment are uncertain as it is dependent on type, scale and location of individual proposals. More detailed policies in the Deposit Plan should include more details with regard to specific types of infrastructure, including how they will be phased into new development.				

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Strategic Policy PS7 Nuclear Related Development at Wylfa

In its role either as determining authority for associated development, or as consultee for applications to other bodies, and within the provisions of national policy, the Council when assessing and responding to emerging proposals for nuclear related development including that associated with or ancillary to the existing or proposed Wylfa new nuclear build (NNB) power station at Wylfa, will seek to ensure compliance, where appropriate or relevant, with the following:

1. Any relevant policies included in the Joint Local Development Plan, and any relevant supplementary planning guidance should shape the approach to the development of proposals for nuclear related development and any associated development or infrastructure; and
2. In order to minimise impact and maximise re-use of existing facilities and materials, opportunities have been taken where feasible to integrate the requirements of Wylfa NNB with the proposed decommissioning of the existing power station; and
3. Highways and transport proposals for Wylfa NNB form part of a robust transport and logistics plan that has regard to Strategic Policy PS22 and minimises adverse transport impacts to an acceptable level, including those arising during the construction, operation and decommissioning and restoration stages. Proposals should where feasible make a positive contribution to transportation policy objectives in the locality, and should include multi-modal solutions and investment that encourages travel by public transport, walking and cycling; and
4. The requirements of the temporary construction workers should be met in a way that minimises impact on the local housing market to an acceptable level, including the ability of those on low incomes to access the private rented sector, affordable housing and other housing services, or not result in unacceptable adverse economic, social, linguistic or environmental impacts; and
5. The siting and design of associated development should be informed by a consideration of legacy uses, so that investment in elements such as infrastructure, buildings, ecological and landscape works brings long term benefits. Where appropriate, delivery plans should be agreed for legacy uses during the pre-application process that will inform the approach to the design and layout of the associated development sites, as well as the framing of a S106 and/or other agreements and CIL payments (if applicable); and
6. The scheme layout and design and the scale of green infrastructure proposed should avoid, minimise mitigate or compensate for visual, landscape and ecological impacts on the local and wider area, as well as on cultural and historic aspects of the landscape, both in the short and longer term. Proposals will be expected to be commensurate with the scale of the development, and the extent of its impact; and
7. The provision of procurement, employment, education, training and recruitment strategies and delivery plans should be agreed by the Council at an early stage of project development, with an objective to maximise employment, business and training opportunities for the local communities both in the short and longer term; and
8. Where community infrastructure is provided for construction workers, for example park and ride facilities, shops, healthcare and sports and leisure facilities, where feasible this should be sited and designed so that it can be made available for community use during the construction phase and ultimately, where appropriate, serve a community legacy use. Where there would be additional impacts or demands on existing facilities the Council will seek appropriate contributions for off-site facilities; and
9. Proposals should include appropriate measures for promoting social cohesion and community safety; and
10. The burden and disturbance borne by the community in hosting a major national or regional nuclear related infrastructure project should be recognised; and appropriate packages of voluntary community benefits provided by the developer will be sought to offset and compensate the community for the burden and disturbance imposed by hosting the project.
11. Any proposal (outside a DCO) to treat, store or dispose of Very Low level, Low Level or Intermediate Level Waste or to treat or to store spent fuel arising

from the existing nuclear power station or any future nuclear development in an existing or proposed facility on or off the nuclear site would need to:

a. Be strongly justified;
b. Demonstrate that the planning impacts are acceptable; and
c. Demonstrate that the environmental, social and economic benefits outweigh any negative impacts.

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

SA Objective		Asses-sment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures
1	**Biodiversity**	-	Such a development has the potential for significant long-term negative effects on biodiversity. There are a number of European sites and SSSIs within 2km of the potential site. The Policy ensures that any proposal should avoid, minimise, mitigate or compensate for ecological impacts on the local and wider area. It is considered that suitable mitigation measures can be defined at the project level to address impacts on biodiversity.	Any proposal for a Wylfa NNB will need to be accompanied by a series of detailed assessments at project level.
2	**Community & health**	+/-	The development of a nuclear power station at Wylfa has the potential for a short top long-term positive effect on the community through improved access to employment opportunities and the provision of new and/or improved neighbourhood infrastructure. However, there is also potential for negative effects in the short-term on nearby communities during the construction through increased disturbance and pressure on services. There is a small risk of negative effects to health; however, given the UK's strict regulatory framework, to restrict both routine discharges from nuclear power stations and direct radiation exposure to workers and the general public, it is unlikely that there will be any significant effects.	The policy contains suitable mitigation to address potential negative effects including the requirement for any proposal to form part of a robust transport and logistics plan and a package of voluntary community benefits.
3	**Climate change**	++	Nuclear energy is a vital component of a clean energy strategy and help avoids the emission of harmful greenhouse gases. The policy is therefore considered to have the potential for a major long-term positive effect. There is the potential for a local increase in emissions during the construction stage; however, this can be mitigated through green travel plans and improvements to public transport.	
4	**Welsh language**	0	The main threat to the Welsh language and culture in general is the in-migration of non-Welsh speaking workers to the area which may have a	Detailed policies should stipulate the need to undertake a Linguistic Impact Assessment in appropriate

			detrimental impact upon the language. However, the Policy does contain a caveat which states that any development should not cause an unacceptable adverse impact upon the Welsh language.	circumstances.
5	**Heritage/culture**	**+/-**	There is the potential for negative effects on a number of heritage assets within the area; however, this could be mitigated through good design and appropriate landscaping. Further detailed assessment will be required at the project level.	Any proposal for a nuclear power station at Wylfa will be required to undertake an Environmental Impact Assessment. This will consider the impacts of any proposal on heritage, including potential mitigation measures in greater detail.
6	**Economy, employment**	**++**	The development of Wylfa B has the potential for a major long-term positive effect on the economy of Anglesey and North Wales through improved access to employment. In the short-term improved access to construction jobs and in the medium to long-term jobs associated with operation and decommissioning. There is the potential for a minor short-term negative effect as there may be a shortage of local construction labour available to other industries.	
7	**Housing, affordable**	**0**	The policy has significant implications for this objective. The construction of a nuclear power station would require a significant number of new housing to accommodate temporary construction workers. However, the Policy addresses this issue by requiring that the housing requirements would be met in a way that minimises impact on the local housing market to an acceptable level, including the ability of those on low incomes to access the private rented sector, affordable housing and other housing services. The impact, therefore, should be neutral.	
8	**Landscape & townscape**	**-**	There is the potential for the development of a new nuclear power station tohave a major long-term effect on landscape. The Policy states that the development should avoid, minimise mitigate or compensate for visual, landscape and ecological impacts on the local and wider area which will help to mitigate negative effects.	Any proposal for a nuclear power station at Wylfa will be required to undertake an Environmental Impact Assessment. This will consider the impacts of any proposal on the landscape, including potential mitigation measures in greater detail.
9	**Land, minerals, waste**	**-**	Operational (Non-nuclear) waste may have minor negative effects on existing waste management services; which may be mitigated by the implementation of an operational waste management plan. The Appraisal of Sustainability (AoS) for the Nuclear National Policy Statement (En-6) considered the sustainability of the Governments arrangements for managing both the higher activity wastes and other radioactive and hazardous wastes generated by new nuclear power stations. The AoS noted that the effects of waste management may arise at a nuclear power station site or offsite at other locations where management or disposal of waste is undertaken. The management of radioactive waste, spent fuel and hazardous waste is a cross-cutting activity and there may be effects on a	The affects of operational (Non-nuclear) waste on existing waste management services could be mitigated by the implementation of an operational waste management plan. The loss of soil and increased risk of contamination can be mitigated by the use of Environmental Management Plans during the construction and decommissioning of the power station.

			number of the sustainability issues. The AoS identified some minor negative effects associated with the management and storage of spent fuel and intermediate level waste. Minor negative effects may potentially arise during construction and decommissioning of interim waste storage facilities although some of these effects will need to be assessed at the project level. It concluded that the most important consideration for offsite waste management facilities is the additional quantity of spent fuel to be disposed of from new nuclear power stations that will require final disposal in a Geological Disposal Facility (GDF) that will be managed by the Nuclear Decommissioning Authority (NDA). The policy requires any proposal to treat, store or dispose of radioactive waste from any future development would need to be strongly justified, demonstrate that the planning impacts are acceptable and demonstrate that the environmental, social and economic benefits outweigh any negative impacts. There development of a new nuclear power station and associated infrastructure has the potential to result in the direct loss of soil and the increased risk of pollution and potential contamination of soils. These risks can be mitigated by the use of Environmental Management Plans during the construction and decommissioning of the power station.	
10	**Transport & access**	**-**	The development of a nuclear power station has the potential for significant impacts on local/regional roads during all phases, particularly on the Britannia Bridge (A55). A detailed transport management plan could help to mitigate these impacts. The Policy aims to minimise impacts on transport by requiring proposals to form part of a robust transport and logistics plan that has regard to Strategic Policy PS22. Where feasible, proposals should make a positive contribution to transportation policy objectives in the locality, and include multi-modal solutions and investment that encourages travel by public transport, walking and cycling.	A detailed transport management plan should accompany any proposal for Wylfa NNB. Any proposal should consider the potential to transport construction materials by rail and sea.
11	**Water & flood risk**	**-**	There is the potential for negative effects on the water environment as a result of cooling water abstraction and discharge on water quality. Suitable mitigation measures will be available at the project level to ensure that impacts are not significant. There is the potential for negative effects on flood risk due to sea level rise, particular during the later stages of operation and decommissioning. However, the AoS the Nuclear National Policy Statement (En-6) considered that the hard cliff geology and elevated nature of Wylfa will afford adequate	Detailed policies in the Plan should seek to minimise impacts on the water environment.

			protection and that there is no need for coastal protection measures.	

Summary

The assessment has shown that the development of a new nuclear power station at Wylfa has the potential for a major long-term positive effect on the economy of Anglesey and North Wales. There is also the potential for major long-term positive effects on climate change as a nuclear power station will not contribute to the emission of greenhouse gasses. It was assessed that the development of a new nuclear power station has the potential for major long-term negative effects on SA objectives relating to biodiversity, landscape, waste/soils, transport and the water environment. However; much of this is dependent on the implementation of development as suitable mitigation measures are available at the project level.. The Policy contains numerous caveats which aim to protect and minimise impacts on social, economic and environmental objectives. However, it will be important for the Plan to provide further details of how potential impacts from such large developments will be mitigated.

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Strategic Policy PS8 Providing opportunity for a flourishing economy

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

1. enabling entrepreneurship throughout the Plan area, which in turn assists the sustainability of communities and reduces the need to travel;
2. safeguarding 168 ha of land for employment and business purposes that would require or benefit from business or industrial park type location in relation to B1, B2, B8 and some sui generis uses on sites included in the employment land hierarchy during the Plan period;
3. allocating a total of 5 ha of land for employment and business purposes that would require or benefit from business or industrial park type location in relation to B1, B2, B8 and some sui generis uses on sites in or near to the Urban Centres of Pwllheli and Porthmadog
4. providing sites to support the construction of additional energy generating and other infrastructure, i.e. supply chain operators, off-site associated development, in locations consistent with the settlement strategy (set out in Strategic Policy PS3), chosen to minimise the undesirable impacts (in line with Strategic Policies PS1 and PS2) and be able wherever possible to be fully restored with uses leaving a beneficial legacy for the Plan area;
5. supporting economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth of rural enterprises, extension of existing businesses and diversification by supporting the re-use of existing buildings, the development 'live work' units, working from home, and by encouraging the provision of sites and premises in appropriate accessible locations within the settlement strategy (Strategic Policies PS3 and PS4) and in line with Strategic Policies PS1 and PS2;
6. supporting visitor-based service sector jobs and the local tourism industry as set out in Strategic Policy PS8
7. supporting the improvement of workforce skills by working with local education and skills agencies, and local business organisations to provide up to date training facilities, in and around Bangor and the Urban Service Centres, where there is good access to the strategic road network where the use of public transport can be maximised to ensure that residents gain the skills they require;
8. improving communications within the Plan area as well as nationally and internationally, both in terms of transport infrastructure and mobile phone & broadband connections;
9. improving the availability and capacity of other basic physical infrastructure within the Plan area;
10. negotiating local labour agreements with developers specifically related to the development in accordance with Strategic Policy PS4 to enable local people to secure employment and skills development, targeting primary areas or communities as appropriate.

SA Objective		Asses-sment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures
1	**Biodiversity**	**+/-**	Employment development has the potential for negative effects on biodiversity; however, this is dependent on the implementation of individual proposals. Policy PS15 (Conserving and Enhancing the Natural Environment) seeks to protect important biodiversity, including protected species and habitats.	The Deposit Plan should include specific policies aimed at preserving habitats and maintaining biodiversity. The Policy could be strengthened referring to the need to protect the natural environment:

				"**Whilst ensuring the protection of the natural and built environment** the Councils will facilitate economic growth…
2	**Community & health**	**+**	This Policy, applied with the Preferred Strategy, could reduce inequalities by facilitating a more equal distribution of development in spatial terms. It permits limited new development, including employment in settlements including rural communities and contributes to organic settlement growth which subsequently will not adversely impact on community viability. The policy will assist the achievement of this aim through the provision of employment opportunities, thus increasing income levels. A reduction in unemployment levels should improve community health, well-being and viability. However, very much will depend on the location of employment opportunities in relation to where they are needed. Improved access to employment opportunities could also help to reduce the out migration of young people[5]. Long-term positive effects.	None
3	**Climate change**	**-**	The allocation of employment land is in accordance with the preferred strategy and the settlement hierarchy. These aim to reduce the need to travel thus reducing the emission of transport-related pollution. However, increased economic development infers increased energy consumption which may increase the contribution to climate change. A general increase in development, is likely to lead to an increase in greenhouse gas emissions from buildings themselves as well as new traffic generated. There is no reference to promote energy efficiency or use of renewable energy sources. However, this option may allow for a reduction in greenhouse gas emissions as the need to travel is reduced as the majority of housing would be located near to the main areas of employment, and other services and facilities.	The more detailed policies in the Deposit Plan will need to emphasise the need for sustainable energy use in developments.
4	**Welsh language**	**0**	No significant effects identified.	None
5	**Heritage/culture**	**+/-**	The policy encourages the re-use of buildings which is likely to encourage the more efficient use of land and contribute to improving the vitality and viability of settlements. The exact impact upon historic heritage assets depends on the location of	Detailed policies in the Plan will need to ensure that development for employment purposes will need to be designed to be sensitive to the historic built environment.

[5] The Anglesey and Gwynedd Joint Local Development Plan - Sustainability Appraisal Scoping Report (July 2011).

			the development in relation to the historic asset and the scale of the development proposed.	
6	**Economy, employment**	++	This policy will have major positive effects in relation to this objective by safeguarding existing employment land and the provision of additional employment sites. This should increase employment opportunities for the local population. The policy should increase economic activity through the provision of employment land and will provide economic development opportunities to meet the needs of the economy throughout the plan period. The policy is also likely to facilitate inward investment.	The policy could be strengthened by identifying key locations for employment to ensure appropriate distribution.
7	**Housing, affordable**	0	There is no direct relationship between the policy and the objective.	None
8	**Landscape & townscape**	+/-	The exact impact upon the landscape depends on the location, scale and nature of the development. The exact magnitude and severity of the impact, depends on the availability of suitable previously developed sites within the existing settlements. However, the re-use of existing sites and buildings should have positive benefits against this objective. The channelling of development to identified growth areas would protect the countryside and decrease development pressure on peripheral settlements.	Detailed policies should emphasise the requirement for new development to be designed to a high level, reflecting local landscapes and townscapes.
9	**Land, minerals, waste**	-	Any development can lead to the loss or degradation of good quality land and soil. On the other hand, the Policy does refer to the need to re-use existing buildings which should lessen the pressure upon greenfield land. Waste issues are not addressed. Increased employment opportunities will lead to an increase in the production of waste.	Detailed policies should facilitate the need for sustainable waste management facilities in appropriate circumstances.
10	**Transport & access**	+/-	The policy allows for the improvement in broadband connections and encourages the provision of sites and premises in appropriate locations within the settlement strategy. This should improve accessibility to employment opportunities. Transport requirements should be a key consideration in the development of employment policies, particularly, issues relating to transport accessibility. Accessibility of employment land will depend on its location.	The policy could be improved by adding "accessible" before "appropriate locations" in point 4. 4. supporting economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth of rural enterprises, extension of existing businesses and diversification by supporting the re-use of existing buildings, the development 'live work' units, working from home, and by encouraging the provision of sites and premises in appropriate **accessible** locations within the settlement strategy;

11	**Water & flood risk**	**+/-**	The effects of employment development on this objective will depend on the location and type of development. There is a risk that the level of new development will introduce a sufficient increase in impermeable surfaces that result in a higher risk of localised flooding arising from run-off to occur. Groundwater pollution could also occur from run-off. Generally, additional development leads to an increase in water usage.	Detailed policies should aim to protect water resources and reduce the potential for flooding to occur by incorporating SuDS into new development if appropriate.
Summary				
This Policy directly facilitates economic growth which should offer beneficial effects in terms of maintaining / increasing economic activity, and by doing so, reducing poverty and social exclusion by safeguarding existing employment land and providing additional employment land. The policy will increase employment opportunities thus contributing to sustaining vibrant communities. On the other hand, dependent upon the scale, type and location of new development, environmental assets such as biodiversity may be affected.				

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Strategic Policy PS9 The Visitor Economy

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

1. focusing larger scale, active and sustainable tourism, cultural and leisure development in the sub-regional centre, urban service centres, and, where appropriate, rural service centres;
2. retaining and enhancing existing serviced accommodation and supporting the provision of new high quality serviced accommodation in the sub-regional, urban and rural service centres and villages;
3. managing the provision of high quality tourism accommodation in the form of camping, static or touring caravan or chalet parks to where the location can support additional visitor numbers;
4. supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the reuse of existing buildings, where appropriate, or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives;
5. preventing development that would have an unacceptable adverse impact on features and areas of tourism interest or their setting.

SA Objective		Asses-sment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures
1	**Biodiversity**	+/-	The potential effects of this policy are uncertain and will be dependent on the implementation of individual proposals. The policy facilitates the delivery of tourism activities and at the same time ensures the protection of biodiversity by ensuring the protection of the natural and built environment.	There is an opportunity for tourism development to enhance biodiversity features. This will be dependent on policy implementation.
2	**Community & health**	+	The policy will facilitate access to tourism and recreation facilities which will contribute to the improvement of the population's health and well-being. The Policy also refers to the importance of tourism developments benefitting local communities. However, if unregulated, population growth in tourism could lead to a change in the Plan Area's social characteristics.	The Policy could strengthened by emphasising that tourism developments should not be at the expense of the Area's social characteristics. Whilst ensuring the protection of the **social**, natural and built environment…
3	**Climate change**	-	Tourism related developments could lead to increased journeys by private transport which could affect local air quality and contribute to climate change in the long term.	The policy could be strengthened by specifically requiring tourism developments to be easily accessible and serviced by public transport so that air pollution is

			However, the settlement framework applies to tourism developments which means that development sites will be in sustainable locations and in areas that are easily accessed by public transport.	minimised as much as possible. 4. supporting new tourist provision and initiatives **in sustainable locations** in the countryside through the reuse of existing buildings or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives;
4	**Welsh language**	**+/-**	The policy has the potential to adversely impact upon the conservation of the Welsh language indirectly through the increase in tourist numbers. An increase in tourism related employees could exacerbate this problem. However, impacts are uncertain at this strategic level and could be mitigated by the measures proposed to protect the Welsh language in the Preferred Strategy.	The Deposit Plan should include a strong Welsh language policy to protect this important asset.
5	**Heritage/culture**	**+/-**	Development can lead to potential damage or disturbance to features of cultural heritage interests. However, the policy directly refers to the need to protect the natural and built environment from adverse effects of tourism proposals. The scale and magnitude of any impacts will depend on the exact location of new developments.	The Policy could be strengthened by requiring proposals to protect the historic environment: Whilst ensuring the protection of the natural, ~~and~~ built **and historic** environment, particularly areas covered by international, national and local designations the Councils will support the development of a year-round local tourism industry by:
6	**Economy, employment**	**++**	There is the potential for the development of the tourist industry to deliver long-term economic growth in the Plan Area. Promoting tourism growth will create local employment opportunities in the service sector. Tourism development may also initiate cumulative focussed investment throughout the Plan Area. The policy refers directly to the enhancement of existing serviced accommodation and supporting the provision of new high quality serviced accommodation in the sub-regional, urban and rural service centres and village. This should have a major long-term positive effect on this objective.	
7	**Housing, affordable**	**0**	No significant effects identified.	None

8	**Landscape & townscape**	+/-	Development can lead to potential damage to landscape features. However, the policy supports the development of sustainable tourism focused on the natural environment which should negate any adverse impacts on the landscape. The policy directly refers to the need to protect the natural and built environment from adverse effects of tourism proposals.	Detailed policies should directly mitigate against adverse impacts on important landscapes and townscapes.
9	**Land, minerals, waste**	-	Tourism schemes, like all developments, can lead to the loss of soil and good quality land. It is also likely that tourism development will result in an increase in waste generation during construction and operational phase. On the other hand, the policy does support the re-use of existing buildings as part of farm diversification.	Detailed policies should encourage the development of brownfield sites in preference to greenfield sites.
10	**Transport & access**	+	Potential for a positive effect through focussing larger scale tourist developments in the main centres, therefore facilitating developments in locations which have good transport links and are easily accessible.	Could be strengthened by specifying that tourist facilities should be developed in accessible locations: 4. supporting new tourist provision and initiatives **in sustainable and accessible locations** in the countryside through the reuse of existing buildings or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives;
11	**Water & flood risk**	+/-	Tourism activities could have negative effects on the water environment; however, this is dependent on the implementation of proposals. The policy clearly states that proposals should ensure the protection of the natural environment.	Detailed policies should ensure the protection of water resources in the Plan Area.
Summary				
Tourism developments are often located in the countryside, which can have a negative impact upon the natural environment. The exact nature of the impact will depend on the type of development and its relationship with environmental assets that can be affected. On the other hand, tourism is a very important industry in the Plan area and further appropriate development would have positive effects on the local economy and thus local communities significantly.				

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Strategic Policy PS10 Town Centres and retail

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

The Councils will promote the vitality and viability of city/ town centres by:

1. encouraging a diverse mix of suitable uses (as defined in PPW and TAN4) in high quality environments that attract a wide range of people at different times of the day, and which are safe and accessible to all;
2. ensuring that new investment will be consistent with the scale and function of the city/ town centre;
3. making provision for 579 sq m net of new convenience floorspace and 8,091 sq m net of comparison floorspace by 2026;
4. resisting development that detract from their vitality and viability and protecting against the loss of retail units within the Primary Shopping Areas, which will be defined in the Deposit Draft Plan;
5. maximising opportunities to re-use suitable buildings within town town centres;
6. restricting the expansion of out-of-centre retailing and leisure development

Shops and services in Rural Service Centres and Villages that provide for the day to day needs of communities are safeguarded against their unnecessary loss and proposals for multi purpose community services are supported.

SA Objective		Asses-sment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures
1	**Biodiversity**	0	By focussing development in existing town centres and settlements, this policy may indirectly assist in safeguarding against the expansion of existing settlements, thus protecting the natural environment form the adverse impacts caused by development. The impact is therefore likely to be neutral.	None
2	**Community & health**	++	By providing good quality retail opportunities, the policy contributes towards maintaining vibrant communities through the provision of local services to meet local needs which will indirectly improve community vitality and well-being. The Policy specifically states that shops in rural service centres and villages will be safeguarded. On the other hand, focussing development in existing town centres may lead to a lack of investment in other areas, where investment is needed, thus increasing deprivation. However, this could potentially be offset by Policy	Detailed policies should further promote the appropriate economic development of rural areas.

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			PS7 which encourages economic development in rural communities. There is the potential for major positive effects.	
3	**Climate change**	+	Focussing development in existing retail centres reduces the need to travel thus contributing to long term climate change adaptation, having a positive effect on this SA objective	None
4	**Welsh language**	+	There is the potential for a positive effect by improving the availability of services and the attractiveness of town centres, the provision of retail services could help maintain the existing Welsh speaking population by retaining residents in their communities.	None
5	**Heritage/culture**	+/-	Even though the policy does not directly address this objective, more detailed policies could encourage good shop front design and town centre layout.	All new retail development should be consistent with the scale and character of the existing centre.
6	**Economy, employment**	++	There is the potential for a major long-term positive effect on the economy as the policy directly facilitates retail development in town centres, which will encourage inward investment and provide local employment opportunities. See also objective 2 above.	None
7	**Housing, affordable**	0	No significant effects identified.	
8	**Landscape & townscape**	+	Retaining shopping in the town centre should help maintain the built environment of these areas. Using good design principles, townscapes should also be enhanced. In addition, guiding development to existing centres rather than open countryside will protect the landscape resource. Potential for a positive effect.	The policy could be strengthened by encouraging the conversion of existing buildings which would further ensure that new developments do not alter the character of retail centres and that historic buildings are maintained. **5. encouraging the conversion and re-use of existing buildings within town centres**
9	**Land, minerals, waste**	+ / +/-	The policy will have a positive effect on the efficient use of land as it guides development to existing centres encourages the re-use of buildings and the efficient use of land which will minimises the loss of soils and good quality agricultural land. However, by facilitating increased development, this will lead to an increase in waste generation.	It will be important for the more detailed policies in the Deposit draft to encourage the development of brownfield land and promote sustainable waste management techniques.
10	**Transport & access**	+	Potential for a positive effect on this SA objective as the policy focuses development in existing retail centres, which could reduce the need to travel and increase the ability of people to reach established centres by public	None

			transport. The policy also directly refers to the need for accessible development.	
11	**Water & flood risk**	**+/-**	There is a risk that the level of new development will introduce a sufficient increase in impermeable surfaces to result in a higher risk of localised flooding arising from run-off to occur. Groundwater pollution could also occur from run-off. Generally, additional development leads to an increase in water usage.	Detailed policies should aim to protect water resources and reduce the potential for flooding to occur by incorporating SuDS into new development if appropriate.
Summary				
The Policy performs well against most of the SA objectives in particular the socio-economic objectives. By guiding development to existing town centres, this policy will help support existing retail centres and improve the facilities and services accessible to the local population. Focussing development in existing town centres will also help protect the natural environment from development.				

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Strategic Policy PS11 A balanced housing provision

Based on the level of anticipated housing need, balanced against deliverability, environmental constraints and landscape capacity, the Councils will make provision for 7,665 housing units between 2011 and 2026. A 5 year supply of housing land will be maintained.

This level of growth will be distributed in accordance with Strategic Policies PS3 and PS4 and the settlement strategy set out in Strategic Policy PS3.

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

1. maximising the delivery of affordable housing (including for local need) across the Plan area;
2. contributing to redress an identified imbalance in a local housing market;
3. ensuring the sustainable use of housing land, ensuring an efficient density of development compatible with local amenity ;
4. ensuring the correct mix of housing unit types and tenures to meet the needs of the Plan area's current and future communities;
5. making provision for specialist housing needs such as student accommodation, supported accommodation, nursing, residential and extra care homes;
6. improving the quality and suitability of the existing housing stock;
7. encouraging high standards of design that create sustainable and inclusive communities.

SA Objective		Asses-sment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures
1	**Biodiversity**	**+/-**	Any type of development infers pressures upon the biodiversity resource in the Plan area. Physical development has the potential to cause disturbance to habitats and species, either directly or indirectly as well as the loss and fragmentation of habitats. However, at this level of appraisal it is difficult to predict effects on biodiversity, especially when development locations are not known. However the increase in housing proposed in this option, will, over time place increase pressure on water resources and quality (with consequent effects on biodiversity). It is also likely to result in increased air pollution, which can have adverse effects on sites of biodiversity (although again this is dependent on location). Increased pressure on habitats (through direct loss or fragmentation) is also possible; however, this will depend on the location of development.	The development of suitable policies controlling the location of new housing will be important to ensure the natural environment is afforded the highest possible protection. The Deposit Plan should encourage the development of brownfield sites wherever possible.

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			On the other hand, concentrating growth in defined settlements, in line with the settlement strategy, should help protect biodiversity within the remaining countryside. Strategic policy PS15 (Conserving and Enhancing the Natural Environment) seeks to protect important biodiversity, including protected species and habitats.	
2	**Community & health**	**+ /-** **+**	New development of this scale is likely to lead to significant benefits for community and health, however there can also be negative effects on cohesion as a result of construction. Negative effects are also possible on communities, due to substantial levels of new construction, these effects are more likely for sites located in urban areas near populations. The policy facilitates the provision of appropriate housing to meet the needs of the local population, which should have a positive effect on communities. Meeting the needs of people in unsuitable housing should improve health and well-being of residents. In addition, providing housing in locations which have good transport links will provide the population access to healthcare services. On the other hand, the proposed level of growth would create additional demand for health care services which will need to be met. Smaller settlements would receive a proportionally lesser amount of development, therefore protecting these communities from change.	None
3	**Climate change**	**-**	The increase in housing proposed in this option will lead to increased greenhouse gas emissions for both Anglesey and Gwynedd. This is due to the increased energy use and transport associated with an increased population. On a positive note, however, development in line with the Preferred Strategy will mean that housing will be located in sustainable areas, reducing the need to travel, thus having a positive effect on air quality.	Detailed policies in the Plan should ensure development is as energy-efficient as possible and encourage/require renewable energy schemes with development.
4	**Welsh language**	**+/-**	The impact of housing growth on the Welsh Language is uncertain at this stage. It may be possible that the level of growth will have indirect positive effects on the Welsh language as lower housing prices and more affordable homes may help to retain the existing population. Conversely they may also encourage an incoming non-Welsh speaking population. Providing affordable housing could help retain the existing Welsh-speaking	The policy could include reference to the need for “local” affordable housing: 1. Maximising the delivery of affordable housing **(including for local need)** across the Plan area;

			population. However, the policy could be strengthened by referring to the need to provide affordable housing for local need in appropriate cases.	
5	**Heritage/culture**	**+/-**	The level of growth proposed in the Policy may lead to increased effects (both individually and cumulatively) on the heritage and culture of Gwynedd and Anglesey, although this is dependent on detailed polices and the location/ spatial distribution of new development. New development on this scale can also lead to significant positive effects on local culture and heritage through providing funding opportunities for cultural spaces (e.g. community centres) and the regeneration of run-down areas and buildings, including heritage assets. It is therefore difficult to predict the exact impact at this stage.	Detailed policies in the Plan should include strong policies to ensure the protection and enhancement of heritage and culture. Policies should address the need to consider the design, quality and density of housing units.
6	**Economy, employment**	**+**	Potential for positive effects on the economy through the implementation of this Policy. The economy of key settlements would be supported through provision of a workforce and existing and new business would be supported throughout construction as well as an increased demand for goods and services. However, large housing developments should be accompanied by the provision of employment land so as to support new housing growth and to reduce the need for commuting. The level of housing proposed will also help to accommodate new workers required by Anglesey's growing renewables and energy industries. Despite this, there may be some doubt as to the deliverability of this level of housing, given current house building rates.	None
7	**Housing, affordable**	**++**	The policy directly facilitates new housing development which should ensure the objective is met. However, the provision of the different types of housing to meet local needs is not specifically included in the wording. Major long-term positive effects.	See objective 4 above
8	**Landscape & townscape**	**+/-**	It is difficult to predict the effect of the Policy on landscape and townscape. However it is considered likely that the level of development proposed could lead to individual and cumulative adverse effects on landscape and townscapes through increased housing and other construction. Such effects need to be considered when further detailed planning takes place to select appropriate development locations. There is also, however some possibility for enhanced townscape effects, should projects include a significant element of regeneration of existing	The Deposit Plan should include preference for brownfield sites as opposed to greenfield land.

			brownfield sites.	
9	**Land, minerals, waste**	-	New development infers the uptake of land and the loss of soils. Some housing developments will need to be on greenfield sites due to the limited availability of previously developed land in the Plan Area. However, high density development in existing settlements would result in more efficient use of land and soils as it requires the re-use of land and buildings in preference to greenfield land. The Policy will also lead to increased waste production.	The Deposit Plan should encourage the development of sustainable waste management in new housing developments. The Deposit Plan should encourage higher density development (where appropriate).
10	**Transport & access**	+/-	This level of development is likely to have substantial benefits for transport and accessibility through helping to provide a critical mass of population which helps to support existing and new public transport services. However, the increased development facilitated by this policy (depending on its spatial location) could also lead to an increase in traffic and congestion. The preferred strategy of locating development in established settlements should minimise the need to travel and provide access to sustainable transport modes. However, in smaller settlements, there may be more limited access to sustainable transport modes.	Specific policies should address the layout, access and opportunities for public transport, walking and cycling in new developments. The Policy could be strengthened by specifying the need to develop in accessible locations.
11	**Water & flood risk**	+/-	This policy will increase pressure on water quality and resources (e.g. through increased wastewater disposal into water bodies), and through increased water usage.	Impacts should be mitigated through ensuring the LDP has firm requirements for sustainable drainage, waste water and water conservation.

Summary

The provision of suitable housing facilitated by this policy will have major benefits for residents. As development will be primarily located in the main settlements, where the majority of the population is located, it is likely to satisfy a large proportion of the identified need. The policy also provides affordable housing which should meet identified needs on a local level. The provision of housing to meet housing requirements is also likely to benefit communities as a whole by reducing social exclusion and improving community vitality. As with all types of development, the assessment has identified the potential for negative impacts upon some environmental assets. These will need to be mitigated against in the Deposit Plan.

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Strategic Policy PS12 Affordable Housing

The Councils will seek to secure an appropriate level of affordable housing across the plan area by working in partnership with Registered Providers, developers and local communities. (a viable and realistic affordable housing target will be set in the Deposit Plan)

In order to address a demonstrable need for affordable housing the Councils will seek a proportion of affordable homes from residential development in perpetuity. Housing development of 5 housing units or more in the Regional Sub-Centre, Urban Service Centres, Local Service Centres, and housing development of 3 units or more in the Service Villages will be expected to make on site provision for a proportion of affordable housing specific to each Housing Market Area, which will be between 10% and 30%. Commuted sums will only be considered where on site provision is not viable or realistic. Sites for 100% affordable housing only will be permitted in Clusters and on rural exceptions sites

Where appropriate the Councils will require the provision of affordable housing to be dispersed throughout the development and reflect the tenure identified within the local housing market assessments or any alternative Council or partner assessment. Unless local evidence suggests otherwise the tenure mix excepted for each HMA will be as follows:

75% Social Rent and 25% Intermediate Affordable (Rent) Housing

Where the viability of individual schemes fall short of the policy requirements specified, the onus will be on the developer/ landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution or tenure mix.

SA Objective		Asses-sment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures
1	**Biodiversity**	0	No significant effects identified.	None
2	**Community & health**	+	The provision of affordable housing is likely to lead to an improvement in community vitality, and in turn, health and well-being. The policy will contribute towards reducing poverty and social exclusion as more people will be provided with the opportunity to access suitable, affordable housing. However, sites allocated for 100% affordable housing may lead to a degree of social deprivation due to the lack of social diversity.	Sites should be planned to ensure access to open spaces and recreation facilities.
3	**Climate change**	0	No significant effects identified.	None
4	**Welsh language**	+	The provision of suitable affordable housing should assist in retaining Welsh speaking residents in their own community.	None

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5	**Heritage/culture**	**0**	No significant effects identified.	None
6	**Economy, employment**	**+**	A provision of affordable housing could lead to economic growth by attracting a mix of people from different economic backgrounds to live and work in the area.	The Deposit plan should ensure that there is appropriate housing available for the workforce especially, therefore 'key workers' in popular areas with high open market prices for housing.
7	**Housing, affordable**	**++**	The policy directly facilitates the delivery of affordable housing that should meet the needs of the population. However, there is a risk that the policy could facilitate the delivery of a greater proportion of affordable housing than is required. Major long-term positive effects.	The Policy could be strengthened by stipulating that affordable housing will be provided where there is a need for such developments: In order to address the need for affordable housing, **where there is evidence of need**, the Councils will seek a proportion of affordable homes from residential development in perpetuity. **Contributions from smaller developments will be negotiated on a case by case basis.**
8	**Landscape & townscape**	**0**	No significant effects identified.	None
9	**Land, minerals, waste**	**0**	No significant effects identified.	None
10	**Transport & access**	**0**	No significant effects identified.	None
11	**Water & flood risk**	**0**	No significant effects identified.	None
Summary				
This policy will have significant benefits in relation to providing sufficient housing to enable people to live in suitable homes which they can afford. The provision of affordable housing will indirectly contribute towards sustaining vibrant communities and a reduction in social exclusion. More detailed affordable housing policies will need to be supported by an evidence base that shows they are viable.				

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Strategic Policy PS13 Gypsy and Traveller Accommodation

The Councils will work with partners to address the current and future requirements of Gypsies and Travellers by:

1. Safeguarding existing authorised land for accommodation by Gypsies and Travellers at Llandygai, near Bangor

2. Providing land for additional pitches to satisfy an unmet need for temporary, transit or permanent accommodation for Gypsies and Travellers in the Plan area (subject to collaborative work).

SA Objective		Assess-ment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures
1	**Biodiversity**	+	Well managed sites will reduce any pressures on the integrity of protected biodiversity. Authorised sites also help to limit unauthorised sites which can be set up on open green space, thereby indirectly protecting the quality, and use by all, of these spaces.	None
2	**Community & health**	+	Well managed sites avoid community and individual tension which can arise due to the difference in cultures and lifestyles between the gypsy/traveller and house dwelling communities. The policy should assist in promoting social inclusion and interaction resulting in a positive effect. Permanent and settled sites allow access to education and health care services which is particularly important for the traveller community who experience health and educational problems through lack of regular access to these facilities. Living with more certainty should have indirect positive effects for travellers' well-being and reduce health inequalities. Further details are provided by Welsh national guidance[6]	Levels of noise from sites should be given consideration due to a relatively outdoor lifestyle and traffic movements from large vehicles in connection with some travellers especially show people. Play spaces for children are not mentioned and could be considered in the more detailed planning policies.
3	**Climate change**	0	No significant effects identified. The resources and embodied energy in producing mobile homes are less than that of a conventional home. However the policy itself will have a negligible impact on climate change.	None
4	**Welsh language**	0	No significant effects identified.	None

[6] http://wales.gov.uk/docs/dsjlg/publications/equality/110928gypsytravelleren.pdf

5	**Heritage/culture**	0	No significant effects identified. Travelling communities are part of our cultural heritage and this policy will assist in the preservation of lifestyles and traditions although these are changing with time. The policies PS13 on Welsh culture and PS16 on cultural and heritage assets will also help to ensure the protection of the area's cultural heritage.	None
6	**Economy, employment**	+	Provision of safe and secure bases for travelling people and allowing mixed use sites for residential and business use supports a diverse economy.	None
7	**Housing, affordable**	++	The need for safeguarding current and providing future sites has been identified and the policy sets out how it will work with partners in meeting this need. Major positive and cumulative effect for meeting the individual needs of communities.	None
8	**Landscape & townscape**	+	Authorised sites also help to limit unauthorised sites which can be set up on public open green space, thereby indirectly protecting the quality, and use by all, of these spaces – indirect positive effects.	Amenity blocks to serve pitches can be constructed of sustainable materials.
9	**Land, minerals, waste**	+	Positive effect on land and soil quality through helping to reduce the incidence of unauthorised sites. As with all development, traveller sites should be provided with appropriate waste management facilities. Overall, minor positive effects through more sustainable waste management.	None
10	**Transport & access**	0	Accessibility to services is required by the national policy framework for travellers with a need to provide a safe and convenient vehicular and pedestrian access to sites. Improving accessibility in rural areas is a key issue for the Plan area and is addressed by policy PS21. Overall, negligible effects identified.	None
11	**Water & flood risk**	0	Sewerage for permanent sites should normally be through mains systems but in some locations this may not always be possible. Mobile homes and caravans are forms of development vulnerable to flooding and should not be established in flood plains.	The Councils should consider including further detailed consideration of the needs of traveller sites, for example, allowing reed bed sewage systems and treatment plants which are allowed for other small developments.
Summary				
The national document Travelling for a Better Future (WG, 2012) sets out a detailed policy framework for Councils, and consequently this policy PS 12 is simplified to avoid duplication. The policy will have a positive effect on a range of SA objectives, particularly those relating to community interaction and social inclusion, reducing health inequalities, and housing.				

Strategic Policy PS14 Conserving and enhancing the natural environment

In seeking to support the wider economic and social needs of the Plan area, the Councils will manage development so as to conserve and, where possible, enhance the Plan area's distinctive natural environment, countryside and coastline by:

1. Safeguarding the Plan area's biodiversity, geology, habitats, history and landscapes through the protection and enhancement of sites of international, national, regional and local importance and their settings, having regard to the relative significance of the designations in considering the weight to be attached acknowledged interests;
2. Seeking no net loss of biodiversity within the Plan area and enhance and/or restore networks of natural habitats;
3. Protecting and enhancing ecosystem services through networks of green/ blue infrastructure;
4. Designating Special Landscape Areas to manage development;
5. Safeguarding the setting of Snowdonia National Park
6. Safeguarding protected species and enhance their habitats
7. Minimising the loss of Grade 1, 2 and 3a agricultural land to new development
8. Respecting, retaining or enhancing the local character and distinctiveness of the individual Landscape Character Areas

SA Objective		Asses-sment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures
1	**Biodiversity**	++	Major long-term positive effect for biodiversity through the conservation and enhancement of the area's distinctive natural environment, countryside and coastline. The policy seeks to safeguard and where possible enhance international, national, regional and local sites designated for their biodiversity.	There is potential for the policy to make a clearer distinction between international, national, regional and local sites, specifically the weight attached to the different designations. The highest level of protection should be provided to internationally designated sites followed by national, regional and then local. It is also recommended that the policy should seek no net loss of biodiversity within the Plan area and seek to enhance and/ or restore networks of natural habitats[7]. It is also recommended that the Policy includes an additional criterion that relates to the protection and enhancement of ecosystem services through networks of Green Infrastructure (GI). A multi-functional network of

[7] TAN5: Nature Conservation and Planning (2009).

				green spaces can provide a variety of benefits for the environment as well as for the economy and local communities. While GI contributions are covered in PS4 (Infrastructure and Developer Contributions), it is considered that the incorporation of a GI criterion would help to strengthen the policy. These recommendations have now been incorporated into the policy.
2	**Community & health**	**+**	Safeguarding and enhancing the natural environment has the potential for long-term indirect positive effects on the health and well-being of communities through providing areas for recreation and a place for people to relax.	Please refer to the GI recommendation above. Green spaces can provide areas for recreation and a place for people to relax, which can have positive effects on the health and well-being of individuals and communities. It is recommended that the policy includes safeguarding the flow of ecosystem services from our natural capital[8] as part of GI networks for positive effects on human health and well-being. These recommendations have now been incorporated into the policy.
3	**Climate change**	**+**	Conserving and enhancing the natural environment has the potential for long-term indirect positive effects by improving the ability of habitats to adapt to the effects of climate change. Vegetation can also reduce the excessive run-off and increase rainfall capture, thus reducing the risk of flooding.	Please refer to the ecosystem services and GI recommendation for SA objective 1. Enhancing biodiversity by proactively developing GI networks for connectivity and to address fragmentation will also improve resilience and adaptation to climate change. This recommendation has now been incorporated into the policy.
4	**Welsh language**	**0**	No significant effects identified.	None
5	**Heritage/culture**	**0**	No significant effects identified.	None
6	**Economy, employment**	**+**	The natural environment is a key aspect that attracts visitors to the area. The policy seeks to conserve and enhance the distinctive natural environment, which could have indirect minor positive effects on tourism and therefore the economy.	Please refer to the ecosystem services and GI recommendation for SA objective 1. This recommendation has now been incorporated into the policy.
7	**Housing, affordable**	**0**	No significant effects identified.	None
8	**Landscape & townscape**	**++**	Major long-term positive effect on this SA objective through the protection and enhancement of important landscapes and the local character of individual Landscape Character Areas, as well as the designation of Special Landscape Areas to manage development.	It is recommended that the policy includes ..."**and their settings…**" to enhance the positive sustainability effects. This recommendation has now been incorporated into the policy.

[8] Sustaining Ecosystems Services for Human Well-Being CCW (2011)

9	**Land, minerals, waste**	+	The policy seeks to minimise the loss of the best and most versatile agricultural land to new development, which will have long-term minor positive effects on this SA objective.	None
10	**Transport & access**	0	No significant effects identified.	None
11	**Water & flood risk**	+	Indirect minor positive effect as the natural environment (vegetation) can help to reduce excessive run-off and increase rainfall capture, thus reducing the risk of flooding. Conserving and enhancing the natural environment will also have indirect positive effects on water quality.	Please refer to the ecosystem services and GI recommendation for SA objective 1. CCW recognises that there are both Green and Blue Infrastructure networks. This recommendation has now been incorporated into the policy.

Summary

The policy seeks to conserve and enhance the Plan area's distinctive natural environment, countryside and coastline. This has the potential for major long-term positive effects on biodiversity and the landscape. Maintaining and enhancing the natural environment also has the potential for indirect positive effects on the health and well-being of individuals and communities through providing areas for recreation and places for people to relax. The natural environment can also help to reduce excessive water run-off and increase rainfall capture, which can help to reduce the risk of flooding and adapt to the effects of climate change. There is also the potential for indirect positive effects on the economy as the natural environment is a key aspect that attracts visitors to the area.

SA recommendations have now been incorporated into the policy; these included a clearer distinction between protected biodiversity sites, seeking no net loss of biodiversity and the protection and enhancement of ecosystem services and Green Infrastructure.

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Strategic Policy PS15 Protecting and enhancing cultural and heritage assets

In seeking to support the wider economic and social needs of the Plan area, the Councils will protect and, where appropriate, enhance its unique cultural and heritage assets by:

1. Protecting, enhancing the following cultural and heritage assets, and where appropriate, their setting and significant views:

   i. Conservation Areas;
   ii. Beaumaris Castle and Caernarfon Castle and Town Walls World Heritage Sites;
   iii. candidate North Wales Slate Industry World Heritage Site;
   iv. Registered Historic Landscapes, Parks and Gardens;
   v. Listed Buildings;
   vi. Scheduled Ancient Monuments and other areas of archaeological importance;

2. Enhancing heritage assets through heritage and regeneration initiatives

SA Objective		Assess-ment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures
1	**Biodiversity**	0	No significant effects identified.	None
2	**Community & health**	+	Positive effect on balanced communities as the LDP area has a strong heritage which is an important part of the area's character. This can play a role in creating a sense of community and place. The regeneration and enhancement of historic buildings and areas can also have a positive effect on the sense of community identify as well as the levels of participation in culture.	None
3	**Climate change**	0	No significant effects identified.	None
4	**Welsh language**	0	No significant effects identified.	None
5	**Heritage/culture**	++	Major short to long-term positive effects through the protection and enhancement of important cultural and heritage assets.	None
6	**Economy, employment**	+	The policy could have a positive effect on the SA objective through promoting a range of employment such as construction, tourism, maintenance and management and specifically, skills in the heritage and restoration industry.	None

7	**Housing, affordable**	**0**	No significant effects identified.	None
8	**Landscape & townscape**	**+**	Positive effect on townscape and landscape character through protecting and enhancing important cultural and heritage assets.	None
9	**Land, minerals, waste**	**0**	No significant effects identified.	None
10	**Transport & access**	**0**	No significant effects identified.	None
11	**Water & flood risk**	**0**	No significant effects identified.	None

Summary

The policy will have major short to long-term positive effects on the heritage/culture SA objective through the protection and enhancement of important cultural and heritage assets. There is the potential for a positive effect on balanced communities as the LDP area has a strong heritage which is an important part of the area's character. This can play a role in creating a sense of community and place. The regeneration and enhancement of historic buildings and areas can also have a positive effect on the sense of community identify as well as the levels of participation in culture.

There is also the potential for positive effects on the economy through promoting a range of employment such as construction, tourism, maintenance and management and specifically, skills in the heritage and restoration industry. There is also the potential for a positive effect on townscape and landscape.

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Strategic Policy PS16 Renewable energy technology

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

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

This will be achieved by:

1. ensuring that installations in areas covered by international or national landscape designations and visible beyond their boundaries, or areas of local landscape value, in accordance with Strategic Policy SP15 do not individually or cumulatively compromise the objectives of the designations especially with regard to landscape character, visual impact and residential amenity;

2. ensuring that installations in areas covered by international, national or local nature conservation designations in accordance with SP14 do not individually or cumulatively compromise the objectives of the designations;

3. supporting installations outside designated areas provided that the installation would not cause significant demonstrable harm to landscape character, residential amenity, either individually or cumulatively

SA Objective		Assess-ment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures
1	**Biodiversity**	+/-	The potential effect of this policy is uncertain and dependent on the implementation of individual proposals.	The policy specifically refers to the impacts on important landscape character but not biodiversity. There is the potential to strengthen the policy through including a reference to important nature conservation; however, it is recognised that this may be covered in more detailed Deposit policies. This recommendation has now been incorporated into the policy.
2	**Community & health**	+/-	The potential effect of this policy is uncertain; however, encouraging renewable and low carbon technologies could assist in meeting a proportion of the energy infrastructure requirements for existing and incoming communities.	None
3	**Climate change**	++	Ensuring that that the Plan area realises its potential as a leading area for	The provision of a secure, clean future supply of energy

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			initiatives based on renewable or low carbon energy technologies will have a major positive effect on this SA objective.	for the Plan area could be served by a stronger co-ordinated policy approach to energy that seeks to encourage the development of renewable and low carbon technology. This recommendation has now been incorporated into the policy.
4	**Welsh language**	**0**	No significant effects identified.	None
5	**Heritage/culture**	**+/-**	The potential effect of this policy is uncertain and dependent on the implementation of individual proposals.	None
6	**Economy, employment**	**+**	Encouraging renewable and low carbon energy generation could help generate local business and employment in the renewable energy field.	None
7	**Housing, affordable**	**0**	No significant effects identified.	None
8	**Landscape & townscape**	**+/-**	The potential effect of this policy is uncertain, although it does seek to avoid negative effects on the landscape.	None
9	**Land, minerals, waste**	**0**	No significant effects identified.	None
10	**Transport & access**	**0**	No significant effects identified.	None
11	**Water & flood risk**	**+/-**	The potential effect of this policy is uncertain and dependent on the implementation of individual proposals.	None

Summary

Ensuring that that the Plan area realises its potential as a leading area for initiatives based on renewable or low carbon energy technologies will have a major positive effect on climate change. The SA recommended that the policy could be improved by a stronger co-ordinated approach to renewable energy. The policy now promotes different types of renewable energy sources within development proposals as well as free-standing renewable energy technology development.

The effect of the policy on biodiversity, communities, heritage/culture, landscape, and the water environment was assessed as uncertain, as it is dependent on the implementation of individual proposals.

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Strategic Policy PS17 Waste management

The Councils will seek to ensure an adequate availability of land for a network of waste facilities to meet regional and local obligations in accordance with the requirements of the North Wales Regional Waste Plan. The sites and types of facilities chosen will promote a sustainable approach to waste management based on a hierarchy of reduction, reuse and recovery.

SA Objective		Assess-ment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures
1	**Biodiversity**	**+/-**	The potential effect of this policy is uncertain and dependent on the implementation of individual proposals.	None
2	**Community & health**	**+/-**	The potential effect of this policy is uncertain and dependent on the implementation of individual proposals.	None
3	**Climate change**	**+/-**	The potential effect of this policy is uncertain and dependent on the implementation of individual proposals.	None
4	**Welsh language**	**0**	No significant effects identified.	None
5	**Heritage/culture**	**+/-**	The potential effect of this policy is uncertain and dependent on the implementation of individual proposals.	None
6	**Economy, employment**	**0**	No significant effects identified.	None
7	**Housing, affordable**	**0**	No significant effects identified.	None
8	**Landscape & townscape**	**+/-**	The potential effect of this policy is uncertain and dependent on the implementation of individual proposals.	None
9	**Land, minerals, waste**	**+**	Long-term positive effect on this SA objective through ensuring availability of land to meet demand[9] and promoting a sustainable approach to waste management based on a hierarchy of reduction, reuse and recovery.	None
10	**Transport & access**	**+/-**	The potential effect of this policy is uncertain and dependent on the implementation of individual proposals.	None
11	**Water & flood risk**	**+/-**	The potential effect of this policy is uncertain and dependent on the implementation of individual proposals.	None
Summary				

[9] Anglesey and Gwynedd Councils - Topic Paper: Infrastructure.

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The policy ensures the availability of land to meet waste demand and promotes a sustainable approach to waste management based on a hierarchy of reduction, reuse and recovery, which has the potential for positive effects against the waste SA objective. The potential effect of the policy against the majority of SA objectives was considered uncertain, as it is dependent on the implementation of individual waste management proposals.

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Strategic Policy PS18 Minerals

The Councils will contribute to regional and local demand for a continuous and secure supply of minerals by:

1. Safeguarding known / potential aggregate resources from permanent development that would sterilize them or hinder extraction;
2. Maintaining a 12 year landbank of Sand and Gravel and 15 year landbank of crushed rock aggregate reserves in line with national guidance;
3. Maximise the use of secondary and recycled materials and mineral wastes.
4. Acknowledge that where the principles of sustainable development can be achieved, the extension of existing aggregate quarries is likely to be appropriate.
5. Where there is a need for new areas of aggregates supply, these should come from locations of low environmental constraint and take into account transport implications.
6. Maintain supply of marine aggregate consistent with the requirements of good environmental practice.
7. Ensuring adequate restoration and aftercare.

SA Objective		Assess-ment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures
1	**Biodiversity**	**+/-**	The potential effect of this policy is uncertain and dependent on the implementation of individual proposals.	None
2	**Community & health**	**+/-**	The potential effect of this policy is uncertain and dependent on the implementation of individual proposals.	None
3	**Climate change**	**+/-**	The potential effect of this policy is uncertain and dependent on the implementation of individual proposals.	None
4	**Welsh language**	**0**	No significant effects identified.	None
5	**Heritage/culture**	**+/-**	The potential effect of this policy is uncertain and dependent on the implementation of individual proposals.	None
6	**Economy, employment**	**+**	Safeguarding aggregate resources and supporting the extension of existing aggregate quarries (where appropriate) has the potential for positive effects on the economy.	None
7	**Housing, affordable**	**0**	No significant effects identified.	None
8	**Landscape & townscape**	**+/-**	The potential effect of this policy is uncertain and dependent on the implementation of individual proposals.	None
9	**Land, minerals, waste**	**+**	Long-term positive effect on this SA objective through safeguarding aggregate resources and maximising the use of secondary and recycled materials and mineral wastes.	None

10	**Transport & access**	**+/-**	The potential effect of this policy is uncertain and dependent on the implementation of individual proposals.	None
11	**Water & flood risk**	**+/-**	The potential effect of this policy is uncertain and dependent on the implementation of individual proposals.	None

Summary

The policy was assessed as having the potential for significant long-term positive effects on the SA objective relating to minerals through safeguarding aggregate resources and maximising the use of secondary and recycled materials and mineral wastes. Safeguarding aggregate resources and supporting the extension of existing aggregate quarries (where appropriate) also has the potential for positive effects on the economy.

The potential effect of the policy against the majority of SA objectives was considered uncertain, as it is dependent on the implementation of individual proposals.

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Strategic Policy PS19 Welsh language and culture

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

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

SA Objective		Asses-sment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures
1	**Biodiversity**	0	No significant effects identified.	None
2	**Community & health**	+	The policy has the potential for a positive effect on this SA objective by helping ensure a balanced population structure through retaining Welsh speaking residents in their communities. By protecting the Welsh language, this policy will indirectly support and improve community vitality and in turn have long term beneficial effects on health and well-being. The Policy focuses on the needs of local people and also by seeks to integrate newcomers through linguistic initiatives.	None
3	**Climate change**	0	No significant effects identified.	None
4	**Welsh language**	++	The policy directly aims to safeguard the Welsh language through the planning process and should therefore have a positive effect on this objective. Major long-term positive effects.	None
5	**Heritage/culture**	+	Protecting the Welsh language will support the need to maintain local distinctiveness with a positive effect on this SA objective.	None
6	**Economy, employment**	0	No significant effects identified.	None
7	**Housing, affordable**	0	No significant effects identified.	None
8	**Landscape &**	0	No significant effects identified.	None

	townscape			
9	**Land, minerals, waste**	**0**	No significant effects identified.	None
10	**Transport & access**	**0**	No significant effects identified.	None
11	**Water & flood risk**	**0**	No significant effects identified.	None
Summary				
This Policy directly refers to the need to promote and support the Welsh language which should help maintain and enhance the proportion of Welsh speakers in the Plan area. It will be important for the Deposit Plan to include detailed mitigation measures to help protect the language even further.				

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Strategic Policy PS20 Community Infrastructure

The Councils will ensure that while encouraging housing and growth in the Plan area, appropriate infrastructure is provided to cater for the needs of existing and future populations, by:

1. resisting the loss of and promoting the enhancement of existing social infrastructure facilities, particularly those that are important to vulnerable groups in the community;
2. maximising opportunities to deliver additional physical, social, green/ blue facilities as part of new developments in a timely manner;
3. encouraging multi-purpose social facilities that provide a range of services;
4. ensuring that new social facilities are located appropriately to cater to the communities they serve and are accessible by walking and cycling;
5. requiring new developments to contribute towards the provision of infrastructure, with contributions being either on-site or through planning contributions, in line with Strategic Policies PS5 and PS12;
6. enhancing the green/ blue infrastructure network through the creation and enhancement of open, play and recreational spaces, especially in areas of deficiency;
7. seeking an adequate provision and efficient use of allotments and other spaces on which to grow food and plants;
8. ensuring that appropriate physical (including utility) infrastructure is provided in a timely manner where it is required by new development.

SA Objective		Assess-ment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures
1	**Biodiversity**	+	The policy requires enhancement of the green infrastructure (GI) network which will have positive effects, especially cumulatively over the longer term.	It is recommended that the Councils consider preparation of a Green Infrastructure Strategy and Action Plan for the area to identify areas of deficiency, priorities, phasing and to identify potential partners for collaboration and funding possibilities. A detailed specific policy on GI would help ensure implementation and effectiveness of enhancement. This recommendation has now been incorporated into the policy.

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2	**Community & health**	++	Major positive effects by retention and enhancement of social infrastructure such as affordable housing, schools, health services, community facilities, open spaces, cemeteries and local employment/training initiatives. Including encouragement of multi-purpose facilities to provide a range of services should promote community interaction and contribute to more age balanced communities. The policy may provide positive effects by encouraging the protection, retention or enhancement of open spaces, including play and recreational, which can assist in the provision of a healthy environment for the local community. The requirement for provision of allotments and other spaces to grow food will have a positive indirect effect on people's health by encouraging healthier lifestyles – and can also encourage social interaction. The requirement for accessibility by walking and cycling will help encourage healthier lifestyles.	Libraries and religious centres as part of social infrastructure are not mentioned specifically in PS4. The needs of young and older people are not specially referred to - this could help address the issues of out- and in-migration respectively. This recommendation has now been incorporated into the policy. It is recommended that the Councils consider the timing or phasing of social infrastructure and that it should be provided in a timely manner. This will be important with regard to physical and utility, as well as green, infrastructure. This recommendation has now been incorporated into the policy.
3	**Climate change**	+/-	Uncertain effect; depending on details of individual schemes.	Depends upon detailed policies for design and sustainable construction and operation/occupation.
4	**Welsh language**	+	Criterion no.5 requires social infrastructure in line with PS4 which specifically mentions educational provision, including Welsh language learner training, and thus positive effects.	None
5	**Heritage/culture**	+/-	Uncertain effect; depending on details of individual schemes.	PS15 and detailed policies should ensure protection and enhancement of cultural and heritage assets.
6	**Economy, employment**	+/-	The policy may provide a range of job opportunities but this is dependent on the amount of new social infrastructure that is developed. Uncertain effect; depending on details of individual schemes.	None
7	**Housing, affordable**	+/-	The policy will have a positive effect due to the provision of affordable housing however no details are provide and the extent of the effects is uncertain.	It is suggested that criterion no 5 refers to PS12 on affordable housing. This recommendation has now been incorporated into the policy.
8	**Landscape & townscape**	+/-	Uncertain effect; depending on details of individual schemes.	PS14 covers the conservation and enhancement of protected landscapes and local character and distinctiveness. Detailed policies should ensure the protection and enhancement of specific locations and townscapes.
9	**Land, minerals, waste**	0	No significant effects identified.	PS17 covers waste management
10	**Transport & access**	+	The policy will have a positive effect on local accessibility to key facilities such as schools, health services, community centres, open, play and recreational spaces as it specifies that they are provided within close	None

			proximity to the community and accessible by walking and cycling.	
11	**Water & flood risk**	**+/-**	Uncertain effect; depending on details of individual schemes.	PS1 sustainable development provides an overarching policy that includes flooding and water resources but does not include water quality. It is suggested that further clarification could be achieved through a strategic or detailed policy specific to water and addressing the interconnectedness for water resources, quality, biodiversity, green infrastructure and flooding.

Summary

The policy is likely to have a positive effect on a number of SA objectives, however, at present the level of detail required to fully examine the impacts (for example, on landscape, water, and economy) is not available at this strategic level and these would need to be assessed at the project and site level. The extent of the effects is uncertain and will depend in part on further detailed policies covering design quality and sustainable construction and operation/occupation.

The policy is likely to have positive effects on communities and public health. Communities will have direct positive effects from the provision of new and well maintained facilities such as affordable housing, schools, health and community services, open and play/recreational spaces. This should help encourage social inclusion and integration as well as strengthening the community with major positive effects.

The construction and maintenance of accessible health facilities will have direct positive effects for communities. The creation of open spaces, including play and recreation, should have positive effects on the public health and well-being of the area by providing spaces that encourage healthy recreation and leisure; cumulative effects in the longer term are possible. The policy specifies that community facilities are provided within close proximity to the community and accessible by walking and cycling – with concomitant positive effects on accessibility and transport , and with encouragement of healthier lifestyles. The extent of the effects is dependent upon details of specific sites.

The policy specifically refers to the provision of educational facilities including Welsh language learner training and this will have positive effects on this SA objective.

The policy may provide a range of job opportunities but this is dependent on the amount of new social infrastructure that is developed.

The SA recommended that the Councils consider the timing or phasing of social infrastructure and that it should be provided in a timely manner. This will be important with regard to physical and utility, as well as green, infrastructure. This recommendation has now been incorporated into the policy. **It also recommended** that the Councils consider preparation of a Green Infrastructure Strategy and Action Plan for the area to identify areas of deficiency, priorities, phasing and to identify potential partners for collaboration and funding possibilities. A detailed specific policy on GI would help ensure implementation and effectiveness of enhancement. The SA also recommended that the specific needs of younger and older people should be considered. This has now been addressed by the consideration of vulnerable groups in the community.

Appendix 6- SA of Strategic Policies

Strategic Policy PS21 Information and communications technology The Councils will support infrastructure development that seek to extend or improve connectivity through existing and emerging communication technologies, i.e. high speed broadband, mobile phone, and development in all parts of the Plan area subject to appropriate safeguards.				
SA Objective		**Assess-ment**	**Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)**	**Recommendations / Mitigation and Enhancement Measures**
1	**Biodiversity**	**+/-**	The laying of cables for telecommunications can have negative effects on biodiversity; however, this is dependent on the implementation of individual proposals.	None
2	**Community & health**	**+**	Improved connectivity through communication technologies will help to reduce social exclusion by allowing people to communicate more widely and providing better access to online services. This will have long-term positive effect on this SA objective, particularly for rural communities. The policy could also help to reduce the out migration of young people[10] by allowing them to work from home and possibly start their own business.	None
3	**Climate change**	**+**	There is the potential for an indirect positive effect on this SA objective as improved information and communications technology could allow more people to work from home; therefore reducing the number of vehicle trips generated.	None
4	**Welsh language**	**+**	Improved access to high speed broadband has the potential for indirect long-term positive effects by giving more people, in particular rural communities, the opportunity to promote the Welsh language and culture as well as goods and services.	None
5	**Heritage/culture**	**+/-**	The laying of cables for telecommunications can have negative effects on heritage/culture; however, this is dependent on the implementation of individual proposals.	None
6	**Economy, employment**	**+/-**	Improving access to high speed broadband will provide people with the opportunity to start up web-based businesses and sell/market their goods and/or services, which will be particularly beneficial for rural communities. Long-term positive effects. On the other hand, an increase in online ordering may have a negative impact on the local economy as more people will buy produce from online stores rather than local shops. The overall impact, therefore is uncertain.	None

[10] The Anglesey and Gwynedd Joint Local Development Plan - Sustainability Appraisal Scoping Report (July 2011).

7	**Housing, affordable**	**0**	No significant effects identified.	None
8	**Landscape & townscape**	**+/-**	The laying of cables for telecommunications could have negative effects for important landscape, including the Llŷn Peninsula and Anglesey AONBs[11]; however, this is dependent on the implementation of individual proposals.	None
9	**Land, minerals, waste**	**+/-**	The potential effect of this policy is uncertain and dependent on the implementation of individual proposals.	None
10	**Transport & access**	**+**	Improving access to high speed broadband will give more people the opportunity to work from home, which has the potential for indirect positive effects by reducing the number of vehicle trips generated.	None
11	**Water & flood risk**	**+/-**	The laying of cables for telecommunications can have negative effects on the water environment; however, this is dependent on the implementation of individual proposals.	None

Summary

The policy supports the development of information and communication technologies, which will allow people to communicate more easily and improve access to online services having long-term positive effect on communities, particularly in rural areas, by reducing social exclusion. Improved access to high speed broadband provides people with the opportunity to start up web-based businesses, sell/market their goods and/or services, and work from home having indirect long-term positive effects on the economy. Giving people the opportunity to work from home also has the potential for indirect long-term positive effects on SA objectives relating to climate change and transport as it will help to reduce the number of vehicle trips generated.

The effect of the policy on biodiversity, heritage/culture, landscape, the water environment and minerals and waste was assessed as uncertain, as it is dependent on the implementation of individual proposals.

[11] The Anglesey and Gwynedd Joint Local Development Plan - Sustainability Appraisal Scoping Report (July 2011).

Strategic Policy PS22 Sustainable transport, development and accessibility

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

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

1. improve public transport and increase modal shift towards sustainable modes through the promotion of a more frequent and reliable public transport service
2. maintain and improve stations, infrastructure and services on the main Railway Lines;
3. improve and enhance the public footpath and cycleway network to improve accessibility by these modes of travel;
4. support schemes that will improve transport including park and ride/ share facilities for areas of employment and new development; freight transfer facilities and other rail-related improvements
5. allocating or safeguarding land where appropriate to facilitate the key strategic transport schemes:

    - A487 Dinas – Bontnewydd – Caernarfon by pass
    - Menai Strait crossing

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

A5025 Valley to Wylfa / Amlwch to Wylfa and other transport infrastructure improvements associated with new nuclear development at Wylfa

Planning obligations or other appropriate mechanisms for development on all major development sites will be sought to mitigate their impact on the Plan area's transportation system in accordance with Strategic Policy PS5

SA Objective		Assess-ment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures
1	**Biodiversity**	**+/-**	There is the potential for individual proposals, such as the A A487 Dinas – Bontnewydd – Caernarfon bypass[12] [13], to have negative effects on biodiversity; however, this is dependent on their implementation.	None

[12] Taith (2009) North Wales Regional Transport Plan.

2	**Community & health**	+	The policy supports transport improvements and seeks to maximise access to sustainable modes of transport, including walking, cycling and public transport. This will help to integrate new and existing communities, improve access to facilities and services and will encourage people to live healthier lifestyles through the improvement and enhancement of public footpaths and cycleways. Long-term positive effects on communities and health. Accessible transport is also important for all members of the community, including the young, the aged and those with disabilities.	A key sustainability issue identified by the SA Scoping Report[14] is the need to facilitate a sustainable transport network in rural areas. There is the potential to strengthen the policy by highlight the importance of improving access to public transport for rural communities.
3	**Climate change**	+	There is the potential for indirect long-term positive effects as improved access to sustainable modes of transport will help to mitigate the greenhouse gas emissions created through the development of additional homes and more cars on the road.	None
4	**Welsh language**	0	No significant effects identified.	None
5	**Heritage/culture**	+/-	The potential effect of this policy is uncertain and dependent on the implementation of proposals.	None
6	**Economy, employment**	+	Sustainable transport is important to support retail centres and provide access to employment. It can also benefit the visitor economy by improving access to tourist locations and developments. Long-term positive effects on the economy.	None
7	**Housing, affordable**	0	No significant effects identified.	None
8	**Landscape & townscape**	+/-	The potential effect of this policy is uncertain and dependent on the implementation of proposals.	None
9	**Land, minerals, waste**	0	No significant effects identified.	None
10	**Transport & access**	++	The policy will have major long-term positive effects on transport and access through supporting transport improvements and seeking to maximise access to sustainable modes of transport. This will help to improve access to jobs, facilities and services and reduce the need to travel by car[15].	See the Recommendations / Mitigation and Enhancement Measures for SA Objective 2 (Community & health).
11	**Water & flood risk**	+/-	The potential effect of this policy is uncertain and dependent on the implementation of proposals.	None
Summary				
The policy will have major long-term positive effects on transport and access through supporting transport improvements and seeking to maximise access to sustainable modes of transport. This will help to improve access to jobs, facilities and services and reduce the need to travel by car. Improving access to sustainable modes of transport, including walking, cycling and public transport, will help to integrate new and existing communities, improve access to facilities and services and will encourage people to live				

[13] TraCC (2009) Mid Wales Regional Transport Plan.
[14] The Anglesey and Gwynedd Joint Local Development Plan - Sustainability Appraisal Scoping Report (July 2011).
[15] Anglesey and Gwynedd Councils - Topic Paper: Infrastructure.

healthier lifestyles through the improvement and enhancement of public footpaths and cycleways. Accessible transport is also important for all members of the community, including the young, the aged and those with disabilities.

It was assessed that there is the potential for indirect long-term positive effects on the economy as sustainable transport supports retail centres and provides access to employment. It can also benefit the visitor economy by improving access to tourist locations and developments. Long-term positive effects on the economy. There is the potential for indirect long-term positive effects as improved access to sustainable modes of transport will help to mitigate the greenhouse gas emissions created through the development of additional homes and more cars on the road.

The effect of the policy on biodiversity, heritage/culture, landscape and the water environment was assessed as uncertain, as it is dependent on the implementation of individual proposals.