



Sustainability Appraisal

July 2017



Joint Local Development Plan- Gwynedd & Môn



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL



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1. INTRODUCTION

Background

- 1.1 This document is the Final Sustainability Appraisal Report of the Anglesey and Gwynedd Deposit 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 final version of the Plan. This includes an assessment of the JLDP's vision, objectives, strategic options, site options and policies. This report records all the appraisal work undertaken. The Council commissioned Enfusion Ltd to assist in the undertaking of the SA.

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

- 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. The SEA process requires the consideration of both positive and negative effects of the implementation of plans and their policies and can be used to inform and enable positive and pro-active environmental measures.
- 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.

Outputs from the SA Process to date

1.14 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 May 2013** (documenting Stages A to C) This report was placed on public consultation alongside the Preferred Strategy for a period of 7 weeks.
- **Deposit Sustainability Appraisal Report February 2015** (documenting Stages A to D) This report was placed on public consultation alongside the Deposit Plan for a period of 7 weeks.
- **Deposit & Focused Changes Sustainability Appraisal Report** (documenting stages A to D) This report accompanied the Deposit JLDP & Focused Changes on submission to the Welsh Government.
- **Sustainability Addendum Report July 2016** considered proposed amendments to the JLDP following consideration of responses to the Focused Changes as well as further work in relation to Gypsy and Traveller site options, renewable energy development, and to address the Inspector's comments during the Pre-Hearings stage of the Examination.
- **Sustainability Appraisal of Matters Arising Changes December 2016** considered proposed amendments to the JLDP which emerged as a result of matters discussed during the JLDP Hearing Sessions
- **Final Sustainability Appraisal Report July 2017** (this report) This report accompanies the final adopted version of the JLDP.

Habitats Regulations Assessment

- 1.15 Alongside the SA process it was also 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).
- 1.16 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 must ascertain whether there are European Sites within neighbouring authorities whose integrity may be adversely affected by the LDP.
- 1.17 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)*
- 1.18 However, the guidance does note that the reporting can be done alongside the SA provided it is clearly signposted. As the plan developed, the SA and HRA were linked in order to ensure that the LDP policies were developed so as to consider the impacts of the Plan on the Natura 2000 sites. Enfusion Ltd

undertook the HRA which was submitted alongside the SA Report and the Deposit Plan on submission to the Welsh Government.

- 1.19 The screening of the Deposit JLDP found that individually, the majority of policies or site allocations proposed within the Deposit JLDP were unlikely to have significant effects on European sites. There were 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 also contain safeguards that seek to protect biodiversity or require any proposal for development to undertake a HRA. This along with the mitigation provided Deposit JLDP policies, including Strategic Policy PS16 (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 - will help to ensure that there are no likely significant effects on European sites.
- 1.20 The screening assessment also considered the potential impacts of the Deposit JLDP as whole as well as in-combination with other plans and projects. It concluded that that the Deposit JLDP was unlikely to have significant effects on any European sites either alone or in-combination with other plans and projects as a result of atmospheric pollution, increased disturbance, habitat loss or fragmentation and reduced water quality and levels. These findings were subject to consultation comments and advice from NRW and wider stakeholders.
- 1.21 Following the consultation on the Deposit JLDP, the Councils made a number of changes to the Plan. These changes were screened and found to not significantly affect the findings of the HRA Screening for the Deposit JLDP. It was therefore concluded that the JLDP was not likely to have significant effects on any European sites either alone or in-combination. A copy of the latest HRA Report is available in a separate document.

Other Assessments

- 1.22 The JLDP was also 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.
- 1.23 A Health Impact Assessment (HIA) of the JLDP was also 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 was 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 was used to assess the JLDP.

- 1.24 Finally, a Welsh Language Impact Assessment (WLIA) was undertaken for the JLDP. WLIA allows for the identification of possible impacts on the Welsh language that may result from development. The WLIA was also conducted as a separate exercise to the SA of the JLDP. The results of the above named assessments have informed the SA process.

Structure of this SA Report

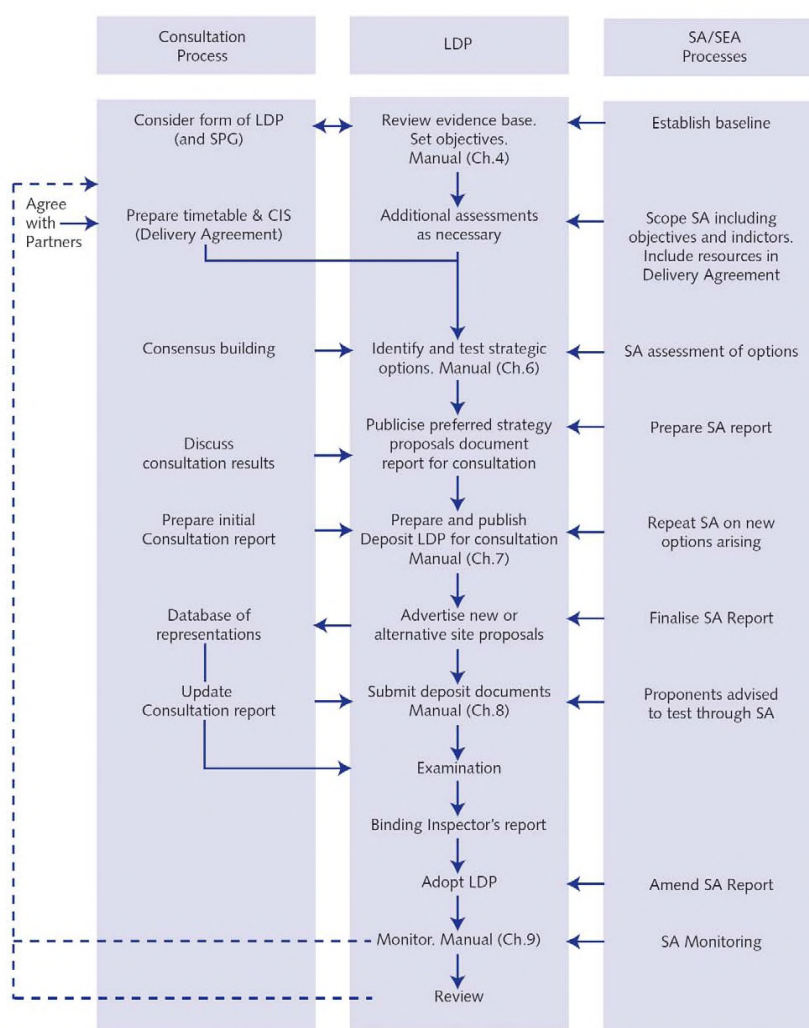
- 1.25 This report is set out as follows:
- Section 2 explains the approach to the SA and details the methods used for each stage and each element of the developing JLDP;
 - Section 3 describes the characteristics of the Local Plan area and key issues, setting out the baseline conditions and the policy context, together with an indication of how the area might develop without the JLDP;
 - Section 4 explains options in plan-making and alternatives assessment in SEA;
 - Section 5 sets out the findings of the SA of the Preferred Strategy in 2013;
 - Section 6 sets out the findings of the SA of the emerging Deposit Plan and considers the proposed Focused Changes;
 - Section 7 sets out the findings of the SA of the Matters Arising Changes (MACs) and Inspector's recommendations.
 - Section 8 provides a description of the proposed measures concerning monitoring; and

2. SUSTAINABILITY APPRAISAL METHODOLOGY

Introduction

- 2.1 This section sets out the broad approach and method for the SA/SEA process, including the appraisal of strategic options, policies and site allocations. Figure 2.1 below demonstrates how the SA/SEA process integrated with each stage of the JLDP process.

Figure 2.1: The relationship between the SA/SEA and the LDP process¹



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	<ul style="list-style-type: none"> • 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 (Task A4) • Preparing and consulting on the scope of the SA (Task A5)
Stage B: Developing and refining options and assessing effects	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Preparing the Sustainability Appraisal [Environmental] Report (Task C1)
Stage D: Consulting and decision-making	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Finalising aims and methods for monitoring (Task E1) • Responding to adverse effects (Task E2)

Sustainability Task Group

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

Scoping the Key Sustainability Issues and the SA Framework

- 2.4 During the early stages of the Local Plan preparation in 2007, relevant plans and programmes (PP) were reviewed and baseline information was gathered and analysed by Officers to help identify the issues, problems and opportunities for the area (further detailed in the following Section 3). The details of this analysis were reported in the technical Appendices to the Scoping Report July 2011.²
- 2.5 A Framework of SA Objectives and decision-aiding questions was developed from the key issues identified in 2011 as part of the scoping work. This framework aims to promote and/or protect sustainability factors that are relevant to the Local Plan area and its timescale for implementation. It forms the basis against which emerging elements of the JLDP are appraised using both quantitative and qualitative assessment respectively from the evidence base and professional judgment.
- 2.6 The Scoping Report set out the process undertaken and was placed on public consultation in July 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. During the public consultation period on the Scoping Report, 10 comments were registered raising over a 100 issues.
- 2.7 The Sustainability Task Group which met on 08 September 2011 also provided observations on the contents of the Scoping Report and these were considered and registered as comments. 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.
- 2.8 The SA Framework of Objectives, Decision-Aiding Questions and Potential Indicators revised as a result of statutory and public consultation is set out in the following table (*including cross-references in italics for the topics in the SEA Directive*):

² <https://www.gwynedd.gov.uk/en/Council/Strategies-and-policies/Environment-and-planning/Planning-policy/Joint-Local-Development-Plan/Appraisals-and-Assessments.aspx>

The Sustainability Appraisal Framework

Table 2.2: The SA Framework

SA Framework of Objectives
1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)
<p>Will the plan....</p> <ul style="list-style-type: none"> ■ 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 ■ Maintain and enhance ecological function and connectivity.
<p>Proposed Indicators:</p> <ul style="list-style-type: none"> ■ 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)
<p>Will the plan ...</p> <ul style="list-style-type: none"> ■ 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
<p>Proposed Indicators:</p> <ul style="list-style-type: none"> ■ % of total population with access to key services ■ lifestyle related health measures (e.g. overweight/ obese) – Welsh Health Survey

SA Framework of Objectives
<p>3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (SEA Topics: climatic factors, air)</p>
<p>Will the plan ...</p> <ul style="list-style-type: none"> ■ 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
<p>Proposed Indicators:</p> <ul style="list-style-type: none"> ■ % change in carbon dioxide emissions from industry /commercial, domestic, road transport, land use change and forestry sectors
<p>4. Conserve, promote and enhance the Welsh language (SEA Topic: cultural heritage)</p>
<p>Will the plan...</p> <ul style="list-style-type: none"> ■ Protect and enhance opportunities for the promotion and development of the Welsh Language
<p>Proposed Indicators:</p> <ul style="list-style-type: none"> ■ Number/ % Welsh Language speakers
<p>5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)</p>
<p>Will the plan ...</p> <ul style="list-style-type: none"> ■ 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
<p>Proposed Indicators:</p> <ul style="list-style-type: none"> ■ Number of historic assets at risk / change in number at risk
<p>6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)</p>
<p>Will the plan ...</p> <ul style="list-style-type: none"> ■ Promote and facilitate investment for local businesses across a variety of economic sectors

SA Framework of Objectives
<ul style="list-style-type: none"> ■ 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 opportunities for all sectors of the community.
<p>Proposed Indicators:</p> <ul style="list-style-type: none"> ■ Economic activity by sector ■ Employment status of residents 16 years+ ■ Number of people commuting into and out of authority areas
<p>7. Provide good quality housing, including affordable housing that meets local needs (SEA Topic: population, human health)</p>
<p>Will the plan ...</p> <ul style="list-style-type: none"> ■ 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
<p>Proposed Indicators:</p> <ul style="list-style-type: none"> ■ Number of new affordable housing units provided/ year as percentage of all new units
<p>8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (SEA Topics: landscape)</p>
<p>Will the plan ...</p> <ul style="list-style-type: none"> ■ 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
<p>Proposed Indicators:</p> <ul style="list-style-type: none"> ■ Proportion of high/very high quality landscape identified by LANDMAP ■ Number / proportion of new developments within AONB's ■ Number / proportion of new developments within areas classed as outstanding by LANDMAP.
<p>9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (SEA Topic: material assets, soil)</p>

SA Framework of Objectives
<p>Will the plan ...</p> <ul style="list-style-type: none"> ■ 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) ■ Will the plan protect soil functions, which includes flood alleviation and carbon sequestration.
<p>Proposed Indicators:</p> <ul style="list-style-type: none"> ■ % proportion of development on previously developed land ■ % municipal wastes sent to landfill ■ % municipal waste reused/ recycled ■ Area of soil permanently 'sealed' and area of carbon rich/organic soils developed
<p>10. Promote and enhance good transport links to support the community and the economy (SEA Topic: population, human health)</p>
<p>Will the plan ...</p> <ul style="list-style-type: none"> ■ 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
<p>Proposed Indicators:</p> <ul style="list-style-type: none"> ■ 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 ■ Number of electrical recharge points and hydrogen fuel sources available
<p>11. Safeguard water quality, manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)</p>
<p>Will the plan ...</p> <ul style="list-style-type: none"> ■ Ensure that water quality of rivers, lakes, ground water and coastal

SA Framework of Objectives

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

SA Method

2.9 This SA Framework formed the basis for appraising the strategic options for the level and distribution of growth, reasonable options for sites and policies from 2012 through to 2015. The baseline information and plans and programmes review was updated in 2013 and 2014; the sustainability issues and problems for the Local Plan remained the same and the SA Framework was still considered relevant and was retained for continuity of appraisal. The summary of the updated baseline and plans and programmes review can be found in Section 3 with the detail provided in Appendix 3.

2.10 During the early stages 2011-2013 of SA and Local Plan preparation, the SA used a system of symbols to represent the findings of the SA for different elements of the emerging plan as follows:

For the compatibility analysis of vision and objectives:

Table 2.3: Compatibility Analysis of Vision & Objectives Key (2012)

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

For the appraisal of strategic options and policies:

Table 2.4: SA Key to Nature and Significance of Effects (2011-2013)

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

- 2.11 Amendments to the significance key were made in May 2014, in order to make the identified sustainability effects of the JLDP clearer. The revised significance key used for the SA of potential site allocations is presented in Table 2.5 below:

Table 2.5: Revised Significance Key (2014-2015)

Categories of Significance		
Symbol	Meaning	Sustainability Effect
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect
-	+	Certain SA Objectives consider more than one topic and as a result the plan could have different effects upon each topic considered. For example, SA Objective 2 relates to distance from services/facilities as well as human health. Development could have a minor negative effect as it is not within walking distance to existing services/facilities but could also have a minor positive effect on health through the provision of housing.
+	?	It is also possible to have two symbols for an SA Objective when it is only considering an individual topic. For example, A development could have the potential for a minor negative effect against SA Objective 5; however, there is an element of uncertainty until lower level assessments have been carried out.

- 2.12 Throughout the SA process, the appraisal was proportionate to the stage of the developing Local Plan and the elements of the plan that were being appraised.

Appraising Strategic Options

- 2.13 Reasonable strategic options for the level and distribution of growth were subject to high level strategic SA against each SA objective in 2011 using the key presented in Table 2.4. A proportionate and comparative appraisal of the strategic options were carried out and a commentary provided that described the potential effects and possibilities for mitigation of any adverse effects or enhancements of positive effects. The findings of this work is summarised in Section 4 with the detailed appraisal provided in Appendices 5 and 6. The assessment was informed by the Sustainability Task Group which met on 13 December 2011. Any changes to the overall level or distribution of growth presented in the Draft Initial SA Report (2012) have also been considered in Section 4.

Appraising Preferred Strategy Policies

- 2.14 Each of the policies in the Preferred Strategy Document (2013) were subject to an individual appraisal against the full SA Framework (Table 2.2) using the key presented in Table 2.4. The findings were summarised in Section 6 of the Initial SA Report (May 2013) with the detailed appraisal matrices presented in Appendix 8.

Appraising Site Options

- 2.15 The Council's Candidate Site Process and Methodology for the JLDP follows a progressive 'sieving' process whereby areas of land or site options are assessed against a set of exclusionary and discretionary criteria. Enfusion worked with the Councils in 2013 and 2014 to ensure that SA/SEA and HRA objectives were incorporated into the Candidate Site Process and Methodology.
- 2.16 In 2014, Enfusion and the Councils refined the SA Framework to provide further clarity and justification for the appraisal of site options by clearly defining the significance thresholds used. The SA Framework for Site Options presented below in Table 4.2 and has been developed and refined to highlight key issues or criteria of importance for each SA Objective. Any assumptions and uncertainties are noted along with a clear indication of the standards and thresholds that will be used to determine the nature and significance of the effects for site options. Table 4.2 shows a clear progression of how the SA Objectives that have been developed to address the sustainability issues of the JLDP area, will be used to appraise the sustainability of potential site options.

Table 2.6: SA Framework for Site Options

SA Framework of Objectives and Decision-aiding questions	Detailed Assessment Criteria considered in Candidate Site Officer Assessment Form	SA of Site Allocations	Significance Criteria for SA of Site Allocations	
1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)				
Will the plan.... <ul style="list-style-type: none">■ 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	4. Would development of the site lead to the loss of an important habitat, priority species, trees and hedgerows or lead to fragmentation of green corridor? 10. LANDMAP Evaluation: <ul style="list-style-type: none">• Visual and Sensory:• Geological:• Landscape Habitats:• Historical:• Cultural:	The exclusionary criteria as part of the Candidate Site Process and methodology should have removed any sites within or adjacent to SSSIs, SACs, SPAs and NRRs. Detailed assessment criteria 4 in the Candidate Site Process and Methodology should indicate if development could lead to the loss of an important habitat, priority species, trees and hedgerows or lead to fragmentation of green corridor.	++	It is unlikely that development at any of the sites will have major positive effects on biodiversity, unless development would address an existing sustainability issue relating to biodiversity.
			+	Development will not lead to the loss of an important habitat, priority species, trees and hedgerows or lead to fragmentation of green corridor and there are potential opportunities to enhance biodiversity.
			0	Development could lead to the loss of an important habitat, priority species, trees and hedgerows or lead to fragmentation of green corridor; however, suitable mitigation is available to address negative effects. Potential for a residual neutral effect.
			?	Element of uncertainty for all sites until lower level surveys and assessments have been carried out.
			-	Development could lead to the loss of an important habitat, priority species, trees and hedgerows or lead to fragmentation of green corridor. Mitigation will be difficult or expensive. Potential for a residual minor negative effect.

SA Framework of Objectives and Decision-aiding questions	Detailed Assessment Criteria considered in Candidate Site Officer Assessment Form	SA of Site Allocations	Significance Criteria for SA of Site Allocations	
			--	If there is the potential for development at the site to have negative effects on a European site (SAC, SPA and Ramsar) or SSSI. At this stage it is considered unlikely that any of the reasonable site allocations are likely to have a major negative effect on biodiversity as this should have already been considered through the Candidate Site Process and Methodology.
2. Promote community viability, cohesion, health and well being (SEA Topics: human health, population)				
<p>Will the plan ...</p> <ul style="list-style-type: none"> 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 	<p>7. Does the site have any value as an open space or recreational importance?</p> <p>8. Does the current/previous use of the site suggest that there is a potential risk of contaminated land?</p> <p>15. Please state the distance to the nearest community service/facility:</p> <ul style="list-style-type: none"> Post Office Convenience Store Primary or Secondary School Supermarket Surgery Pharmacy Dentist Play Area Other (please state) 	<p>This SA Objective addresses two separate issues, the first being distance to existing community services/facilities and the second human health.</p> <p>Community Facilities/Services It is assumed that any proposal for development can make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities and services.</p> <p>The nature and significance of effects base on the distance to existing community facilities/services. Informed by detailed assessment criteria 15 in</p>	++	<p>Community Facilities/Services The site is well within all the distance thresholds to community services and facilities.</p> <p>Human Health It is considered unlikely that development at any of the sites will have major positive effects on health.</p>
			+	<p>Community Facilities/Services The site meets the distance thresholds for the majority of community services and facilities.</p> <p>Human Health Development at all of the sites has the potential for indirect long-term positive effects on health through the provision of housing or employment by meeting the future needs of the Plan area.</p>

SA Framework of Objectives and Decision-aiding questions	Detailed Assessment Criteria considered in Candidate Site Officer Assessment Form	SA of Site Allocations	Significance Criteria for SA of Site Allocations	
	<p>20. Would there be any adverse impact arising from potentially conflicting land uses?</p> <p>21. Is the site located within the built form of a settlement or does it constitute a minor extension to a settlement?</p>	<p>the Candidate Site Process and Methodology.</p> <p>Human Health It is assumed that any proposal for development has the potential for short term negative effects on human health through increased noise, light and air pollution during construction. It is also assumed that there will be suitable mitigation measures provided through LDP policies and available at the project level to address short term negative effects during construction, with a residual neutral effect.</p> <p>It is also assumed that there is the potential for proposed development at all the sites to have indirect long-term positive effects on health through the provision of housing or employment by meeting the future needs of the Plan area.</p> <p>The nature and significance of the effects relating to human health will be based on information provided through detailed Candidate Site Process and</p>	0	<p>Community Facilities/Services A neutral effect is not possible.</p> <p>Human Health If there are no potential human health issues then the site should be given a minor positive effect, see text above for +.</p>
			?	<p>Community Facilities/Services An element of uncertainty if services/facilities provided in the settlement are limited.</p> <p>Human Health There is likely to be an element of uncertainty for any potential negative effects identified in relation to human health.</p>

SA Framework of Objectives and Decision-aiding questions	Detailed Assessment Criteria considered in Candidate Site Officer Assessment Form	SA of Site Allocations	Significance Criteria for SA of Site Allocations	
		Methodology assessment criteria 7, 8 & 20.	-	Community Facilities/Services The site fails to meet the majority of thresholds for distance to community facilities and services. Human Health Potentially minor issues relating to human health.
			--	Community Facilities/Services The site significantly fails to meet the majority of thresholds for distance to community facilities and services. Human Health There is potentially a significant issue relating to human health.
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 ... <ul style="list-style-type: none"> 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 	1. Is there a risk of flooding? 21. Is the site located within the built form of a settlement or does it constitute a minor extension to a settlement? 13. Is the site accessible from a public highway and is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site? 14. Is the nearby highway system	It is assumed that development at any of the sites could potentially incorporate energy efficiency and on-site renewable and low carbon technologies. Smaller scale development could potentially offer less choice of on-site renewable and low carbon technologies than for a larger site option. However, this does not mean that smaller developments could not abate carbon emissions	++ + 0	Development has the potential to significantly reduce levels of traffic in an area that is experiencing congestion issues. Development has the potential to reduce levels of traffic. Potential for a minor positive effect. Development at the site will have a neutral effect on traffic. Possible that suitable mitigation is available to reduce negative effects with the potential for a residual neutral effect.

SA Framework of Objectives and Decision-aiding questions	Detailed Assessment Criteria considered in Candidate Site Officer Assessment Form	SA of Site Allocations	Significance Criteria for SA of Site Allocations	
proportion of energy demand met by low carbon sources <div>■ Ensure adaptation planning that maximises the opportunities and minimises the cost of climate change</div>	(including junctions) of sufficient quality to deal with potential development on the site?	off-site. Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage. It is therefore considered that nature and significance of the effect against this SA objective should focus on traffic impacts. Flooding is addressed against SA Objective 11 (Water).	?	Element of uncertainty for all sites until lower level surveys and assessments have been carried out.
			-	Development has the potential to increase traffic in the area.
			--	Development is likely to increase the levels of traffic in an area that is already experiencing congestion issues. Mitigation difficult and/or expensive.
4. Conserve, promote and enhance the Welsh language (SEA Topic: cultural heritage)				
Will the plan... <div>■ Protect and enhance opportunities for the promotion and development of the Welsh Language</div>	15. Please state the distance to the nearest community service/facility: <div><div>• Post Office</div><div>• Convenience Store</div><div>• Primary or Secondary School</div><div>• Supermarket</div></div>	This SA Objective will not be a key differentiator between site options. All site options are considered to have a neutral effect against this SA Objective.	++	A major positive effect is not considered possible.
			+	A minor positive effect is not considered possible.
			0	All site options are considered to have a neutral effect against this SA Objective.
			?	An uncertain effect is not considered possible.

SA Framework of Objectives and Decision-aiding questions	Detailed Assessment Criteria considered in Candidate Site Officer Assessment Form	SA of Site Allocations	Significance Criteria for SA of Site Allocations	
	<ul style="list-style-type: none"> • Surgery • Pharmacy • Dentist • Play Area • Other (please state) 		-	A minor negative effect is not considered possible.
			--	A major negative effect is not considered possible.
5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)				
Will the plan ... <ul style="list-style-type: none"> ■ 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 	<p>3. Is the site (or parts of the site) protected by landscape, ecological, geological, historical or cultural designations?</p> <p>9. Would development of the site present an opportunity to remove an eyesore?</p> <p>10. LANDMAP Evaluation:</p> <ul style="list-style-type: none"> • Visual and Sensory: • Geological: • Landscape Habitats: • Historical: • Cultural: <p>18. Would development on the site have an adverse impact upon important views/vistas?</p> <p>19. Would development of the site have a detrimental impact on the character of the settlement?</p>	<p>The nature and significance of the effects against this SA Objective will primarily relate to designated heritage assets and their setting.</p> <p>Are there any designated heritage assets, or their setting, that could be effected within or adjacent to the site?</p> <p>Are there any opportunities to enhance culture or heritage assets, such as; securing appropriate new uses for unused Listed Buildings; the removal of an eyesore on the setting of designated assets; improved access and signage or public realm?</p> <p>It is considered that there is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out through planning</p>	<p>++</p> <p>+</p> <p>0</p> <p>?</p> <p>-</p>	<p>Development is likely to have a substantial positive effect on the significance of the heritage asset / historic environment or address a significant existing sustainability issue relating to culture and heritage.</p> <p>Development has the potential for minor positive effects as it may enhance the setting of or access to designated assets.</p> <p>Development will have a neutral effect. This may be because there are no heritage assets within the influence of proposed development or that mitigation measures are considered sufficient to address potential negative effects with the potential for a residual neutral effect.</p> <p>Element of uncertainty for all sites until lower level surveys and assessments have been carried out.</p> <p>Development has the potential for a minor residual negative effect on a Scheduled Monument, Listed Building, Registered Park and Gardens & Registered Battlefields. Even once</p>

SA Framework of Objectives and Decision-aiding questions	Detailed Assessment Criteria considered in Candidate Site Officer Assessment Form	SA of Site Allocations	Significance Criteria for SA of Site Allocations	
		applications. Need to consider proximity to designated heritage assets and the nature and significance of the effects identified against SA Objective 8 (Landscape & Townscape).		avoidance and mitigation measures have been considered there is still the potential for a residual minor negative effect.
			--	Development has the potential for a major residual negative effect on a Scheduled Monument, Listed Building, Registered Park and Gardens & Registered Battlefields. Mitigation not possible or difficult/ expensive.
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)				
<p>Will the plan ...</p> <ul style="list-style-type: none"> 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 opportunities for all sectors of the community. 	<p>14. Is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site?</p> <p>15. Please state the distance to the nearest community service/facility:</p> <ul style="list-style-type: none"> Post Office Convenience Store Primary or Secondary School Supermarket Surgery Pharmacy Dentist Play Area Other (please state) 	<p>The nature and significance of the effects on this SA Objective will primarily relate to the capacity of the site to accommodate employment land and the potential loss of existing employment.</p>	++	Predominantly employment development being proposed. Potential for a major positive effect against this SA Objective.
			+	Mixed use development is being proposed. Potential for minor long term positive effect.
			0	If only residential development is being proposed then potential for a neutral effect against this SA Objective.
			?	Development could lead to the loss of existing employment but this is uncertain at this stage.
			-	Development will lead to the minor loss of existing employment. Potential for a minor long term negative effect.

SA Framework of Objectives and Decision-aiding questions	Detailed Assessment Criteria considered in Candidate Site Officer Assessment Form	SA of Site Allocations	Significance Criteria for SA of Site Allocations	
	<p>16. Please state the distance to the nearest utility connection:</p> <ul style="list-style-type: none"> • Electricity • Gas • Water • Sewerage • Telecommunications <p>20. Would there be any adverse impact arising from potentially conflicting land uses?</p>		--	Development will lead to the significant loss of existing employment. Potential for a major long term negative effect.
7. Provide good quality housing, including affordable housing that meets local needs (SEA Topic: population, human health)				
<p>Will the plan ...</p> <ul style="list-style-type: none"> ■ 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 	<p>14. Is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site?</p> <p>15. Please state the distance to the nearest community service/facility:</p> <ul style="list-style-type: none"> • Post Office • Convenience Store • Primary or Secondary School • Supermarket • Surgery • Pharmacy • Dentist • Play Area 	<p>It is assumed that development at any of the site options should meet the affordable housing requirements set in the Joint LDP.</p> <p>It is considered that this SA Objective will not be a key differentiator between site options as it relates to the provision of housing. The nature and significance of the effect will be determined by what type of development can be accommodated at the site.</p>	++	Predominantly residential development being proposed. Potential for a major positive effect against this SA Objective.
			+	Mixed use development is being proposed. Potential for minor long term positive effect.
			0	If no employment is being proposed as part of development, as it is an employment site, then it is considered to have a neutral effect against this SA Objective.
			?	Not applicable.

SA Framework of Objectives and Decision-aiding questions	Detailed Assessment Criteria considered in Candidate Site Officer Assessment Form	SA of Site Allocations	Significance Criteria for SA of Site Allocations	
	<ul style="list-style-type: none">• Other (please state) 16. Please state the distance to the nearest utility connection: <ul style="list-style-type: none">• Electricity• Gas• Water• Sewerage• Telecommunications 20. Would there be any adverse impact arising from potentially conflicting land uses?		-	Not applicable.
			--	Not applicable.
8. Value, conserve and enhance the plan area’s rural landscapes and urban townscapes (SEA Topics: landscape)				
<p>Will the plan ...</p> <ul style="list-style-type: none">■ 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	3. Is the site (or parts of the site) protected by landscape, ecological, geological, historical or cultural designations? 7. Does the site have any value as an open space or recreational importance? 9. Would development of the site present an opportunity to remove an eyesore? 10. LANDMAP Evaluation: <ul style="list-style-type: none">• Visual and Sensory:• Geological:• Landscape Habitats:• Historical:• Cultural: 18. Would development on the site have an adverse impact upon	<p>The nature and significance of the effects will primarily be dependent on how important and sensitive the site options are with regard to landscape.</p> <p>Candidate Site Process Methodology detailed assessment criteria 3 & 4 will inform the appraisal.</p> <p>If the landscape sensitivity is not known then it is assumed that development on a greenfield site has the potential for a minor negative effect as there would be development in a previously undeveloped area.</p>	++	Development would remove a significant eyesore and/or would regenerate derelict brownfield land that is currently having a major negative effect on the landscape/ townscape.
			+	Development would remove an eyesore and/or would regenerate brownfield land that is currently having a minor negative effect on the landscape/ townscape.
			0	A neutral effect is not considered possible.
			?	Element of uncertainty for all site options until lower level assessments have been carried out.
			-	The site has moderate to high importance/ sensitivity in landscape term. Potential for a minor residual negative effect.

SA Framework of Objectives and Decision-aiding questions	Detailed Assessment Criteria considered in Candidate Site Officer Assessment Form	SA of Site Allocations	Significance Criteria for SA of Site Allocations	
	important views/vistas? 19. Would development of the site have a detrimental impact on the character of the settlement?	If the landscape sensitivity is not known then it is assumed that development on a brownfield site has the potential for a minor positive effect as it would result in the regeneration of the site. It is considered that there is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out through planning applications.	--	The site has high importance/ sensitivity in landscape terms and mitigation is likely to be difficult/ costly. Potential for major residual negative effect.
9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling <i>(SEA Topic: material assets, soil)</i>				
Will the plan ... <ul style="list-style-type: none"> 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 	2. Would development of the site lead to a loss of best and most versatile agricultural land (Grades 1,2 and 3a)? 6. Does the site constitute Brownfield land? 8. Does the current/previous use of the site suggest that there is a potential risk of contaminated land? 20. Would there be any adverse impact arising from potentially conflicting land uses?	The exclusionary criteria set out in the Candidate Site Process and Methodology should have removed any sites within or adjacent to a mineral or coal safeguarding sites. The nature and significance of the effect against this SA Objective will predominantly relate to the land type (greenfield/brownfield land) and agricultural land grade (Grade 3a and above).	++	The site is entirely brownfield land. Potential for a major positive effect against this SA Objective.
			+	The site is partly brownfield land. Potential for a minor positive effects against this SA Objective.
			0	A neutral effect is not considered possible.
			?	There is some uncertainty with regard to the land type and/ or agricultural land grade.
			-	The site is greenfield and could lead to the loss of a small proportion of best and most versatile agricultural land.

SA Framework of Objectives and Decision-aiding questions	Detailed Assessment Criteria considered in Candidate Site Officer Assessment Form	SA of Site Allocations	Significance Criteria for SA of Site Allocations	
hierarchy for existing and new developments (including through a sustainable network of management facilities)			--	The site is entirely greenfield land and predominantly best and most versatile agricultural land.
10. Promote and enhance good transport links to support the community and the economy (SEA Topic: population, human health)				
<p>Will the plan ...</p> <ul style="list-style-type: none"> ■ 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 	<p>11. Is the site located within walking distance of a public transport terminal/ bus stop? (Please specify distance and whether it is steep/obstructed route)</p> <p>12. How far is the site from an existing recreational walking/cycling route?</p> <p>13. Is the site accessible from a public highway and is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site?</p> <p>14. Is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site?</p>	<p>Traffic impacts are addressed against SA Objective 3. This nature and significance of the effects against this SA Objective will relate to accessibility to sustainable transport modes and reducing the need to travel.</p> <p>It is assumed that development at any of the sites could potentially provide or contribute to improved sustainable modes of transport.</p>	++	The site meets the majority of thresholds for distance to sustainable modes of transport (bus stops, railway station, walking and cycling routes) and is of a distance to the main service centres and areas of employment that development is likely to reduce the need to travel.
			+	The site meets the majority of thresholds for distance to sustainable modes of transport (bus stops, railway station, walking and cycling routes) and is of a distance to the main service centres and areas of employment that development is likely to reduce the need to travel.
			0	A neutral effect is not considered possible.
			?	All of the sites are likely to have an element of uncertainty against this SA Objective.
			-	The site fails some of the thresholds for distance to sustainable modes of transport (bus stops, railway station, walking and cycling routes) and given its distance from services/facilities is not likely to reduce the need to travel.

SA Framework of Objectives and Decision-aiding questions	Detailed Assessment Criteria considered in Candidate Site Officer Assessment Form	SA of Site Allocations	Significance Criteria for SA of Site Allocations	
			--	The site significantly fails to meet the majority of thresholds for distance to sustainable modes of transport (bus stops, railway station, walking and cycling routes) and given its distance from services/facilities is not likely to reduce the need to travel.
11. Safeguard water quality, manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)				
<p>Will the plan ...</p> <ul style="list-style-type: none"> 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. 	<p>1. Is there a risk of flooding? 5. Is the site within a groundwater or surface water protection area?</p>	<p>The Candidate Site Process and Methodology exclusionary criteria should have removed any sites that are wholly or partly within high risk flood areas.</p> <p>Candidate Site Process and Methodology detailed assessment criteria 1 and 5 will inform this appraisal.</p> <p>It is assumed that development at any of the sites could potentially incorporate water efficiency measures and sustainable drainage.</p>	++	Development at the site could offer an opportunity to potentially significantly reduce existing flood risk.
			+	Development at the site could offer an opportunity to potentially reduce existing surface water run-off.
			0	The site is not within a flood risk area and not within a groundwater or surface water protection area.
			?	There are uncertainties about flood risk, water protection area and or potential mitigation.
			-	The site is partially within an area of high flood risk and within a groundwater or surface water protection area.
			--	The site is wholly within an area of high flood risk.

- 2.17 The SA Framework for Site Options presented in Table 2.6 forms the basis for appraising reasonable options for site allocations. It sets out the standards and thresholds that will be used to determine the nature and significance of effects against SA Objectives, including any assumptions or uncertainties that will be made. This ensures a consistent approach is taken for the appraisal of all reasonable site options. It is important to read the SA of Site Allocations (decision making criteria, including any assumptions or uncertainties) column and significance criteria column in conjunction with each other as the former sets the context and justification for the latter. This includes a clear explanation of where particular issues are considered within the SA Framework.
- 2.18 Reasonable site options were subject to SA by the Councils against each SA Objective in 2014 using the SA key presented in Table 2.5 and SA Framework presented in Table 2.6. The site options are grouped together by settlement to ensure that a comparative appraisal of alternatives is carried out. This also helps to ensure that appropriate consideration is given to the potential cumulative effects of site options on settlements. Any strategic sites (sites of more than 3ha in size) were considered in an individual matrix unless there was a particular grouping of sites that should be considered together to ensure that cumulative effects were appropriately considered. Enfusion Ltd carried out a QA of the SA of site options produced by the Council in 2014, to ensure that a consistent approach had been taken. A summary of the findings for the SA of reasonable site options is presented in Section 4 with the detailed matrices presented in Appendix 7 of this SA Report.
- 2.19 Following consultation on the Deposit JLDP, the Councils considered an additional site option to accommodate development at Bethel. Using the same method set out above, the new site option was considered through the SA process. The summary findings presented in Section 4 and detailed appraisal matrix for Bethel provided in Appendix 7 of this report have been revised accordingly.

Deposit Plan (2015)

- 2.20 The SA of the Deposit Plan, including policies, was structured under 12 topic headings, which were linked to Objectives in the SA Framework as well as topics in the SEA Directive. This provided a framework and structure to evaluate the likely significant effects of the Deposit Plan against these key topics. The appraisal of each topic was divided into a number of sub-headings to ensure that each aspect of the emerging Local Plan (Policies and Site Allocations) was considered as well as the interrelationships between topics and cumulative effects of the Plan as a whole.
- 2.21 The appraisal was undertaken using professional judgment, supported by the updated baseline information and further updated evidence for the Local Plan, as well as any other relevant information sources available. The nature of the likely sustainability effects (including positive/negative, duration,

permanent/ temporary, secondary, cumulative and synergistic) are described, together with any uncertainty noted. Evidence is cited where applicable and a commentary provided and suggestions for mitigation or enhancement made where relevant. Sustainability Appraisal is informed by the best available information and data; however, data gaps and uncertainties exist and it is not always possible to accurately predict effects at a strategic level of assessment.

Focused Changes (2016)

- 2.22 A number of changes to the JLDP were proposed since the Deposit consultation ended in March 2015. It was important to ensure that any proposed changes were screened through the SA process to determine if they significantly affected the findings of the SA presented in the SA Report (February 2015) and further appraisal work was required. A screening table was produced to consider all the amendments, which included proposed changes to Policy as well as preferred site allocations. The findings of this work is provided in Appendix 9 of this Report.
- 2.23 The screening found that the changes were minor and did not significantly affect the findings of the previous SA work as they sought to provide further clarification or avoid repetition. While no significant further appraisal work was deemed necessary, it was considered appropriate to update the findings of the SA for the Deposit JLDP in Section 6 to reflect the proposed amendments, including new policies, as well as consultation responses received.
- 2.24 Following consideration of the representations received on the Focused Changes the Councils proposed a number of additional potential amendments to the JLDP. The screening of the potential amendments following consultation on the Focused Changes found that all the changes were minor and did not significantly affect the findings of the previous SA work as they sought to provide further clarification or ensure consistency. The SA Addendum report was submitted to the Inspector for consideration in July 2016, and should be read in conjunction with this final SA Report (see Document Reference DA.021 Examination Documents - <https://www.gwynedd.llyw.cymru/en/Council/Documents---Council/Strategies-and-policies/Environment-and-planning/Planning-policy/Examination-Documents/DA021.pdf>)

Matters Arising Changes (2017)

- 2.25 A number of changes were proposed to the JLDP which emerged as a result of matters considered during the JLDP Hearing Sessions. It was important to ensure that any proposed changes were screened through the SA process to determine if they would significantly affect the findings of the previous SA work presented in the SA Report (February 2016) and if further appraisal work was required. A SA Addendum Report was produced which documented the assessment (Examination document DA041

<https://www.gwynedd.llyw.cymru/en/Council/Documents---Council/Strategies-and-policies/Environment-and-planning/Planning-policy/Examination-Documents/Operating-Points/DA038-DA043/SA-MAC-Addendum-Report.pdf>) which should be read in conjunction with this Final Report. The screening found that all the proposed changes were minor and did not significantly affect the findings of the previous SA work as they seek to provide further clarification or ensure consistency. The Addendum Report was subject to public consultation alongside the Matters Arising Changes for a 6 week period starting in January 2017.

- 2.26 The Schedule of Matters Arising Changes (DA.039 & DA.040) was the subject of public consultation from 23 January to 9 March 2017. Consideration of the representations and the discussion at additional Hearing Sessions held on the 26th and 27th April 2017 led to a number of minor amendments to the Schedule of Matters Arising Changes. A final Schedule of Matters Arising Changes was published on the 8th May 2017. The amendments to the Schedule of Matters Arising Changes was subject to a SA screening assessment. This work found that all the changes were minor and did not significantly affect the findings of the previous SA work as they seek to provide further clarification or ensure consistency. This screening assessment is included in Appendix 10A to this report.

Inspector's Recommended Binding Changes (July 2017)

- 2.27 The Inspector has concluded that the JLDP is sound, subject to a series of Matters Arising Changes set out in Appendix A and Appendix B to his report. The binding Changes set out in Appendix A replicate the Final Schedule of Matters Arising Changes referred to in paragraph 2.26 above. They have therefore already been subject to a screening assessment and found not to significantly affect the findings of the SA. The Inspector also made 1 additional Matters Arising Change (IMAC), which is set out in Appendix B in his Report. Given the nature of the IMAC the Inspector concludes that the change does not undermine the SA, SEA and HRA processes undertaken and neither does it compromise the Plan's strategy. The Inspector's recommendation was screened to determine whether the change was significant and whether it would result in significant sustainability effects. It was concluded that the change was not considered to have likely significant impacts on sustainability issues and affect the overall SA of the Plan, in line with the findings of the Inspector.

Uncertainties and data gaps

- 2.28 It is not always possible to accurately predict sustainability effects when considering plans at such a strategic scale. Impacts on biodiversity and cultural heritage, for example, will depend on more detailed information and studies at a site-level. Whilst climate change science is becoming more accurate, it is difficult to predict impacts likely to result from climate change, including synergistic effects. These uncertainties have been acknowledged in the appraisal, baseline and other areas of this SA Report where applicable.

Consultation on the SA

- 2.29 The SEA Directive/ Regulations require that the public shall be given an early and effective opportunity within appropriate timeframes to express their opinion on the draft plan and accompanying environmental report before the adoption of the plan.
- 2.30 The SA has been subject to public consultation at the scoping stage in 2011 and a Draft Initial SA Report was made available on the Council's websites in July 2012. In addition, further consultation has taken place on the Initial SA Report (May 2013) that accompanied the Preferred Strategy Document in 2013 as well as the SA Report (February 2015) that accompanied the Deposit JLDP on consultation in 2015. The responses to consultation on the SA, including the scoping, are presented in Appendix 1.

3. SUSTAINABILITY CONTEXT AND KEY ISSUES

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 In order to ensure the SA of the Plan is based on current evidence, the baseline information describing the current situation in the Plan area, and the review of plans and programmes have been updated. 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), which includes the updates carried out late 2014.

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
<ul style="list-style-type: none"> • 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. • The Plan should facilitate the need to maintain and enhance ecological functions and connectivity. • The JLDP should consider the role of woodland when formulating development management policies, and the positive contributions that can be gained from increasing woodland cover.
COMMUNITIES
<ul style="list-style-type: none"> • 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.
- The JLDP should also plan to provide for the needs of Gypsy and Traveller communities, and seek to reduce inequalities and increase accessibility for this community group.

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.
- The JLDP, through its policies, should help build and promote climate change resilience within the Plan area.

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.
- The JLDP should maintain and protect cultural and historic landscapes on the Register of Historic Landscapes in Wales, and maintain the integrity of cultural landscape features and assets.

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 (intrusive development is defined as development that has a significant negative effect on the integrity on the landscape and amenities).
- The JLDP should seek to protect common land in line with the Commons Act.

SOILS, MINERALS, WASTE
<ul style="list-style-type: none"> • 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 • The JLDP should facilitate the maintenance and enhancement of soil functions including those functions related to carbon sequestration and flood alleviation.
TRANSPORT
<ul style="list-style-type: none"> • 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
<ul style="list-style-type: none"> • 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 including water conservation
- 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. The baseline was updated following consultation on the Scoping Report and updated once more late in 2014. The updated baseline undertaken in late 2014 is available in Appendix 3.
- 3.9 The SEA Directive also requires a description of *"the relevant aspects of the current state of the environment and the likely 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	<ul style="list-style-type: none"> Existing local and national legislation should ensure protection. The lack of a strategic framework would lead to ad hoc development and could compromise ecological function and connectivity. 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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. Climate change is likely to incur hazards in respect of drought and geological hazard to transport networks (landslides etc)
Cultural Heritage	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Lack of adequate employment sites in sustainable and viable locations Continued low GVA particularly in Anglesey

	<ul style="list-style-type: none"> • Relatively high economic activity in Gwynedd would come under 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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 • Potential loss of landscape distinctiveness and potential loss of landscape integrity assets upon which economic development may be based including tranquillity.
Soils, Minerals, Waste	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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 in the appraisal and plan development process.

Identification of Sustainability Issues and Problems

- 3.12 The next task of the Scoping process involved the identification of sustainability issues through an analysis of the baseline data and plans and programmes review. 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	<ul style="list-style-type: none"> • Threats to the integrity and continuity of landscape features • The need to preserve Semi-Natural Woodlands • The need to maintain and enhance ecological functions and connectivity 	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • An ageing population • Out-migration of young people • A relatively healthy and safe population but variations apparent within the JLDP area • Social deprivation inequalities 	<ul style="list-style-type: none"> • 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
		<ul style="list-style-type: none"> • 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 through 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	<ul style="list-style-type: none"> • Maintaining good air quality overall • Greenhouse gases and the threat of climate change • Potential damage to ecosystems by nitrogen deposits and acid • Risk of flooding due to climate change • Promote and create climate change resilience and adaptability, including creating climate change 	<ul style="list-style-type: none"> • 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
	resilience in existing housing and infrastructure	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Recent decline in the proportion of Welsh speakers • A rich and diverse cultural heritage and historic environment 	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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
	<ul style="list-style-type: none"> • Education attainment • Improving the sustainable growth in the tourism industry 	<ul style="list-style-type: none"> • 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. • Addressing the problem of empty shops.
HOUSING	<ul style="list-style-type: none"> • Housing deprivation particularly in Gwynedd • Affordability and lack of affordable housing • Vacant homes and second homes 	<ul style="list-style-type: none"> • 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

TOPICS	KEY ISSUES FROM BASELINE ANALYSIS	SUSTAINABILITY ISSUES AND OPPORTUNITIES
		<p>needs market housing in the JLDP area.</p> <ul style="list-style-type: none"> • Planning for decreasing household sizes. • Supporting single parent households with good accessibility.
LANDSCAPE	<ul style="list-style-type: none"> • Pressures upon important landscape designations • Potential loss of historic and important landscape features e.g. cloddiau • Tranquillity and dark skies important in expansive areas. 	<ul style="list-style-type: none"> • 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 and the adjacent National Park 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	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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. • A need to enable the reduction/mitigation of water and air pollutants associated with intensive agriculture. • To recognise the need to reduce waste arisings from all sectors so that targets set by Europe and the Welsh Assembly Government are met.

TOPICS	KEY ISSUES FROM BASELINE ANALYSIS	SUSTAINABILITY ISSUES AND OPPORTUNITIES
		<ul style="list-style-type: none"> • 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.
TRANSPORT	<ul style="list-style-type: none"> • Limited transport choices • High reliance on the private car for transportation 	<ul style="list-style-type: none"> • The need to facilitate a sustainable transport network, particularly in rural areas. • Consider location of development in terms of accessibility by different transport modes. • Reducing the high level of travel to work by private transport.
WATER	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • A need to encourage the improvement in 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 reduce the risk of 'pollution' entering coastal waters, lakes and groundwaters as well as river water courses.

TOPICS	KEY ISSUES FROM BASELINE ANALYSIS	SUSTAINABILITY ISSUES AND OPPORTUNITIES
	resources.	<ul style="list-style-type: none"> • 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. • Reducing demand in the North Eryri/Ynys Môn WRZ to alleviate deficit pressures.

4. SA OF ALTERNATIVES

Introduction

- 4.1 The development of plan-making options and the SA/SEA of alternatives have been on-going throughout the production of the Joint LDP and its accompanying SA. Alternatives have been considered from the early stages - from the Draft Initial SA Report (July 2012) through to the production of this SA Report (February 2015). This section sets out the history of the SA of alternatives and options assessment to date. It summarises how options were identified, assessed and progressed through different stages of plan-making; it summarises and refers to SAs that have been undertaken and outlines how the findings of these SAs influenced different stages of the Local Plan.

Assessment of Alternatives in SA/SEA

- 4.2 The EU SEA Directive³ requires assessment of the likely significant effects of implementing the plan and “*reasonable alternatives*” taking into account “*the objectives and geographical scope*” of the plan and the reasons for selecting alternatives should be outlined in the Report. The Directive does not specifically define the term “*reasonable alternative*”; however, UK SA/SEA guidance⁴ advises that it should be taken to mean “*realistic and relevant*” i.e. deliverable and within the timescale of the plan.
- 4.3 Extant SEA guidance⁵ sets out an approach and methods for developing and assessing alternatives. This includes acknowledgement of a hierarchy of alternatives that are relevant and proportionate to the tiering of plan-making. Alternatives considered at the early stages of plan-making need not be elaborated in too much detail so that the “*big issues*” are kept clear; only the main differences between alternatives need to be documented i.e. the assessment should be proportionate to the level and scope of decision-making for the plan preparation. The hierarchy of alternatives is summarised in Figure 4.1 below.
- 4.4 Recent case law in England has clarified and provided further guidance for current practice on how alternatives should be considered in SA/SEA of spatial and land use plans. The Forest Heath Judgment⁶ confirmed that the reasons for selecting or rejecting alternatives should be explained, and that the public should have an effective opportunity to comment on appraisal of alternatives. The SA report accompanying the draft plan must refer to, summarise or repeat the reasons that had been given in earlier iterations of the plan and SA, and these must still be valid.

³ <http://ec.europa.eu/environment/eia/sea-legalcontext.htm>

⁴ <https://www.gov.uk/government/publications/strategic-environmental-assessment-directive-guidance>

⁵ <http://www.pas.gov.uk/pas/core/page.do?pagelid=152450>

⁶ Save Historic Newmarket Ltd v Forest Heath District Council (2011) EWHC 606

- 4.5 The Broadlands Judgment⁷ drew upon the Forest Heath findings and further set out that, although not an explicit requirement in the EU SEA Directive, alternatives should be appraised to the same level as the preferred option; the final SA Report must outline the reasons why various alternatives previously considered are still not as good as the proposals now being put forward in the plan, and must summarise the reasons for rejecting any reasonable alternatives - and that those reasons are still valid. The Rochford Judgment⁸ confirmed that the Council had adequately explained how it had carried out the comparative assessment of competing sites and that any shortcomings in the early process had been resolved by the publication of an SA Addendum Report.
- 4.6 A recent High Court decision⁹ found that the choice of alternatives for environmental assessment is a matter of planning judgment. In *Ashdown Forest Economic Development LLP*, Sales, J held that the planning authority has a substantial area of discretion as to the extent of the inquiries which need to be carried out to identify the reasonable alternatives which should then be examined in greater detail. Under the SEA Directive and Environmental Assessment Regulations 2004, it is the plan making authority that is the primary decision-maker in relation to identifying what is to be regarded as a reasonable alternative.

SA Findings and Reasons for Selecting/Rejecting Alternatives in the Local Development Plan

Strategic Options

- 4.7 The JLDP Developing the Vision, Key Objectives and Strategic Options document (Full draft for engagement November 2011) proposed five *strategic spatial options*, which were as follows:
- **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

⁷ Heard v Broadland District Council, South Norfolk District Council, Norwich City Council (2012) EWHC 344

⁸ Cogent Land LLP v Rochford District Council (2012) EWHC 2542

⁹ Ashdown Forest Economic Development LLP v SSCLG, Wealden District Council and South Downs National Park Authority [2014] EWHC 406 (Admin).

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.

- 4.8 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.

- 4.9 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.
- 4.10 The JLDP Developing the Vision, Key Objectives and Strategic Options document (Full draft for engagement November 2011) also identified four options for the overall level of growth, which were as follows:
- **Option T1 – 'Sub regional 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.
- 4.11 All of the reasonable options for the distribution and level of growth set out above were subject to SA with the findings presented in the Draft Initial SA Report (July 2012) which was placed on both Councils' websites. The assessment was informed by the Sustainability Task Group which met on 13 December 2011. The findings of the appraisal were also presented in the Initial SA Report which was placed on public consultation from 9/5/13 to 27/6/13. A summary of the findings is provided below with the detailed appraisal matrices presented in Appendices 5 and 6.

SA of Growth Options - Summary Findings

- 4.12 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.
- 4.13 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).
- 4.14 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).
- 4.15 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.
- 4.16 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.
- 4.17 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.
- 4.18 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 Findings

- 4.19 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.
- 4.20 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.
- 4.21 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.
- 4.22 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 Strategic Options

- 4.23 Table 4.1 below summarises the strategic 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 4.1 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	
<ul style="list-style-type: none"> Option T1 - 'Subregional apportionment' 	<ul style="list-style-type: none"> 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.
<ul style="list-style-type: none"> Option T2 – 'Population trend growth' 	<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Option T3 – 'House building trend growth' 	<ul style="list-style-type: none"> 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.
<ul style="list-style-type: none"> Option T4 – 'Economic base growth only' 	<ul style="list-style-type: none"> 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.
<ul style="list-style-type: none"> Alternative/ hybrid – medium growth Option 	<ul style="list-style-type: none"> 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	
<ul style="list-style-type: none"> Option D1 - Focus on Bangor and the Primary Key Settlements 	<p>Option was rejected for the following reasons:</p> <ul style="list-style-type: none"> 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;

	<ul style="list-style-type: none"> The distribution would not benefit some of the JLDP deprived areas.
<ul style="list-style-type: none"> Option D2 - Focus on Bangor, primary Key Settlements and the primary and Secondary Focus Areas and their catchment areas 	<p>Option was rejected for the following reasons:</p> <ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Option D3 - Proportionate distribution to Urban and Rural areas 	<p>Option was progressed for the following reasons:</p> <ul style="list-style-type: none"> 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 communities, 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.
<ul style="list-style-type: none"> Option D3a – Focus on rural areas 	<p>Option was rejected for the following reasons:</p> <ul style="list-style-type: none"> 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

	<p>settlements;</p> <ul style="list-style-type: none"> ■ 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
<ul style="list-style-type: none"> ■ Option D4 – Focus on large mixed use developments 	<p>Option was rejected for the following reasons:</p> <ul style="list-style-type: none"> ■ 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;

- 4.24 The Preferred Strategy, which was subject to public consultation in May 2013, planned for 7,665 housing units in the Plan area during the Plan period (2011 – 2026). This equated to 3,373 housing units in Anglesey and 4,252 in Gwynedd.
- 4.25 Representations were submitted by the Welsh Government and other parties about these levels of housing growth. These ranged from Welsh Government seeking to ensure adequate justification was provided for a deviation from national projections to differing views mainly from the development industry and landowners that it should be higher and some local communities, individuals or groups that it should be lower.
- 4.26 In response to the comments and a review of local circumstances, the housing target were revised. The amended housing figure is based on an analysis of a number of growth scenarios including the latest Welsh Government population and household projections (2011 base), as well as a consideration of influencing factors, which included updated mid-year estimates, changes in investor decisions which have led to a delay in certain projects e.g. New Wylfa and post-recession growth which has been gradual.
- 4.27 The 2011 based projections suggest that whilst household growth will continue across Gwynedd, the level of change between 2011 and 2026 is projected to be lower than the previous 2008-based household projections suggested. There is a marked difference in the 2011 projections for Anglesey

with the principal projection being 75% lower and the 10 year migration trend being 52% lower than the 2008-based principal projections.

- 4.28 The revised housing growth level for the area will see about 479 housing units a year on average during the life of the Plan. This equates to a total of 7,184 additional housing units by 2026. This figure reflects the anticipated transformational change to the local economy as a result of investment in major infrastructure projects within the Plan area and in adjoining areas. It is anticipated that much of the requirement for new housing will occur in the second half of the Plan period. The degree of change will be linked to investment in the local economy and the success of each Council's strategies to retain a higher proportion of local working age persons in the area. As such it is believed that this growth option will meet the needs of the local populations.
- 4.29 Therefore, the revised housing growth for the area does not deviate from the hybrid growth option progressed in 2012. The reasons for the selection and rejection of options in the Preferred Strategy remain valid in light of the new evidence. As a result, further appraisal work was not required.

Site Allocation Options

- 4.30 In order to ascertain what land is available to meet Anglesey and Gwynedd's development needs, in October 2011 a Candidate Site Register (CSR) was formally opened where stakeholders, landowners and other interested parties were invited to submit land for consideration for inclusion in the JLDP. A total of 865 candidate sites were submitted with 364 in Gwynedd and 501 in Anglesey.
- 4.31 In accordance with the Welsh Government's guidance, included in the LDP manual (2006), an assessment methodology was devised firstly to see if the submitted sites were suitable and capable of being developed, and secondly, to determine if they were compatible with the emerging JLDP strategy. The methodology included criteria to filter out sites that were below a certain size, contrary to national policy or are unsuitably located due to major constraints such as sites that were liable to flooding. The methodology used to assess the candidate sites was also reviewed in relation to the SA objectives in the SA framework to ensure consistency with the SA.4.32 The initial filtering of candidate sites against the agreed methodology discarded those sites that failed the submission criteria i.e. they were identified as being totally unrealistic to develop, did not comply with international, national or local policy or had fundamental constraints that could not be overcome or mitigated. As a result, 243 were removed from the assessment process.
- 4.33 All of the reasonable options identified through the Councils' Candidate Site Process and Methodology were subject to SA with the summary findings provided below and detailed matrices presented in Appendix 7. Following consultation on the Deposit JLDP in 2015, the Councils have considered an additional site option to accommodate development at Bethel. This site has

been considered through the SA process with the summary findings provided below and detailed appraisal matrix for Bethel revised in Appendix 7.

SITE	SA OBJECTIVE											
	1	2	3	4	5	6	7	8	9	10	11	
Gwynedd												
Abermaw												
SP937 Land adj Bryn Glasfor	0 ?	-	+	0 ?	0	0 ?	0	++	- ?	-	- ?	0
SP938 Land adj Bryn Glasfor	0 ?	-	+	0 ?	0	0 ?	0	++	- ?	-	- ?	0
SP943 Land adj Wenallt	0 ?	-	+	0 ?	0	0 ?	0	++	- ?	-	- ?	0
Abersoch												
SP935 Land adj Lon Garmon	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+	0
SP971 Land adj Bryn Garmon	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+	0
SP936 Land adj Lon Sarn Bach	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+	0
Bangor												
SP922 Land adj Crematorium	0 ?	+	+	0 ?	0	?	+	++	- ?	-	+	0
SP37 Pen y Ffridd, Bangor	0 ?	+	+	- ?	0	0 ?	+	++	- ?	-	+	0 ?
SP791 Tir ger Gerddi pen Lôn	0 ?	+	+	0 ?	0	0 ?	0	++	+	++	+	0
SP1004 Hen Depo Bysus	0 ?	+	+	0 ?	0	0 ?	0	++	+	++	+	0
SP1003 Ger Coleg Menai	0 ?	+	+	0 ?	0	?	+	++	- ?	-	+	0
Bethel												
SP788 Land at Saron	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+	0
SP962 Land adj B4366	0 ?	+	+	0 ?	0	0 ?	0	++	-	-	+	0
SP963 Land adj Bro Eglwys	0 ?	+	+	- ?	0	0 ?	0	++	- ?	-	+	0
SP282 Land opp Rhoslan Estate	0 ?	+	+	0 ?	0	0 ?	0	++	-	-	+	0
Bethesda												
SP942 Land adj Maes Coetmor, Bethesda	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	?	0
Blaenau Ffestiniog												
SP954 Land adj	0 ?	--	+	0 ?	0	0	0	++	-	-	--	0

SITE	SA OBJECTIVE											
	1	2		3	4	5	6	7	8	9	10	11
Fronlas Terrace						?			?			
SP918 Former Playing Fields	0 ?	-- ?	?	0 ?	0	0 ?	-	++	- ?	-	-- ?	0
Bontnewydd												
SP669	0 ?	+	++	- ?	0	0 ?	0	++	- ?	-	+	0
Botwnnog												
SP433 Cae Cefn Capel	0 ?	-	++	0 ?	0	0 ?	0	++	- ?	-	-- ?	0
SP956 Land adj Llyn Alys	0 ?	-	++	0 ?	0	0 ?	0	++	-	-	-- ?	0
SP957 Land adj Pentre	0 ?	-	++	0 ?	0	0 ?	0	++	- ?	-	-- ?	0
Caernarfon												
SP707 Rear of Maes Gwynedd	0 ?	-	++	- ?	0	0 ?	0	++	- ?	-	- ?	0
SP906 Former Allotments	0 ?	-	++	- ?	0	0 ?	0	++	- ?	-	- ?	0
SP907 Land at Cae Bold	0 ?	-	++	- ?	0	0 ?	0	++	- ?	-	- ?	0
SP912 Former Ysgol Hendre	0 ?	-	++	- ?	0	0 ?	0	++	+	++	- ?	0
SP911 Land adj Bryn Rhos Estate, Caernarfon	0 ?	++	++	0 ?	0	0 ?	+	++	- ?	-	+	0
Chwillog												
SP958 Land adj Tyn Rhos	0 ?	- ?	++	0 ?	0	0 ?	0	++	- ?	-	- ?	0
SP959 Land adj Cae Capel	0 ?	- ?	++	0 ?	0	0 ?	0	++	- ?	-	- ?	0
SP960 Land to rear of Madryn Arms	0 ?	- ?	++	0 ?	0	0 ?	0	++	- ?	-	- ?	0
Criccieth												
SP379 Land adj North Terrace	0 ?	+	++	0 ?	0	?	0	++	- ?	-	+	- ?
SP735 Old Reservoir Site	+	+	++	0 ?	0	0 ?	0	++	+	+	+	- ?
SP944	0 ?	+	++	0 ?	0	?	0	++	-	-	+	0 ?
SP945	0 ?	+	++	0 ?	0	?	0	++	- ?	-	+	0 ?
SP946 Former Tennis Court	+	+	++	0 ?	0	0 ?	0	++	+	++	+	0 ?
Deiniolen												

SITE	SA OBJECTIVE											
	1	2		3	4	5	6	7	8	9	10	11
SP964 Land adj Pentre Helen	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+	0
SP966 Land adj Glandinorwic	0 ?	+?	+?	0 ?	0	0 ?	0	++	-	-	+ ?	0 ?
Llanberis												
SP941 Land adj Victoria Hotel	0 ?	+	+?	0 ?	0	?	0	++	- ?	-	+?	0
Llanrug												
SP243 Cae'r Eglwys	0 ?	+?	+?	0 ?	0	0 ?	0	++	- ?	-	+ ?	0
SP292 Land to the rear of Pencae	0 ?	+?	+?	0 ?	0	0 ?	0	++	- ?	-	+ ?	0
SP931 Land adj Tan Rhythallt	0 ?	+?	+?	0 ?	0	0 ?	0	++	- ?	-	+ ?	0
SP932 Land adj A4086	0 ?	+?	+?	0 ?	0	0 ?	0	++	- ?	-	+ ?	0
Nefyn												
SP488 Land adj Helyg	0 ?	+	+?	0	0	0 ?	0	++	-	- ?	+	0
SP339 Land adj Bro Gwylwyr	0 ?	+	+?	0 ?	0	0 ?	0	++	-	- ?	+	0
SP681 Former Allotments	0 ?	+	+?	0	0	?	0	++	-	- ?	+	0
SP933	0 ?	+	+?	0 ?	0	0 ?	0	++	-	- ?	+	0
Penrhyndeudraeth												
SP19 Cae Canol	0 ?	+	+?	0 ?	0	0 ?	0	++	- ?	-	- ?	0
SP949 Land adj Cae Canol	0 ?	+	+?	0 ?	0	0 ?	0	++	- ?	-	- ?	0
SP950 Land adj Ysbyty Minffordd	?	+	+?	0 ?	0	0 ?	0	++	- ?	-	- ?	0
SP986	0 ?	+	+?	0 ?	0	0 ?	0	++	- ?	-	- ?	0
Penygroes												
SP597 Land adj Bryn Neuadd	0 ?	+	+?	0 ?	0	0 ?	0	++	-	-	+ ?	0
SP953 Land adj Bro Llwyndu	0 ?	+	+?	0 ?	0	0 ?	0	++	+	+	+	0
SP952 Land adj Maes Dulyn	0 ?	+	+?	0 ?	0	0 ?	0	++	-	-	+	0
Pwllheli												
SP116 Land adj Lôn Abererch	0 ?	-?	+?	?	0	0 ?	0	++	-	-	- ?	-

SITE	SA OBJECTIVE												
	1	2		3	4	5	6	7	8	9	10	11	
SP916 Land adj Caernarfon Rd	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+	0	
SP917 Former Hockey Fields	0 ?	?	+	0 ?	0	0 ?	0	++	- ?	-	?	0	
SP918 Cae Deiniol	0 ?	?	+	0 ?	0	0 ?	0	++	- ?	-	?	0	
SP922 Land adj to Caernarfon Road	0 ?	+	+	0 ?	0	0 ?	0	++	-	-	+	0	
Rachub													
SP967 Land adj Maes Bleddyn	0 ?	+	+	0	0	0 ?	0	++	-	-	+	0 ?	
SP968 Land adj Bron Afon	0 ?	+	+	0 ?	0	0 ?	0	++	-	-	+	0 ?	
Tywyn													
SP702 Cae Eithin	0 ?	+	+	0 ?	0	0 ?	0	++	-	- ?	+	0	
SP952 Land adj Ind Estate	0 ?	+	0 ?	0 ?	0	0 ?	0	++	-	- ?	+	0	
Y Ffor													
SP682 Land adj school	0 ?	+	+	0 ?	0	0 ?	0	++	-	- ?	+	0	
SP969 Land adj Tyn Lon	0 ?	+	+	0 ?	0	0 ?	0	++	-	- ?	+	0	
SP980 land adj Lon Ty'r Gof	0 ?	+	+	0 ?	0	0 ?	0	++	-	- ?	+	0	
SP995 Hen ysgol Hafod Lon	+ + + ?			0 ?	0	0 ?	0	++	+	- ?	+	0	
C10Safle cyflogaeth	0 ?	+ + ?		0 ?	0	0 ?	++	0	-	- ?	+	0	
Anglesey													
Amlwch													
SP245 Land at Madyn Farm	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+	0	
SP561 Land adj Cae Rheinwas	0 ?	+	+	0 ?	0	- ?	0		++	-- ?	-	+	0 ?
SP247 Land adj Tan y Bryn	0 ?	+	+	0 ?	0	0 ?	0		++	- ?	-	+	0
SP900 Land adj Football Ground	0 ?	+	+	0 ?	0	0 ?	0		++	- ?	-	+	0
SP981 Land adj Manyn Farm	0 ?	+	+	0 ?	0	0 ?	0		++	- ?	-	+	0
SP985 Land adj Maes Mona	0 ?	+	+	0 ?	0	0 ?	0		++	- ?	++	+	0
SP378 Cae Syr	0 ?	+	+	-	0	0	0	++	-	- ?	+	0	

SITE	SA OBJECTIVE											
	1	2		3	4	5	6	7	8	9	10	11
Rhys, Amlwch						?			?			
Benllech												
SP233 Land adj Pant y Cydun	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+	0 ?
SP792 Land adj Tudno View	0 ?	+	+	0 ?	0	0 ?	0		- ?	-	+	0
SP924 Wendon Café Site	0 ?	+	+	0 ?	0	0 ?	0		- ?	-	+	0 ?
Bodedern												
SP59 Cae Sarn Garnau	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+	0
SP172 Tir ger Llwyn Angharad	0 ?	+	+	0 ?	0	0 ?	0		- ?	-	+	0
Cemaes												
SP926 Land rear of Holyhead Rd	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+	0
Gaerwen												
SP130 Land adj Gaerwen Uchaf Farm	0 ?	-	+	?	0	0 ?	0	++	- ?	-	-	-?
C38 Employment Site	0?	+	+	0?	0	0?	++	0	-	-	-	0
Gwalchmai												
SP316 Land adj Fron Deg	0 ?	+	+	0 ?	0	0	0	++	- ?	-	+	0
SP411 Land at Tyddyn Carrog	0 ?	+	+	0 ?	0	0	0		- ?	-	+	0
SP481 Tir ger Wylfa Terrace	0 ?	+	+	0 ?	0	0	0	++	- ?	-	+	0
Holyhead												
SP228 Land adj Stad Waunfawr	0 ?	-?	+	-?	0	0 ?	0	++	- ?	-	+	0
SP296 Land adj Tyddyn Bach	0 ?	-?	+	- ?	0	0 ?	0	++	- ?	-	+	0
SP66 Land adj Cae Rhos	0 ?	-?	+	0 ?	0	0 ?	0	++	-	-	+	0 ?
SP190 Land at yr Ogof	0 ?	-?	+	0 ?	0	0 ?	0	++	-	-	- ?	0
SP296 Land adj Tyddyn Bach, Holyhead	0 ?	++	+	0 ?	0	0 ?	0	++	- ?	- ?	++	0
Llanerchymedd												
SP82 Land adj Tyn y Ffynnon	0 ?	-?	+	0 ?	0	0 ?	0	++	-	-	- ?	0

SITE	SA OBJECTIVE											
	1	2		3	4	5	6	7	8	9	10	11
SP502 Land rear of Maes Athen	0 ?	-?	+	0 ?	0	0 ?	0	++	-	-	- ?	0
SP615 Land adj Eithinog	0 ?	-?	+	0 ?	0	0 ?	0	++	-	-	- ?	0
SP340 Land adj Hafod y Foel	0 ?	-?	+	0 ?	0	0 ?	0	++	-	-	- ?	0
Llanfairpwll												
SP721	0 ?	+	+	0 ?	0	0 ?	0	++	-	-	0?	0
Llangefni												
SP657: Land adj. Maes Derwydd	0 ?	-	+	0 ?	0	0 ?	0	++	- ?	-	-	0 ?
SP658/SP58: Land at Gwernhefin	0 ?	+	+	0 ?	0	- ?	0	++	- ?	-	+	0
SP833: Bodelis Fields	0 ?	-	+	0 ?	0	0 ?	0	++	- ?	- ?	-	0 ?
SP902: Land adj. Ty Hen Estate	0 ?	-	+	0 ?	0	0 ?	0	++	- ?	-	-	0 ?
SP903: Land at Coleg Menai	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	- ?	+	0 ?
SP970: Land adj. Tyn Coed	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	- ?	+	0
SP990	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	- ?	+	0
SP991	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	- ?	+	0
SP1000 Hen Ysgol y Bont	0?	+	+	0?	0	0?	0	++	+	++	+	0
SP1001 Tir ger Coleg Menai	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	- ?	+	0
Menai Bridge												
SP264 land adj Maes yr Hafod	0 ?	-	+	0?	0	0 ?	0	++	- ?	-	?	0
SP985 Tyddyn Mostyn	0 ?	+	+	-?	0	0 ?	0	++	- ?	-	+	0
SP289 Ty Mawr	0 ?	+	+	-?	0	0 ?	0	++	- ?	-	+	0
SP1002 Land adj Lôn y Gamfa	0?	-	+	0?	0	0?	0	++	-?	-	?	0
Newborough												
SP463 Cae Plas	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+	0
SP969 Land adj Church Street	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	+	+	0







SITE	SA OBJECTIVE												
	1	2	3	4	5	6	7	8	9	10	11		
Pentraeth													
SP773 Land at Glanrafon	0 ?	+	+	- ?	0	0 ?	0	++	-	-	+	- ?	
SP222 Pentraeth Nursery	0 ?	+	+	- ?	0	0 ?	- ?	++	+	++	+	0	
Rhosneigr													
SP241 Land adj Trewan Cottage	0 ?	+	+	0 ?	0	0	0	++	- ?	-	+	0 ?	
SP928 Land adj School	0 ?	+	+	0 ?	0	0	0	++	-	-	+	0 ?	
SP927 Land adj Sisal y Mor	0 ?	+	+	0 ?	0	0	0	++	-	-	+	0	
Valley													
SP944 Former Mart	0 ?	+	?	0 ?	0	0 ?	0	++	+	++	+	?	0








Reasons for Progressing/ Rejecting Site Options

- 4.33 Table 4.2 below summarises the reasonable site options considered for the JLDP, with an outline of the reasons for selection or rejection where relevant. It should be noted that whilst the SA findings are considered by the Councils' in their selection of options and form part of the evidence supporting the JLDP, the SA findings are not the sole basis for a decision; planning and feasibility factors play a key role in the decision-making process. It should also be noted that following consultation on the Deposit JLDP a number of changes were made to site allocations proposed in the Plan, which included the removal of sites T4 in Bangor and T58 in Bethel as well as the inclusion of two new sites in Bethel. The table below has been updated to reflect the Focused Changes.

Table 4.2 Summary of Approach to Alternatives Assessment and Selection

Options Considered and Appraised	Summary of Reasons for Progressing or Rejecting the Option in Plan Making	Progress or Reject?
Abermaw		
SP937 Land adj Bryn Glasfor	<ul style="list-style-type: none"> The site is fairly remote from the town centre and its associated facilities. No allocation is required in the settlement as there is a sufficient land bank to meet the settlement's 	x








	housing needs.	
SP938 Land adj Bryn Glasfor	<ul style="list-style-type: none"> The site is fairly remote from the town centre and its associated facilities. No allocation is required in the settlement as there is a sufficient land bank to meet the settlement's housing needs. 	
SP943 Land adj Wenallt	<ul style="list-style-type: none"> A sloping site that is fairly remote from the town centre and its associated facilities. No allocation is required in the settlement as there is a sufficient land bank to meet the settlement's housing needs. 	
Abersoch		
SP935 Land adj Lon Garmon	<ul style="list-style-type: none"> No allocation is required in the settlement as there is a sufficient land bank to meet the settlement's housing needs. 	
SP971 Land adj Bryn Garmon	<ul style="list-style-type: none"> No allocation is required in the settlement as there is a sufficient land bank to meet the settlement's housing needs. 	
SP936 Land adj Lon Sarn Bach	<ul style="list-style-type: none"> Suitable infill site immediately adjacent to the existing development boundary. Included within development boundary but not as an allocation as no allocation is required in the settlement as there is a sufficient land bank to meet the settlement's housing needs. 	 Within Development Boundary but not an allocation
Bangor		
SP922 Land adj Crematorium	<ul style="list-style-type: none"> Situated opposite the crematorium this site has adequate road frontage to create an access. Although some distance from the city centre, this site would be 	

	suitable if no other sites are available.	
SP37 Pen y Ffridd, Bangor	<ul style="list-style-type: none"> The site has major access issues which can only be overcome by providing a link road via Ysbyty Gwynedd. Unless solved, the access issues could mean that this site is undeliverable. A current application on the site has resulted in an objection from DCWW Other sites with less no access issues are available in the settlement. The whole site is not required to meet the settlement's housing needs. 	
SP791 land adjacent to Gerddi Pen Lôn	<ul style="list-style-type: none"> Situated within existing development boundary on brownfield land, close to the town centre with good transport links. 	
SP1004 Former Bus Depot	<ul style="list-style-type: none"> Within flood risk zone 	
SP1003 Adjacent to Coleg Menai	<ul style="list-style-type: none"> Situated within existing development boundary on brownfield land, close to the town centre with good transport links. 	
Bethel		
SP788 Land at Saron	<ul style="list-style-type: none"> The majority of the site is designated as a non-statutory wildlife site. 	
SP962 Land adj B4366	<ul style="list-style-type: none"> Flat greenfield site located on the edge of the village. Although the majority of the built up part of the village is located to the north of the B4366 there is residential development adjacent to this site to the south of the B4366. 	
SP963 Land adj Bro Eglwys	<ul style="list-style-type: none"> Access to this site is problematic with a ransom strip affecting 	






	deliverability	
SP282 Land opposite Rhoslan Estate	<ul style="list-style-type: none"> Flat greenfield site located on the edge of the village, immediately adjacent to a residential area and within walking distance of community facilities. 	✓
Bethesda		
SP942 Land adj Maes Coetmor, Bethesda	<ul style="list-style-type: none"> No allocation is required in the settlement as there is a sufficient land bank to meet the settlement's housing needs 	✗
Blaenau Ffestiniog		✗
SP954 Land adj Fronlas Terrace	<ul style="list-style-type: none"> Situated in the south of the settlement the site is fairly remote from the town centre and its associated facilities however due to topographical constraints no suitable sites closer to the town centre are available. 	✓
SP914 Former Playing Fields	<ul style="list-style-type: none"> Located in the north of the settlement, this level site is situated close to main road and bus route. 	✓
Bontnewydd		
SP669 Land adj Pont Glan Beuno	<ul style="list-style-type: none"> Adjoining a B road the site is immediately opposite an area of residential development. 	✓
Botwnnog		
SP433 Cae Cefn Capel	<ul style="list-style-type: none"> Suitable infill site accessed off the B4413 with adequate road frontage to form and access. 	✓
SP956 Land adj Llyn Alys	<ul style="list-style-type: none"> Access would need to be provided via SP433 and not the single lane track leading to the site. Other sites with better access are available. 	✗
SP957 Land adj Pentre	<ul style="list-style-type: none"> Suitable infill site accessed off Lôn Ysgol with adequate road frontage to provide an access. 	✓

Caernarfon		
SP707 Rear of Maes Gwynedd	<ul style="list-style-type: none"> Existing UDP housing allocation within existing UDP development boundary. 	✓
SP906 Former Allotments	<ul style="list-style-type: none"> Situated within the existing UDP development boundary this is a suitable infill site but does not require allocation. 	✓ Within Development Boundary but not an allocation
SP907 Land at Cae Bold	<ul style="list-style-type: none"> Located immediately adjoining the UDP development boundary, access issues may impact upon deliverability of site. Other sites with no access issues are available. 	✗
SP912 Former Ysgol Hendre	<ul style="list-style-type: none"> Brownfield site in residential area within the existing UDP development boundary. 	✓
SP911 Land adj Bryn Rhos Estate, Caernarfon	<ul style="list-style-type: none"> Site currently adjoins UDP development boundary to the east of the settlement and of developed it would represent an extension in this direction. Scale of site may be overbearing at this location and other more suitable sites are available within the settlement. 	✗
Chwillog		
SP958 Land adj Tyn Rhos	<ul style="list-style-type: none"> Existing UDP housing allocation within existing development boundary, however the access to the site affects its deliverability. Other sites with better access are available. 	✗
SP959 Land adj Cae Capel	<ul style="list-style-type: none"> Possible extension to the existing UDP housing allocation however site would be seen as a very large extension to the village. 	✗

SP960 Land to rear of Madryn Arms	<ul style="list-style-type: none"> Existing UDP housing allocation within existing development boundary. 	✓
Criccieth		
SP379 Land adj North Terrace	<ul style="list-style-type: none"> Existing UDP housing allocation within the current UDP development boundary. 	✓
SP735 Old Reservoir Site	<ul style="list-style-type: none"> Within the current UDP development boundary and located behind Antipodes Terrace and adjacent to Waen Helyg Estate the site is suitable for residential development providing that acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 	<p>✓</p> <p>Within Development Boundary but not an allocation</p>
SP945	<ul style="list-style-type: none"> Development of this site would extend the built form into the open countryside 	✗
SP946 Former Tennis Court		
Deiniolen		
SP964 Land adj Pentre Helen	<ul style="list-style-type: none"> Site is within current development boundary and allocated for housing in the UDP. 	✓
SP966 Land adj Glandinorwic	<ul style="list-style-type: none"> The site is in the open countryside and does not adjoin the development boundary. 	✗
Llanberis		
SP941 Land adj Victoria Hotel	<ul style="list-style-type: none"> UDP housing allocation within the current development boundary. Suitable site considering the access issues on the sites closer to the town centre. 	✓
Llanrug		
SP243 Cae'r Eglwys	<ul style="list-style-type: none"> The site has existing planning permission for 10 dwellings 	✓

SP292 Land to the rear of Pencae	<ul style="list-style-type: none"> Located to the west of the settlement next to a new housing development this is a suitable site which would represent a small extension in this direction, however there is sufficient landbank in the settlement to meet the settlement's housing needs. 	
SP931 Land adj Tan Rhythallt	<ul style="list-style-type: none"> UDP allocation within the current development boundary. Part of the site has outline planning permission for 6 dwellings. 	 Part
SP932 Land adj A4086	<ul style="list-style-type: none"> No new allocation is required in the settlement as there is a sufficient land bank to meet the settlement's housing needs 	
Nefyn		
SP488 Land adj Helyg	<ul style="list-style-type: none"> Flat pasture land located adjacent to Tai Lôn Terrace and has adequate road frontage along the B4417 to provide an access. 	 Part
SP339 Land adj Bro Gwylwyr	<ul style="list-style-type: none"> Located to the rear of Bro Gwylwyr estate and the preferred access would be through SP488 and not through the estate itself which may impact the scale of development. Other sites with better access are available. 	
SP681 Former Allotments	<ul style="list-style-type: none"> Site has existing planning permission for 10 houses. <p>Allotments to the rear of the permission should be safeguarded.</p>	 Part
SP933 Former Housing Allocation	<ul style="list-style-type: none"> UDP Housing allocation within the development boundary. Allocation not required as there are sites with less access issues and extant planning permissions in the settlement. 	
Penrhyndeudraeth		







SP19 Cae Canol	<ul style="list-style-type: none"> UDP housing allocation within current development boundary with adequate road frontage to provide an access. 	✓
SP949 Land adj Cae Canol	<ul style="list-style-type: none"> Suitable development site with adequate road frontage. Access should be shared with SP19. 	✓
SP950 Land adj Ysbyty Minffordd	<ul style="list-style-type: none"> Located between Penrhydeurdraeth and Minffordd Hospital. Suitable site with adequate road frontage to create an access. 	✓
SP986	<ul style="list-style-type: none"> Poor access onto site. Access would have to be arranged through SP 949. Other sites with no access issues are available. 	✗
Penygroes		
SP597 Land adj Bryn Neuadd	<ul style="list-style-type: none"> Site falls within Sand and Gravel Preferred area of Search. Other sites are available 	✗
SP953 Land adj Bro Llwyndu	<ul style="list-style-type: none"> Brownfield site within current UDP development boundary. Allocated for housing within the UDP. Allocation no longer required to meet housing needs of settlement. Site to remain in the boundary. 	<p>✓</p> <p>Within Development Boundary but not an allocation</p>
SP952 Land adj Maes Dulyn	<ul style="list-style-type: none"> UDP housing allocation within current UDP development boundary. Allocation no longer required to meet housing needs of settlement. Site to remain in the boundary. 	<p>✓</p> <p>Within Development Boundary but not an allocation</p>
SP993 land adj Maes Dulyn	<ul style="list-style-type: none"> Adequate road frontage along B4418 to provide suitable access. The whole site not required to meet the housing needs of the settlement. 	<p>✓</p> <p>Part</p>







Pwllheli		
SP116 Land adj Lôn Abererch	<ul style="list-style-type: none"> ▪ Situated on Lôn Abererch to the east of the settlement the site is considered remote from the town centre. ▪ Parts of the site and access to the site fall within a C1 flood risk zone which would require a flood consequences assessment before the site is included within the plan. ▪ Other sites with no environmental constraints are available. 	
SP916 Land adj Caernarfon Rd	<ul style="list-style-type: none"> ▪ Adjoining the existing UDP development boundary to the east of the settlement, this site has adequate road frontage to create an access. Pedestrian links would have to be created from the site to the settlement. ▪ Site would be suitable if no other suitable sites are available on the settlement. 	
SP917 Former Hockey Fields	<ul style="list-style-type: none"> ▪ Existing UDP allocation located on Allt Salem. Development of this site would not extend the settlement's built form into the open countryside. 	
SP918 Cae Deinio	<ul style="list-style-type: none"> ▪ Existing UDP allocation located on Allt Salem. Development of this site would not extend the settlement's built form into the open countryside. 	
SP922 Land adj to Caernarfon Road	<ul style="list-style-type: none"> ▪ Adjoining the existing UDP development boundary to the east of the settlement, this site has adequate road frontage to create an access. Pedestrian links would have to be created from the site to the settlement. ▪ Site would be suitable if no other suitable sites are available on the 	

	settlement.	
SP919 Land adj to Stryd Llyn	<ul style="list-style-type: none"> Adjoining the existing UDP development boundary to the east of the settlement, this site has adequate road frontage to create an access. Pedestrian links would have to be created from the site to the settlement. Site would be suitable if no other suitable sites are available on the settlement. 	✓
Rachub		
SP967 Land adj Maes Bleddyn	<ul style="list-style-type: none"> Located north of the Bron Arfon Estate and adjoining the current UDP development boundary. 	✓
SP968 Land adj Bron Afon	<ul style="list-style-type: none"> Located to the north of Maes Bleddyn Estate and west of Llwyn Bedw. Part of the site is susceptible to surface water flooding and there are trees on the boundary that are covered by TPO. If this site was to be allocated this area would have to be removed from the designation. 	✗
Tywyn		
SP702 Cae Eithin	<ul style="list-style-type: none"> Flat pasture land accessed off Ffordd y Pier and surrounded by residential development to the west and south, large static caravan park to the north and the Cambrian railway to the east. No allocation is required in the settlement as there is a sufficient land bank to meet the settlement's housing needs 	✗
SP952 Land adj Ind Estate	<ul style="list-style-type: none"> Located opposite the Pendre Enterprise Estate the site would form a very large extension to the village and would form a significant encroachment into the open 	✗

	<p>countryside if developed.</p> <ul style="list-style-type: none"> No allocation is required in the settlement as there is a sufficient land bank to meet the settlement's housing needs 	
Y Ffor		
SP682 Land adj school	<ul style="list-style-type: none"> Suitable infill site with adequate access from Madog Street. Could possible include further land to the north. 	✓
SP980 land adj Lon Ty'r Gof	<ul style="list-style-type: none"> Development of this site would extend the built form into the open countryside. 	✗
SP995 Former Hafon Lon School	<ul style="list-style-type: none"> Situated in the north of the settlement on previously developed land. 	✓
C10 Employment Site	<p>Employment and Land Review concluded that a new employment allocation was required in the Pwllheli/Dwyfor area. This site is situated on the main road with adequate frontage to provide an access.</p>	✓
Anglesey		
Amlwch		
SP245 Land at Madyn Farm	<ul style="list-style-type: none"> Although immediately adjacent to the current development boundary and opposite Roland's Garage on the B5111 the site does feel detached from the rest of the settlement. However a pavement runs from the access gate along the A5025 towards the town centre which will help with the integration of the site with the rest of the settlement. An alternative habitat would be required for the Great Crested Newts if development would occur on this site. 	✓

SP561 Land adj Cae Rheinwas	<ul style="list-style-type: none"> A small section of the site is shown to be at risk during the extreme flood outline – reduce the site area in order to take the site forward to the next stage. Site may be suitable if no other sites become available. 	✓
SP247 Land adj Tan y Bryn	<ul style="list-style-type: none"> Situated on the south west of the settlement the site is accessed by good transport links and is fairly close to amenities. Mature trees and hedgerows would need to be preserved. 	✓
SP900 Land adj Football Ground	<ul style="list-style-type: none"> The site is well located and can be considered an infill site providing access can be arranged via T6. 	✓
SP981 Land adj Madyn Farm	<ul style="list-style-type: none"> Although immediately adjacent to the current development boundary on the B5111 the site does feel detached from the rest of the settlement. The pavement runs from the adjoining field along the A5025 towards the town centre should be extended which will help with the integration of the site with the rest of the settlement. Site would be suitable if no other sites closer to the town centre are available. 	✓
SP985 Land adj Maes Mona	<ul style="list-style-type: none"> Existing UDP allocation Infill site – the development of this site would not extend the built form into the open countryside. 	✓
SP378 Cae Syr Rhys, Amlwch	<ul style="list-style-type: none"> The unsuitable access (junction with A5025) and highway capacity Lon Bach makes this site unsuitable to include within the plan. 	✗

Benllech		
SP233 Land adj Pant y Cydun	<ul style="list-style-type: none"> Some surface water issues. Previously developed land available in the settlement 	
SP792 Land adj Tudno View	<ul style="list-style-type: none"> Situated to the north of the settlement, access to this site would be directly off the A5025. Development of this site would extend the built form into the open countryside. Other sites that do not extend the settlement's built form are available. 	
SP924 Wendon Café Site	<ul style="list-style-type: none"> Underused brownfield land situated near the beachfront within existing development boundary. Design and scale of development will need to be sympathetic as to not have a negative impact on the setting of the AONB 	
Bodedern		
SP59 Cae Sarn Garnau	<ul style="list-style-type: none"> Site is located to the rear of Bron y Graig and would be accessed through the new housing development which would limit the number dwellings possible on site. Other sites with no access issues are available. 	
SP172/722/173/171 Tir ger Llwyn Angharad	<ul style="list-style-type: none"> Located at the south of the settlement the site has ample road frontage to ensure adequate visibility splays in both directions 	
Cemaes		
SP926 Land rear of Holyhead Rd	<ul style="list-style-type: none"> Adjoining the development boundary to the west of the settlement this site has adequate frontage along the Ffordd y Felin to provide access 	
Gaerwen		


SP130 Land adj Gaerwen Uchaf Farm	<ul style="list-style-type: none"> Current application on site has revealed that highways improvements along Church Lane would be necessary to access the site. Major surface water issues in Gaerwen which would need to be mitigated prior to its inclusion in the JLDP. No allocation is required in settlement as there is sufficient landbank to meet settlement's housing needs. 	
C38 Menai Science Park	<ul style="list-style-type: none"> Designated an Enterprise Site by the WG, this site has an application for a proposed science park. 	
Gwalchmai		
SP316 Land adj Fron Deg	<ul style="list-style-type: none"> Located on the A5 to the west of the settlement the site has adequate frontage to provide a clear access. 	
SP411 Land at Tyddyn Carrog	<ul style="list-style-type: none"> The site is located to the rear of properties along the A5. Access would have to be through the west of Maes y Ffridd which could impact the scale of development. Other sites with direct access from the main road are available. 	
SP481 Land adj to Wylfa Terrace	<ul style="list-style-type: none"> Located on the A5 to the west of the settlement the site has adequate frontage to provide a clear access. 	
Holyhead		
SP228 Land adj Stad Waunfawr	<ul style="list-style-type: none"> Part of the site has existing planning permission. Allocate part with the permission but omit the remainder of the site 	 (Part)

SP66 Land adj Cae Rhos	<ul style="list-style-type: none"> Located to the west of Cae Rhos the site has adequate frontage to provide an access. Drainage issues would need to be investigated and mitigated prior to development of the site. 	✓
SP190 Land at yr Ogof	<ul style="list-style-type: none"> Located to the West of Yr Ogof Estate this site would be accessed via the estate and not Mill Road. Topographical issues with the land could result in a lower development density. 	✓
SP296 Land adj Tyddyn Bach, Holyhead	<ul style="list-style-type: none"> Considered suitable as an extension to Tyddyn Bach Farm which is existing UDP allocation and has planning permission. 	✓
Llanerchymedd		
SP82 Land adj Tyn y Ffynnon	<ul style="list-style-type: none"> Situated to the west of the settlement the site has adequate frontage to provide a suitable access. Whole site not required to meet housing needs of settlement 	✓ (Part)
SP502 Land rear of Maes Athen	<ul style="list-style-type: none"> Access would have to be through Lôn Cilgwyn which would impact the scale of development. Other sites which can be accessed via the main road are available. 	✗
SP615 Land adj Eithinog	<ul style="list-style-type: none"> Situated on the B5111 the site is between large detached houses. An estate development here may not be within keeping of the character of the locality. Other sites closer to the village's services are available. 	✗
SP340 Land adj Hafod y Foel	<ul style="list-style-type: none"> Situated on the B5111 the site is between large detached houses. An estate development here may not be within keeping of the 	✗

	<p>character of the locality.</p> <ul style="list-style-type: none"> Other sites closer to the village's services are available. 	
Llanfairpwll		
SP721 Land Adj Bryn Eira	<ul style="list-style-type: none"> The site adjoins the current UDP boundary along its northern boundary and also adjoins the settlement's built form in terms of the residential properties of Y Wern estate. Possibly consider including fields to the east of the submission. The whole site is not required to meet the settlement's housing needs. 	✓
Llangefni		
SP657: Land adj. Maes Derwydd	<ul style="list-style-type: none"> Located next to Ty Hen Estate and to the rear of Ysgol Gyfun Llangefni the site would be accessed by farm track leading off the Ty Hen estate. Site is close to the secondary school but not within walking distance of the town centre and its associated facilities. There may be other more suitable centrally located sites submitted in Llangefni. 	✓
SP658/SP58: Land at Gwernhefin	<ul style="list-style-type: none"> Located on the outskirts of Llangefni the site is fairly prominent as the site is elevated which could lead to the development having a negative effect on the Conservation Area. Other sites which do not affect the conservation area are available. 	✗
SP833: Bodelis Fields	Site is close to Ysgol Corn Hir but not within walking distance of the town centre and its associated facilities. There may be other more suitable centrally located sites submitted in	✗

	Llangefni.	
SP902: Land adj. Ty Hen Estate	<ul style="list-style-type: none"> Located next to Ty Hen Estate and to the rear of Ysgol Gyfun Llangefni the site would be accessed by farm track leading off the Ty Hen estate. Site is close to the secondary school but not within walking distance of the town centre and its associated facilities. There may be other more suitable centrally located sites submitted in Llangefni. 	✓
SP903: Land at Coleg Menai	<ul style="list-style-type: none"> Located between the College and existing housing estate this site is a suitable infill site providing any traffic fears can be mitigated. 	✓
SP904 Land at Coleg Menai	<ul style="list-style-type: none"> Situated within the development boundary, this site is a suitable infill site to be included within the plan. 	✓
SP970: Land adj. Tyn Coed	<ul style="list-style-type: none"> Planning application for residential units and extra care facility has not revealed any issues. 	✓
SP990 Land adj Tan Capel	<ul style="list-style-type: none"> Access to the site is unlikely unless new bypass road is built 	✗
SP1000 Former Ysgol y Bont	<ul style="list-style-type: none"> Brownfield land within existing development boundary with good transport links. 	✓
SP1001 Land adj Coleg Menai	<ul style="list-style-type: none"> Land is part of Coleg Menai expansion strategy to improve existing campus 	✓
Menai Bridge		
SP264 land adj Maes yr Hafod	<ul style="list-style-type: none"> Located to the north of the settlement adjoining the development boundary this site may be suitable however other sites either with existing planning permission or within the existing development boundary are available. 	✗

SP985 Tyddyn Mostyn	<ul style="list-style-type: none"> Site has existing planning permission 	✓
SP1002 Land adj Lôn y Gamfa	<ul style="list-style-type: none"> Located within UDP development boundary development of this site would not extend the settlement's built form onto the open countryside 	
Newborough		
SP463 Cae Plas	<ul style="list-style-type: none"> No allocation is required in the settlement as there is a sufficient land bank to meet the settlement's housing needs 	✗
SP969 Land adj Church Street	<ul style="list-style-type: none"> No allocation is required in the settlement as there is a sufficient land bank to meet the settlement's housing needs 	✗
Pentraeth		
SP773 Land at Glanrafon	<ul style="list-style-type: none"> No allocation is required in the settlement as there is a sufficient land bank to meet the settlement's housing needs 	✗
SP222 Pentraeth Nursery	<ul style="list-style-type: none"> No allocation is required in the settlement as there is a sufficient land bank to meet the settlement's housing needs 	✗
Rhosneigr		
SP241 Land adj Trewan Cottage	<ul style="list-style-type: none"> No allocation is required in the settlement as there is a sufficient land bank to meet the settlement's housing needs 	✗
SP928 Land adj School	<ul style="list-style-type: none"> No allocation is required in the settlement as there is a sufficient land bank to meet the settlement's housing needs 	✗
SP927 Land adj Sisal y Mor	<ul style="list-style-type: none"> No allocation is required in the settlement as there is a sufficient land bank to meet the settlement's housing needs 	✗
Valley		

SP944 Former Mart	<ul style="list-style-type: none">▪ A brownfield site falls within the existing UDP development boundary. Current application on site.	
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5. SA OF PREFERRED STRATEGY (2013)

Introduction

- 5.1 This Section sets out the findings of the SA of the Preferred Strategy and demonstrates how it has influenced the JLDP. The Initial SA Report (2013) accompanied the Preferred Strategy on public consultation in May/June 2013.

Development of The Vision: Compatibility Against the SA Framework

- 5.2 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*

- 5.3 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 5.1: 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	+/-

- 5.4 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 fulfil. It will be important that the issue is addressed and monitored in subsequent stages of Plan development.

- 5.5 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

5.6 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

5.7 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 20 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 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

- x) 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 communities 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.
- 5.8 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 detailed compatibility assessment of the JLDP objectives against the SA Framework was provided in Appendix 3 of the Initial SA Report (May 2013), which is available on the Councils' websites.
- 5.9 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.

5.10 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.

5.11 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 developed 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 sectors, secure opportunities for improving the skills and education of the workforce, and promoting working from home where appropriate

- viii) diversify the rural and urban economic base of the JLDP area to enable a prosperous mixed economy that builds on opportunities, including those presented by the low-carbon and 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

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

Table 5.2: Summary of Performance of Plan Objectives against the SA Framework and Progression of Revised Plan Objectives

LD P OB J.	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	1. Provide for an <u>appropriate</u> 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 <u>sustainable locations</u> ¹ places where people want to live.	SO1: Ensure an adequate and appropriate range of housing sites is available in sustainable locations.

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, and also in terms of protecting biodiversity and natural resources It can also be defined as a location which has good IT access

LD P OB J.	COMMENTS	SUGGESTED AMENDMENTS TO JLDP OBJECTIVES FOLLOWING SA ASSESSMENT	HOW THE SA INFLUENCED THE FINAL REVISED VERSION OF THE STRATEGIC OBJECTIVES
	an 'appropriate' range and scale 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 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.	Ensure land and property is safeguarded and allocated <u>in sustainable locations</u> , to attract investment, retain and increase the number of indigenous jobs and create quality, <u>diverse employment opportunities, promoting working from home where appropriate.</u>	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.
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 <u>supporting new enterprises and</u> 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, <u>whilst at the same time respecting the environment and the landscape.</u>	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.

LD P OB J.	COMMENTS	SUGGESTED AMENDMENTS TO JLDP OBJECTIVES FOLLOWING SA ASSESSMENT	HOW THE SA INFLUENCED THE FINAL REVISED VERSION OF THE STRATEGIC OBJECTIVES
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 <u>in sustainable locations</u> 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 private cars.
8.	Compatible with the SA objectives.	No change.	
9.	The main issues relating to 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.	No change	
10.	This objective infers physical development relating to tourism which could compromise 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	Mitigate and adapt to climate change e.g. reduce flood risk, <u>facilitate sustainable water management in development</u> , appropriately designed and	SO14: Manage, protect and enhance the quality and quantity of the water environment and reduce water consumption. SO16: Reduce the need for

LD P OB J.	COMMENTS	SUGGESTED AMENDMENTS TO JLDP OBJECTIVES FOLLOWING SA ASSESSMENT	HOW THE SA INFLUENCED THE FINAL REVISED VERSION OF THE STRATEGIC OBJECTIVES
	made clearer how development can contribute to the minimization of greenhouse gas emissions.	located buildings <u>that are energy efficient</u> , establish a settlement pattern and growth level that reduces greenhouse gases.	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, <u>without having a detrimental impact on the environment or the landscape.</u>	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
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, <u>and efficient IT infrastructure broadband without causing harm to ecological and landscape features.</u>	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

LD P OB J.	COMMENTS	SUGGESTED AMENDMENTS TO JLDP OBJECTIVES FOLLOWING SA ASSESSMENT	HOW THE SA INFLUENCED THE FINAL REVISED VERSION OF THE STRATEGIC OBJECTIVES
			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.

SA of Preferred Strategy Policies

- 5.13 The 22 Draft Strategic Policies presented in the Preferred Strategy (May 2013) were each subject to SA against the full SA Framework. The policies were strategic in nature and formulated according to the JLDP Vision and Objectives and are the proposed means of delivering the overall preferred strategy. A summary of the SA findings is presented in the table below with the detailed appraisal matrices presented in Appendix 8 of this Report.

Table 5.3: Summary SA Findings for the Preferred Strategy 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 was recommended the Councils include a further point under the energy hierarchy to support proposals for community energy projects¹⁰. 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 was 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 was 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 was 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,

¹⁰ Further guidance at <http://www.tcpa.org.uk/pages/community-energy-urban-planning-for-a-low-carbon-future-.html>

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 identity 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 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 coordinated 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.

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

Table 5.4: How did the SA of the Preferred Strategy influence the JLDP

SP	SA Recommendation	How the SA has influenced the Strategic Policy (relevant sections highlighted)
1	<ul style="list-style-type: none"> • 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 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 	<p>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;</p> <p>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;</p>

		<p>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;</p> <p>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;</p> <p>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.</p>
2	<ul style="list-style-type: none"> • 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 	<p>4. implement sustainable water management measures in line with the objectives in the Western Wales River Basin Management Plan;</p> <p>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;</p> <p>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;</p>
3	None	None
4	<ul style="list-style-type: none"> • Include caveat to ensure the protection of the social environmental and economic 	In areas designated as Countryside subject to its environmental, social and

	features of the area	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	<ul style="list-style-type: none"> • 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 	<p><u>Physical Infrastructure</u></p> <p>Sustainable transport network (including public transport, public footpaths, cycle paths)</p> <p>Sustainable waste management</p> <p>Sustainable water management</p> <p><u>Social Infrastructure</u></p> <p>Affordable housing, including for local need</p> <p><u>Green/ blue infrastructure</u></p> <p>Measures for nature conservation and to alleviate effects, e.g. biodiversity schemes</p>
6	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> 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. 	<p>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:</p> <p>4. supporting appropriately scaled new tourist provision and initiatives in sustainable locations...</p>
10	<ul style="list-style-type: none"> Encourage the conversion of existing buildings 	5. maximising opportunities to re-use suitable buildings within town centres.
11	<ul style="list-style-type: none"> 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 	<p>1. maximising the delivery of affordable housing (including for local need) across the Plan area;</p> <p>3. ensuring the sustainable use of housing land, ensuring an efficient density of development compatible with local amenity</p>
12	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> • Include reference to important nature conservation features • Encourage the development of renewable and low carbon technology 	<p>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:</p> <p>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;</p>
17	None	None
18	None	None
19	None	None
20	<ul style="list-style-type: none"> • 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 	<p>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;</p> <p>2. maximising opportunities to deliver additional physical, social, green/ blue facilities as part of new developments in a timely manner;</p> <p>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</p>

		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

6. SA OF DEPOSIT PLAN & FOCUSED CHANGES

Introduction

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

The Vision and Objectives

- 6.5 Following the consultation on the Preferred Strategy and Deposit JLDP a number of representations were received on the Plan's vision and strategic objectives. In response, the Council decided to rearrange the wording of the objectives to better demonstrate the link between the vision, strategic objectives, outputs and strategies; and to revise by grouping the strategic objectives under fewer headings that accord with the main themes of the strategy. A new objective that seeks to maximise socio-economic opportunities, and minimise adverse effects arising as a result of the Wylfa Newydd Project was also included to reflect the unique opportunity that the

project provides for Anglesey. The strategic objectives in their new form did not significantly differ from the previous version and remained consistent with the sustainability objectives in the Sustainability Framework. No further appraisal work was required.

SA of the Deposit Plan

Housing

SEA Directive Topics: Population & Human Health

Relevant SA Objectives:

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

Appraisal of Deposit Plan Policies

- 6.6 Strategic policies contained within the JLDP support the topic of housing through ensuring:
- Adequate provision of new dwellings (as determined by the full Objectively Assessed Need for housing [current figure 7,902 dwellings during the life of the Plan]);
 - An appropriate mix of types and tenures (including gypsy and traveller sites, student accommodation, HMOs, and accommodation for the elderly);
 - The delivery of Affordable Housing; and
 - Pursuing high quality design to meet the needs of the whole community.
- 6.7 Policy PS13 seeks the provision of 7,902 dwellings during the life of the Plan, which has the potential for major positive effects against SA Objective 7. A range of housing types are also proposed which will help to meet the needs of the whole community, enhancing these positive effects. An appropriate mix of housing is sought through Policy TAI/1 to help meet the needs of the whole community. There are also specific policies relating to care homes for the elderly (Policy TAI3), student accommodation (Policy TAI/5) and gypsy and travellers (Policies TAI9/A, TAI10/B and TAI12).
- 6.8 Housing development will be distributed according to the settlement hierarchy set out in Policy PS15, and appropriately phased to ensure that communities can accommodate development as set out in Policy TAI X. The strategy is based on a settlement's levels of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development. This means that development will primarily be focussed in and around the Main Centres (55% of growth), Local Service Centres (20% of growth) and Villages and Clusters (25% of growth) during the life of the Plan. This will help to meet the housing needs in urban and rural areas with long term positive effects on this topic. Policy TAI4

restricts the level of development in sensitive rural areas that are identified as having a limited level of services and facilities. Only a limited number of affordable homes will be supported to help meet local community need and protect the sensitive character of rural villages.

- 6.9 Policies TAI10 to TAI12 sets out the precise distribution of housing growth during the life of the Plan. Policy PS14 ensures that sufficient land is identified to deliver a minimum target of 1400 new affordable homes during the life of the Plan with Policy TAI8 setting out thresholds for provision. This will have long term positive effects on this topic. The phasing of development as identified in Policy TAI9 will allow sufficient time to ensure that the provision of utilities and infrastructure can also be managed effectively alongside the delivery of new housing.
- 6.10 The potential for HMOs to lead to negative effects and alter the social character of an area is recognised, and Policy TAI2 seeks to restrict this type of development to areas that are appropriate and that do not impact on the amenity of the area, or force families out. The conversion of houses to HMOs is wholly restricted for two storey terraced housing. This pressure is shown to be most predominant in the University town of Bangor, where there is a need for controls over the change of use of residential properties to HMOs, as now outlined in policy TAI2. This policy also seeks to enhance positive benefits arising from the development of HMOs by applying affordable housing provisions to HMOs that develop over one new unit where viable.
- 6.11 The Preferred Strategy identified that temporary housing will be needed to support the future development of the Wylfa Project. This is addressed through the application of Policy TAI3 which facilitates new build purpose built accommodation, housing in multiple occupation and other housing with shared facilities for transient construction workers. Policy TAI8 facilitates the residential use of caravans or other forms of non-permanent accommodation provided that the siting is for a limited period of time, and in connection with an approved building project.

Appraisal of Site Allocations

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

Synergistic and Cumulative Effects

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

a suitable number of affordable homes are delivered and that sensitive rural communities are protected from inappropriate development.

Interrelationships with other Topics

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

Economy and Employment

SEA Directive Topics: Population & Human Health

Relevant SA Objectives:

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

Appraisal of Deposit Plan Policies

- 6.15 Policy CYF1 has the potential for major long term positive effects against SA Objective 7 through the safeguarding of employment sites and provision of new employment land to meet the needs of people within the JLDP area. The Employment Land Review¹¹ identifies that across the whole Plan area, 168ha of employment space will be required in the period up to 2026, split equally to 84ha in each authority area. Policies CYF2, CYF3, CYF4 and CYF6 support the potential for additional employment - not identified within Policy CYF1 - as well as ancillary and alternative uses on employment sites, subject to a number of criteria, which have the potential for a minor long term positive effect on the economy and employment. The conversion of rural buildings for business use is also supported (Policy CYF5), as well as agricultural diversification (Policy CYF7), which has the potential for minor long term positive effects on the rural economy. Policy CYF8 supports the regeneration of previously developed land within urban areas where possible.
- 6.16 Homeworking is supported in rural areas, for example Policy CYF5 permits the conversion of rural buildings for residential and business use to allow for home working (where appropriate and suitable). Further to this, Policy CYF7 supports the diversification of agricultural business (providing links to the existing business activity can be demonstrated) to retain agricultural uses and ensure their viability.

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

economies, for example Policy MAN4 safeguards Village shops and public houses.

- 6.22 Policy CYF9 identifies Holyhead as a key regeneration area, and seeks to support its role as a tourism centre and gateway to Wales and the rest of the UK, including by improving connections within the town, and with the Port. The policy seeks to improve the town's physical environment and self-containment, as well as protecting its rich heritage. The improvements have the potential for long-term positive effects on not only the local economy, but also on health, communities and the historic environment.

Appraisal of Site Allocations

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

Synergistic and Cumulative Effects

- 6.24 Overall, the Deposit Plan will have major short to long term positive cumulative effects on the economy and employment through the safeguarding of sites and provision of 168 ha of employment land during the life of the plan. Deposit Plan policies seek to provide a balance between the delivery of new employment, housing and infrastructure and locate it in areas where it is needed most. Through increasing employment opportunities and seeking economic diversity, the Plan has the potential for long term positive cumulative effects of the retention of key age groups, skills and resident workforces.

Interrelationships with other Topics

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

Communities and Health

SEA Directive Topics: Population & Human Health

Relevant SA Objectives:

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

Appraisal of Deposit Plan Policies

- 6.26 Policies that seek the provision of housing and employment have the potential for minor short term negative effects on health during construction phases, through increased levels of noise, light and air pollution. However, it is considered that there are suitable mitigation measures available through Development Management policies and at the site level (e.g. a Construction Environmental Management Plan) to address these short term effects. Alternatively, these same policies have the potential for indirect, long term major positive effects against SA Objective 2 through improved accessibility to a mix of different housing types and employment opportunities, as well as the associated services and facilities.
- 6.27 Policies PS5 and ISA1 seek infrastructure provisions and developer contributions to ensure that development is supported in its receiving environment. Contributions can be sought for a range of purposes to support communities, including (but not limited to); affordable housing, educational facilities, recreational and open space, healthcare facilities, flood risk mitigation and broadband infrastructure. Policy CYFF2 also promotes safe environments, in accordance with the 'Secured by Design' principles. These have the potential for minor positive effects against SA Objective 2.
- 6.28 Policy ISA/2 supports the appropriate development of new community facilities where need is identified, as well as the retention of existing community facilities. Further to this Policy ISA/5 ensures suitable access to open spaces in new housing development in accordance with the Fields in Trust benchmark standards, encouraging active lifestyles. Policy MAN/4 enhances these positive effects by seeking to retain local economies and facilities that support village communities, which in this instance is village shops and pubs.
- 6.29 Deposit policies also seek to address inclusive communities, for example, in Policy CYFF2 which promotes high quality design and barrier free environments that cater for the disabled. It also expects development to integrate transport and communications networks, promoting the interests of pedestrians, cyclists and public transport as well as ensuring linkages with surrounding communities. Policy PS1 also ensures that the Welsh language is protected and promoted, and that all operational signage is bilingual. This should help to ensure the integration of new development with existing communities and have minor long term positive effects.

Appraisal of Site Allocations

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

Synergistic and Cumulative Effects

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

Interrelationships with other Topics

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

Transport and Accessibility

SEA Directive Topics: Population & Human Health

Relevant SA Objectives:

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

Appraisal of Deposit Plan Policies

- 6.33 Deposit Plan housing and employment policies PS11 and CYF1 seek the provision of 7,902 dwellings and 168 ha of employment land during the life of the Plan. This could increase levels of traffic on the existing highway network with the potential for negative effects. Housing development will be distributed according to the settlement hierarchy set out in Policy PS15, and appropriately phased as set out in Policy TAIX. The strategy is based on a settlement's levels of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development. This means that development will primarily be

focussed in and around the Main Centres (55% of growth), Local Service Centres (20% of growth) and Villages and Clusters (25% of growth) during the life of the Plan. Policies TA110 to TA112 sets out the precise distribution of housing growth during the life of the Plan.

- 6.34 The Plan area consists of towns, villages and open countryside each presenting different transport and accessibility issues. The Sub-Regional Centre; Bangor, and the Urban Service Centres of; Amlwch, Holyhead, Llangefni, Blaenau Ffestiniog, Caernarfon, Porthmadog and Pwllheli are the areas which provide the best access to public transport, and the more rural Local Service Centres, Villages and Cluster Settlements are inevitably more reliant on the private car. The Plan recognises the need to reduce reliance on the private vehicle whilst at the same time delivering much needed housing and employment growth.
- 6.35 Policy TRA1 seeks improvements to existing infrastructure, as well as a transfer between transport modes to help minimise travel demand and car dependency, and transport assessments to accompany development proposals. Large-scale development or developments in sensitive areas that substantially increase the number of journeys made by private vehicle will be refused unless they include measures as part of a transport assessment. The policy also seeks improvements to the strategic transportation network by safeguarding and providing land across two schemes; the A487 Caernarfon to Bontnewydd, and the Llangefni Link-Road. These schemes strategically link the planned employment development at the Wylfa Project to the transport network and surrounding settlements, with the potential for long term positive effects. Measures are also sought to minimise the travel impacts associated with the Wylfa Newydd Project, which includes a park and ride facility and construction logistics centres to control the numbers and timing of traffic movements to the power station site.
- 6.36 Policy TRA4 has the potential for minor short to long term positive effects as it seeks to ensure that all new developments properly address the demand for travel impacts, contribute to reducing reliance on the private car, make satisfactory provision for access and avoid unacceptable harm to existing transport infrastructure. Other policies that are likely to have positive effects include Policy ISA/1, only permitting development where adequate transport infrastructure capacity exists or where it is delivered in a timely manner. Policy TRA3 protects existing disused railway lines so that lines can be reinstated for future use, this has the potential to improve the public transport network over the long term, which will result in positive effects.
- 6.37 The transport policies are supported by general policies like Policy PS5 on sustainable development, which reiterates the aspiration for greater self-containment in Centres and Villages that are supported by a choice of travel modes, and Policy PS2 which seeks to reduce greenhouse gas emissions by encouraging travel other than by car.

- 6.38 These policies will have long term positive effects on transport by supporting alternative modes of sustainable transport and ensuring that development is delivered alongside appropriate transport infrastructure improvements. Given the rural nature of the Plan area it will be difficult for the Plan to significantly reduce the need to travel and reduce reliance on the private vehicle. It is likely that rural communities will still need to travel to access employment and community facilities and will remain dependent on the use of the private vehicle. The mitigation provided through JLDP policies will ensure that there are no significant effects on the levels of traffic.

Appraisal of Site Allocations

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

Synergistic and Cumulative Effects

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

Interrelationships with other Topics

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

Air Quality

SEA Directive Topics: Air

Relevant SA Objectives:

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

Appraisal of Deposit Plan Policies

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

Appraisal of Site Allocations

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

Synergistic and Cumulative Effects

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

Interrelationships with other Topics

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

Climate Change

SEA Directive Topics: Climatic Factors

Relevant SA Objectives:

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

Appraisal of Deposit Plan Policies

- 6.49 Deposit Plan housing and employment policies PS13 and CYF1 seek the provision of 7,902 dwellings and 168 ha of employment land during the life of the Plan. This has the potential for negative effects on climate change as the provision of new housing and employment could result in increased levels of traffic and therefore greenhouse gas emissions. However, given the findings of the SA for the transport and accessibility and air quality topics above, it is considered unlikely that Local Plan policies will have negative effects on

climate change through increased greenhouse gas emissions. Please refer to the transport and accessibility and air quality topics above.

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

- The energy hierarchy; reducing energy demand, energy efficiency and using low and zero carbon energy technologies;
- Reducing greenhouse gas emissions;
- Implementing sustainable water management measures, and aiming for high standards of water efficiency;
- Avoiding areas of flood risk;
- High standards of sustainable design and construction;
- Safeguarding the best and most versatile agricultural land, and protecting soil quality;
- Promoting allotments and local food production; and
- Proving carbon management measures such as natural shelter and cooling, Green Infrastructure and trees.

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

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

Appraisal of Site Allocations

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

Synergistic and Cumulative Effects

6.54 There is the potential for long-term negative cumulative effects on climate change as a result of greenfield development to meet the identified growth

targets within the Plan. Further negative cumulative effects may arise from the likely increases in population, waste, waste water, and traffic. There is also the potential for positive cumulative effects as a result of increased tree numbers and Green Infrastructure within urban areas, acting as carbon sinks and also providing shade.

Interrelationships with other Topics

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

Water Resources, Water Quality and Flood Risk

SEA Directive Topics: Water

Relevant SA Objectives:

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

Appraisal of Deposit Plan Policies

- 6.56 Negative effects on water resources and quality are most likely to arise as a result of policies that set out the quantum and location of proposed growth. Higher level policies, such as Policy PS5, are considered to have uncertain effects as the quantum and specific location of development are set out in other JLDP policies. Policies PS13 and CYY1 seek to the provision of 7,902 dwellings and 168 ha of employment land to meet the future needs of the District, which has the potential for significant long term negative effects on water resources and quality through increasing the levels of water abstracted for drinking and increasing the levels of consented discharges.
- 6.57 The increased area of impermeable surfaces as a result of development can also have impacts on water quality through the transfer of pollutants in surface water run-off. The location for development is set out in Policies CYY1 and TA1/10 to TA1/12 and while there is the potential for negative effects; these are more appropriately addressed through the consideration of specific site allocations.
- 6.58 The overarching Strategic Policy PS5 on Sustainable Development seeks to:
- Reduce the amount of water used and wasted;
 - Reduce the effect on water resources and quality;
 - Manage flood risk;

- Maximise use of sustainable drainage schemes; and
 - Progress the objectives of the Western Wales River Basin Water Management Plan.
- 6.59 This is supported in further detail in Strategic Policy PS6, which seeks to address climate change impacts, of which flooding is a significant factor. The policy promotes sequential testing to avoid the areas most at risk from flooding, as well as high water efficiency standards, and measures to withstand drought and improve water quality. These standards are reiterated in Policies CYFF2 and CYFF3 on design, landscaping and place shaping, where development is expected to ensure surface water runoff is limited, and permeable surfaces are provided.
- 6.60 Policy CYFF5 seeks to ensure that development proposals incorporate water conservation measures and Sustainable Urban Drainage Systems (SuDS). It also seeks that development minimises flood risk and avoids displacing flood risks. Further to this Policy AMG3 seeks to protect the water quality along the valuable coastlines.
- 6.61 JLDP Policies are in line with the Water Strategy for Wales¹², which sets out the Welsh Government's long-term policy direction for water and aims to balance the long-term needs of the environment with the need to ensure sufficient water resources and waste water services.
- 6.62 Given the mitigation provided by JLDP policies above, current regulatory processes, such as the Water Resource Management Plan¹³ produced by Welsh Water, it is considered that any potential significant negative effects as a result of Plan Policies can be addressed. The residual effects are considered to be neutral with an element of uncertainty as they will be dependent on the implementation of mitigation measures.
- 6.63 It is considered that the various policies provide suitable mitigation to ensure that there will be no major negative effects on water resources, water quality or flood risk as a result of proposed development. Directing development away from areas of flood risk and potential for minor long term positive effects on water resources and quality.
- 6.64 It is recommended that Policy CYFF5 should set out specific targets for housing and employment developments in terms of water conservation. This recommendation has now been incorporated into the JLDP with Policy CYFF5 requiring any proposal greater than 1,000 m² or 10 dwellings to be accompanied by a Water Conservation Statement.

Appraisal of Site Allocations

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

Synergistic and Cumulative Effects

- 6.66 Overall, the JLDP is considered to have the potential for minor negative cumulative effects on this topic through the provision of 7,184 dwellings and 168 ha of employment land during the life of the Plan. JLDP policies protect the water environment and encourage the inclusion of water efficiency measures and sustainable drainage systems as well as the provision of necessary infrastructure. They also direct development away from areas of flood risk, applying the sequential test. Mitigation measures should ensure that negative cumulative effects on water resources, quality and flood risk are not significant. However, there is also an element of uncertainty as ultimately the nature and significance of the cumulative effect is dependent on implementation.

Interrelationships with other Topics

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

Landscape

SEA Directive Topics: Landscape

Relevant SA Objectives:

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

Appraisal of Deposit Plan Policies

- 6.68 Policies setting out the overall quantum (Policies SP11 & CYF1), distribution and location (Policies PS3, TA1/10 to TA1/14) of development have the potential for negative effects on landscape. The nature and significance of the effect will be dependent on a number of factors including the precise

location, scale, density, layout and design of development as well as the sensitivity of the receiving landscape. There is also the potential for development to have positive effects on townscape or landscape through the regeneration of brownfield sites or buildings that are considered to be an eyesore.

- 6.69 Housing development will be distributed according to the settlement hierarchy set out in Policy PS15. The strategy is based on a settlement's levels of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development. Development will be focussed in and around the Main Centres (55% of growth), Local Service Centres (20% of growth) and Villages and Clusters (25% of growth). Some of these settlements lie within or in close proximity to the Anglesey and Llyn Areas of Outstanding Natural Beauty as well as the Snowdonia National Park. The precise location of development is set out in policies TA1/10, TA1/11 and CYF1 and while there is the potential for negative effects at a local level on landscape; these are more appropriately addressed through the consideration of specific site allocations.
- 6.70 Policies seek to restrict development in the open countryside and direct development towards the built up areas with suitable access to services and facilities, prioritising the use of previously developed land (e.g. Policies PS5 and CYFF1). Despite the prioritisation of brownfield land proposed development will inevitably result in the loss of some greenfield land, which could have negative effects on landscape.
- 6.71 JLDP policies seek to protect Special Landscape Areas (Policy AMG1), as well as enhance features and qualities that are unique to the local landscape character (Policy AMG2), including traditional townscape features like street patterns, structures and layout of settlements. Policy AMG2 recognises the wider setting of the AONBs and National Park, and seeks to protect the landscape character surrounding these nationally designated areas. The Plan now includes a Policy that seeks to protect the setting of the AONBs and any significant views into and out of them. The policy creates links to the AONB Management Plans to ensure that the aims and objectives of these are fully considered in new development. Policy PS7 further seeks to reduce the impact of overhead lines in new development on the landscape, particularly in sensitive landscape areas, by placing cables underground where necessary. The western border of the Plan area is a coastal edge and prominent feature of the landscape, and as such, is protected in Policy AMG3, which includes supporting the relocation of existing businesses within the Coastal Change Management Zone.
- 6.72 JLDP policies seek to enhance the landscape and townscape through quality design that protects valued landscapes, views, skylines and historical assets and settings and includes new open spaces (e.g. Policies CYFF2 and CYFF3). Strategic Policy PS2 seeks to protect the best and most versatile agricultural land to protect and enhance the rural environment, as well as

ensuring that the ability of landscapes to adapt to climate change is not affected, and compensatory environments are provided if necessary.

- 6.73 The mitigation provided through JLDP policies is considered to be sufficient to ensure that there will be no major negative effects on landscape. Development is being directed in and around existing settlements with previously developed land being prioritised. Important and sensitive landscape areas are being protected and all development proposals will be required to demonstrate high quality design that respects the local landscape.

Appraisal of Site Allocations

- 6.74 The appraisal has shown that some sites perform better in terms of their potential impact upon the landscape. A number of brownfield sites have been allocated for development, and these should have a beneficial impact upon the local landscape of settlements. Potential adverse effects upon the landscape resource occur at greenfield sites and sites located along the edges of settlements.

Synergistic and Cumulative Effects

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

Interrelationships with other Topics

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

Biodiversity

SEA Directive Topics: Biodiversity, Flora and Fauna

Relevant SA Objectives:

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

Appraisal of Deposit Plan Policies

- 6.77 Negative effects on biodiversity are most likely to arise as a result of policies that set out the quantum and location of proposed growth. Higher level policies, such as Policy PS5, are considered to have uncertain effects as the quantum and specific location of development are set out in other JLDP policies. Policies PS13 and CFY1 seek to the provision of 7,902 dwellings and 168 ha of employment land to meet the future needs of the District, which has the potential for major long-term negative effects on the biodiversity.
- 6.78 Policy PS5 gives priority to the effective use of land, prioritising where possible the reuse of previously developed land within the settlement boundaries. This is positive for the biodiversity as while it is acknowledged that brownfield sites can be important, it is generally greenfield sites that have greater value. Housing development will be distributed according to the settlement hierarchy set out in Policy PS15. The strategy is based on a settlement's levels of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development. Development will be focussed in and around the Main Centres (55% of growth), Local Service Centres (20% of growth) and Villages and Clusters (25% of growth) during the life of the Plan. While it is acknowledged that there are a significant number of designated sites around the settlements, particularly in coastal locations, the distribution strategy will at least focus development in and around existing settlements avoiding the more sensitive undeveloped areas.
- 6.79 The precise location of development is set out in policies TAI/10, TA1/11 and CYF1 and while there is the potential for negative effects at a local level through the loss of habitats; these are more appropriately addressed through the consideration of specific site allocations. The key negative effect likely to arise as a result of development strategy policies is related to the overall loss and fragmentation of habitats. Important habitat corridors should be protected and maintained as the connectivity of habitats is important for the long-term integrity of biodiversity.
- 6.80 JLDP policies seek to protect and enhance biodiversity, which has the potential for short to long-term positive effects. Policy PS1 seeks to protect and improve the areas of high biodiversity value, and direct development away from the most sensitive receiving environments. Policy PS6

acknowledges the role of biodiversity in climate change, and especially seeks the benefits that can be provided by certain natural features (e.g. cooling effects associated with trees). Policy CYFF3 seeks to identify and retain natural features like trees, hedgerows and water courses in development, or provide replacements where retention is not possible.

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

Appraisal of Site Allocations

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

Synergistic and Cumulative Effects

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

Interrelationships with other Topics

- 6.85 The natural environment is influenced by and affects a number of the topics considered through the SA. Potential negative effects on the natural environment can also have indirect negative effects on communities and health, climate change and flooding, air quality and water resources and

water quality. Similarly, improvements to the natural environment can also have benefits for these topics. It is considered that there is sufficient mitigation available through the Plan to ensure that there will be no major negative effects on any other topics.

Soil

SEA Directive Topics: Soil

Relevant SA Objectives:

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

Appraisal of Deposit Plan Policies

- 6.86 The policies prioritise the use of previously developed land wherever possible (Policy PS5) and seek to avoid development in the open countryside and areas of high quality land, for example Strategic Policy PS6 seeks to protect the best and most versatile agricultural land.
- 6.87 A dedicated minerals policy section identifies Mineral Safeguarding Areas for the future (Policy MWYN1) and a sustainable supply of mineral resources (Policy MWYN2). Further to this Policy MWYN3 identifies the Preferred Areas of Search for future supplies of sand, gravel and crushed rock. Other policies set the criteria for mineral developments (Policy MWYN4) and support the production of local building stone (Policy MWYN5) to maintain the style and appearance of traditional buildings in the area. Policy MWYN6 ensures that buffer zones are maintained around mineral sites to minimise the effects of extraction. Policy MWYN10 allows for the development of Borrow Pits where appropriate; as temporary supply mechanisms Borrow Pits can reduce transportation impacts and the associated environmental effects.
- 6.88 Growth in the Plan area will inevitably result in the loss of greenfield land, and some areas of quality agricultural land, which has the potential for long term negative effect on land and soils. However, it is considered that suitable mitigation exists within the policy framework to ensure that there will be no major negative effects.

Appraisal of Site Allocations

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

Synergistic and Cumulative Effects

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

Interrelationships with other Topics

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

Cultural Heritage

SEA Directive Topics: Cultural Heritage

Relevant SA Objectives:

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

Appraisal of Deposit Plan Policies

- 6.92 The Planning Act (Wales) 2015 states that the Sustainability Appraisal must include an assessment of the likely effects of the plan on the use of the Welsh language in the area of the authority. In order to test the Plan's development against SA objective 4 (Conserve, promote and enhance the Welsh language) a separate Welsh Language Impact Assessment (WLIA) has been undertaken throughout of the process. The findings of the WLIA has fed into this SA. The emerging Plan contains numerous detailed policies which will have positive effects on the Welsh language, whilst at the same time minimising any adverse effects on the vitality of the language.
- 6.93 The policy framework of the emerging Plan creates the framework for the effective promotion of the Welsh language and culture. The range of opportunities provided by detailed policies including the provision of a range of housing types, not allocating land for open market housing in local, coastal and rural villages or clusters, phased housing development, local economic

growth, negotiating appropriate contributions from developers for enabling infrastructure, and the protection and enhancement of cultural heritage should all contribute to improving the vitality of the Welsh language.

- 6.94 Policies PS13 and CYF1 seek to provide 7,902 dwellings and 168 ha of employment land to meet the future needs of the District. While there is the potential for significant negative effects as a result of the level of growth proposed, the nature and significance of the effect as a result of these policies is uncertain, as it is dependent on the precise location of proposed development which is set out in other policies. Detailed policies promote employment opportunities in settlements within urban as well as rural areas which should contribute to diverse economic development. Rural economic development will also help retain rural Welsh-speaking residents in their communities, thus benefitting the Welsh language. A number of economic policies facilitate development for employment use including agricultural diversification and the regeneration of sites, which will ultimately raise the number of jobs as well as provide for the formation of new businesses. Appropriate employment opportunities could also lead to encouraging Welsh speaking people who had previously left the area in search of employment to return. Policy ISA1 will provide the relevant framework to require new or existing businesses that expand to formulate a Welsh language scheme, if the obligation meets the statutory tests.
- 6.95 Housing development will be distributed according to the settlement hierarchy set out in Policy PS15. The strategy is based on a settlement's levels of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development. Focussing development in and around the Main Centres (55% of growth) and Local Service Centres (20% of growth) has the potential for significant long-term negative effects on heritage in these areas, which includes Scheduled Monuments, Listed Buildings and Conservation Areas. Conversely, it also helps to avoid and minimise potential negative effects on designated heritage assets outside these areas. Development can also potentially have positive effects on heritage by helping to improve signage or access or regenerating a brownfield site that was previously having a negative impact on the landscape or townscape. The nature and significance of the effect is dependent on the precise location of proposed development.
- 6.96 Policies TAI10 and TAI11 set out the proposed sites to accommodate development in the sub-regional centre, urban service centres and local service centres. Proposed employment sites are set out in Policy CYF1. Issues for specific sites are more appropriately addressed through the consideration of specific site allocations, which are set out under a separate heading below. The provision of a suitable mix of housing, including and affordable housing, is vital in keeping local households populations in their communities as well as working age households that need to move back/ into the Plan area can be accommodated if they prefer a new house as opposed to a house from the existing housing stock. Housing policies in the Plan, in particular, TAI1 (Appropriate Housing Mix), TAI/5 (Local Market Housing) and

TAI98 (Affordable Housing Threshold & Distribution) aim to facilitate the development of the right type of housing that meets local needs which should encourage young people to remain in their communities. Such provision could also lead to encouraging Welsh speaking people who had previously left the area to return. Assessment of representations about the Deposit Plan introduced an additional Policy, which sets out the framework to facilitate phased development on allocated sites or windfall sites.

- 6.97 Community vitality and viability is also enhanced through various policies in the Plan. These will help support initiatives that build stable, safe, healthy and strong communities, which includes respecting and enhancing the Welsh language and culture. Policies ISA1 (Infrastructure Provision) and ISA2 (Community Facilities), for example, will protect and secure new and improved community services and facilities where appropriate, which should subsequently improve social cohesion and integration. Contributions to securing appropriate community infrastructure via planning mechanisms where appropriate would build on initiatives being promoted by the Council, Hunaniaith, and Menter Iaith Mon. This latter type of planning obligation as well as reference to local training initiatives has been added to the indicative schedule of types of planning obligations included in Policy ISA1.
- 6.98 The JLDP seeks to protect valuable heritage assets and their settings and minimise the impacts of development. Policy AT1 ensures that development considers adopted strategies, including; Conservation Area Appraisals, Plans and Delivery Strategies, World Heritage Site Management Plans, and the Register of Landscape, Parks and Gardens of Special Historic Interest in Wales. Where appropriate this includes a requirement for a Heritage Impact Assessment. Whilst protection of valuable assets is sought, Policy AT2 also recognises that development can secure the preservation and enhance some assets (for example redundant Listed Buildings) and therefore enhance their local environments and improve heritage settings, the policy therefore set the criteria for enabling development of historic assets.
- 6.99 Policy AT3 further accounts for non-designated heritage assets of local or regional significance, and seeks to conserve these assets and environments through sympathetic development that supports the local character and identity. The same approach is taken for the protection of non-designated archaeological sites, which may require archaeological assessments where deemed necessary. Cultural heritage includes in this instance the retention and promotion of the Welsh language as expressed in Policy PS1, measures are sought to ensure certain types of development (particularly large developments) seek to promote this cultural aspect of the area, including through appropriate Welsh place names and bilingual signage.
- 6.100 Local Plan policies seek to protect and enhance the historic environment and avoid development that would have an impact on the significance of heritage assets. There are measures in place to ensure that development proposals take account of potential impacts on heritage and provide appropriate mitigation where necessary. It is therefore considered that there are suitable

mitigation measures available to ensure Deposit Plan policies will not have major negative effects on heritage. However, there is still an element of uncertainty until project level assessments have been carried out and mitigation measures have been implemented.

Appraisal of Site Allocations

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

Synergistic and Cumulative Effects

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

Interrelationships with other Topics

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

Waste and Recycling

SEA Directive Topics: Material Assets

Relevant SA Objectives:

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

Appraisal of Deposit Plan Policies

- 6.104 The delivery of housing and employment growth (Policies PS13 and CYF1) has the potential for short to long term negative effects on waste. In the short term waste will be created during construction phases, and in the longer term as a result of the additional households and employment areas generating waste day to day.

- 6.105 The overarching Strategic Policy PS5 on Sustainable Development prioritises the effective use of land, especially previously developed land, and seeks to reduce the effect of development on local resources; avoiding pollution, incorporating sustainable building principles in order to contribute to energy conservation and efficiency, using renewable energy, reducing and recycling waste, and using materials from sustainable sources.
- 6.106 Policy CYFF1 ensures that development provides the appropriate amenity space and has regard to the generation, treatment and disposal of waste. The policy also protects the health, safety and amenity of those in the locality of development areas from unacceptable levels of disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution and nuisance. The efficient use of resources is iterated through many individual policies, and a dedicated policy section on waste ensures that there is sufficient waste management and recycling infrastructure over the Plan period (Policy G1), and that waste management development can occur outside of settlement boundaries or allocated sites where there is an identified need for such development (Policy G2). These policies provide appropriate strategic level mitigation to ensure that there are no significant negative effects as a result of the increased short to long term waste generated as a result of housing and employment growth.
- 6.107 It should also be noted that Policy G3 allows for the treatment, storage and disposal of Low and Very Low Level radioactive waste, and sets the criteria to make these operations acceptable. This policy supports the development of the energy sector that is of particular relevance in Anglesey and Gwynedd. This policy is important given the potential development of a new nuclear power station at Wylfa in Anglesey.

Synergistic and Cumulative Effects

- 6.108 The Plan is considered to have the potential for minor short to long term negative cumulative effects on waste and recycling through the provisions for housing, community and employment growth increasing the overall rate of generation and disposal of waste. The approach taken by both Anglesey and Gwynedd Councils to take a joined-up strategic approach to planning and the Plan area has the potential for a minor long-term positive cumulative effect through effective and more sustainable waste management and planning at a wider scale.

Interrelationships with other Topics

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

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

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

Table 6.1: Inter-Plan Cumulative Effects

Plans & Programmes	Significant combined effects of JLDP with other plans and programmes
Neighbouring Local Development Plans (Snowdonia National Park, Conwy, Powys, Denbingshire, Ceredigion)	<p>Positive Effects</p> <ul style="list-style-type: none"> Improved housing provision, including affordable housing for population living/ migrating within North Wales. Improved access to services and facilities. Enhanced economic regeneration with a locally specific emphasis. <p>Negative Effects</p> <ul style="list-style-type: none"> Increased pressures on open/green space and biodiversity assets from recreation, disturbance and direct development. Overall growth in greenhouse gas emissions from a growth in traffic/transport and emissions from the built environment. Impacts for water environment (and dependent 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	<p>Positive Effects</p> <ul style="list-style-type: none"> Incremental improvements to sustainable transport networks (improvements to rail and bus routes as well as enhanced opportunities for walking and cycling). Reduced congestion. Improved connections between settlements and improved access to services and facilities. Improved access to employment and improved movement of resources and freight. Reduced atmospheric pollution and greenhouse gas emissions through improved sustainable transport networks and reduced congestion. <p>Negative Effects</p> <ul style="list-style-type: none"> Increased pressure on open/green space, biodiversity, landscape, cultural heritage, water environment (including flood risk).
Wales: A Vibrant Economy (WAG, 2005); Anglesey Economic	<p>Positive Effects</p> <ul style="list-style-type: none"> Increased employment opportunities and enhanced economy.

Regeneration Strategy (2004 - 2015) and Tourism Strategy North Wales (2010 - 2015)	Negative Effects <ul style="list-style-type: none"> Increased pressure on open/green space, biodiversity, landscape, cultural heritage, water environment (including flood risk).
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SA Addendum Report July 2016

- 6.111 The JLDP and supporting evidence, including the SA, was submitted to the Welsh Government in March 2016. Just prior to submission the Councils placed Focussed Changes to the Deposit JLDP out on consultation, which ended on 13 April 2016. Following consideration of the representations received on the Focussed Changes the Councils proposed a number of potential amendments to the JLDP.
- 6.112 The Inspector requested clarification in his Preliminary Note in relation to the differences in the detailed content of the policies considered through the SA. This was explained in further detail at the Pre-examination meeting on 14 June 2016. The Inspector queried whether the SA adequately covered all those aspects of the Plan that may have significant sustainability implications. It was felt that some policies required further attention, for example, TRA1, CYF3, CYF7 and TAI12. It was also noted that the policy numbers referred to in section 6 of the Deposit SA Report did not always match up with the policy Numbers in the Deposit JLDP. The Councils carried out further work to address the Inspector's comments and submitted a progression of policy numbers as well as a track changes version of Section 6 of the SA Report (CDLL.007) on 1 July 2016.
- 6.113 The Councils also undertook further work in relation to the assessment of needs and identification of site options for the Gypsy and Traveller Community within the Plan area, and the potential for renewable energy development. The screening of the proposed amendments following consultation on the Focussed Changes found that all the changes were minor and did not significantly affect the findings of the previous SA work as they sought to provide further clarification or ensure consistency. The SA Addendum report was submitted to the Inspector for consideration in July 2016 which should be read in conjunction with this final SA Report (Examination document DA021).

7. SA OF MACS AND INSPECTOR'S RECOMMENDATIONS

- 7.1 This section sets out the findings of the SA of the Matters Arising Changes (MACs and IMAC) recommended by the Inspector.

SA of MACs

- 7.2 A number of changes were proposed to the JLDP which emerged as a result of matters considered during the JLDP Hearing Sessions. It was important to ensure that any proposed changes were screened through the SA process to determine if they would significantly affect the findings of the previous SA work presented in the SA Report (February 2016), or give rise to likely significant effects, and if further appraisal work was required. An SA Addendum Report was produced which documented the assessment (Examination document DA041) which should be read in conjunction with this Final Report.
- 7.3 The first step in the assessment was therefore to screen all the MACs to identify those that could have a significant effect on the final outcomes that result from implementation of the Plan. Each MAC was set out in a schedule. For ease of use, the elements of the Plan that are subject to MACs were set out in the same order as the Deposit Plan. The findings of the screening work were recorded in a column against each MAC.
- 7.4 The changes included moving the reference to the housing allocation at Beaumaris (T32) from Policy TAI 15 to TAI 5. In undertaking the SA Screening of the MAC schedule it became apparent that the site was not screened in the original assessment. Therefore, an appraisal of this site was also presented in the Addendum Report referred to in paragraph 7.2 above.
- 7.5 The screening found that all the proposed changes were minor and did not significantly affect the findings of the previous SA work as they seek to provide further clarification or ensure consistency. The Addendum Report was subject to public consultation alongside the Matters Arising Changes for a 6 week period starting in January 2017.

SA of amendments to the original Schedule of MACs and Inspector Recommendations

- 7.6 A Schedule of Matters Arising Changes (DA.039 & DA.040) was the subject of a public consultation exercise from 23 January to 9 March 2017. The Councils considered representations about the Matters Arising Changes. Two additional Hearing Sessions were held on the 26th and 27th April to consider matters relating to representations submitted about the MACs. Consideration of the representations and the discussion at the Hearing Sessions led to a number of amendments to the original Schedule of Matters Arising Changes. A final Schedule of Matters Arising Changes was published on the 8th May 2017 and was considered by the Inspector before finalising his report. Appendix 10A contains the SA screening assessment of

the aforementioned amendments, which are marked in red. The screening found that all the proposed changes were minor and did not significantly affect the findings of the previous SA work as they seek to provide further clarification or ensure consistency.

- 7.7 On the 30th of June 2017, the Planning Inspector provided a report that concluded that subject to Matters Arising Changes set out in Appendix A and B to his report, the Anglesey and Gwynedd JLDP provides an appropriate basis for the planning of the Counties up to 2026. With the recommended changes, the Plan satisfies the requirements of section 64(5) of the 2004 Act and meets the tests of soundness set out in national policy.
- 7.8 In addition to the Matters Arising Changes that had been proposed by the Councils the Inspector made 1 additional binding Matters Arising Change (IMAC) to the JLDP, set out in Appendix B to his report. The Inspector concludes that the change did not undermine the SA, SEA and HRA processes undertaken and neither does it compromise the Plan's strategy. The IMAC was screened to determine whether the changes were significant and whether it would result in significant sustainability effects.
- 7.9 Appendix 10B contains the screening assessment for this change and includes commentary on the implications of the change on the Sustainability Appraisal of the JLDP. It was concluded that the change was not considered likely to have significant effects on sustainability issues and would not affect the overall SA of the Plan, in line with the findings of the Inspector.

8. MONITORING

Introduction

- 8.1 The SEA EU Directive and UK SEA Regulations require that significant environmental effects (positive and negative) of implementing the Plan are monitored in order to identify at an early stage any unforeseen effects and to be able to take appropriate remedial action.
- 8.2 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

- 8.3 UK Government guidance on SA/SEA advises that existing monitoring arrangements should be used where possible in order to avoid duplication. This approach is confirmed by Welsh Government guidance advising that SEA monitoring can be integrated with the Annual Monitoring Report (AMR), a statutory requirement for LDPs. The Plan's Monitoring Report is considered sufficient to ensure appropriate monitoring takes place with regard to the SEA/SA.
- 8.4 There are no explicit statutory provisions with regard to monitoring following a Habitats Regulations Assessment. However, appropriate monitoring of the effects of a plan on any European sites would be a prudent provision in the monitoring proposals to be incorporated in the SA/SEA and the AMR. The condition of European sites is monitored by Natural Resources Wales (NRW) and this may be affected by a range of factors that are not within the influence of the Plan.
- 8.5 The SA monitoring framework in table 8.1 identifies the 11 SA objectives, and provides a sub-set of 16 potential SA targets. The table also provides a set of potential SA indicators. It is proposed that the scope of the AMR monitoring incorporates these indicators.
- 8.6 The Plan's monitoring is concerned with assessing performance of policies in delivering the Plan's Strategy and achieving its objectives and many relate directly to sustainable development. As such there is considerable overlap between the monitoring framework of the Plan and the SA monitoring framework. In the AMR, where appropriate, each of the SA objectives will therefore be assessed against those Plan monitoring indicators that are relevant to the sustainability objectives. In order to emphasise the integrated approach Table 9.1 identifies the Plan indicators, which are considered to have a direct relationship with potential SA targets and indicators.
- 8.7 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	Plan Indicators
SA Objective: Biodiversity			
1.	Conserve and enhance biodiversity and geodiversity.	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> D59 Number of planning applications permitted on locally important biodiversity and geodiversity sites. D60 Number of planning applications permitted on nationally or internationally designated sites or on sites that affect the biodiversity or geodiversity value of the designated sites.
SA Objective: Community & health			
2.	<p>Improve the health of the population and reduce health inequalities between areas and social groups</p> <p>Improve community interaction and social inclusion</p>	<ul style="list-style-type: none"> % of total population with access to key services lifestyle related health measures (e.g. overweight/ obese) – Welsh Health Survey 	<ul style="list-style-type: none"> D5 Number of planning applications granted where new or improved infrastructure has been secured through developer contributions. D6 Number of planning applications for change of use of community facilities. D7 Number of planning applications for alternative uses on areas of open space. D8 Open space (ha) secured in association with residential development of 10 or

			<p>more units.</p> <ul style="list-style-type: none"> ■ D9 Preparation of Supplementary Planning Guidance relating to provision of open spaces in new Housing developments. ■ D12 Number of planning applications accompanied by a Travel Assessment.
SA Objective: Climate change			
3.	Reduce the causes of climate change and adapt to its impacts	<ul style="list-style-type: none"> ■ % change in carbon dioxide emissions from industry /commercial, domestic, road transport, land use change and forestry sectors 	<ul style="list-style-type: none"> ■ D12 Number of planning applications accompanied by a Travel Assessment ■ D21 Number of planning applications for standalone renewable energy development granted, per technology. Area (Anglesey and Gwynedd LPA area) and recorded energy output (GWh)
SA Objective: Welsh language			
4.	Promote and enhance the Welsh language	<ul style="list-style-type: none"> ■ Number/ % Welsh Language speakers 	<ul style="list-style-type: none"> ■ D1 %Welsh speakers in 2021 in Anglesey and Gwynedd ■ D4 Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities.
SA Objective: Heritage/culture			
5.	Protect and enhance the historic environment and cultural assets	<ul style="list-style-type: none"> ■ Number of historic assets at risk / change in number at risk 	<ul style="list-style-type: none"> ■ D62 Number of planning applications permitted in Conservation Areas and World Heritage Sites or sites that affect their historic or cultural values. ■ D63 Prepare and adopt a Supplementary Planning Guidance relating to Heritage Assets.
SA Objective: Economy, employment			
6.	Improve and enhance employment opportunities, including in rural areas.	<ul style="list-style-type: none"> ■ Economic activity by sector ■ Employment status of residents 16 years+ ■ Number of people commuting into and out of authority areas 	<ul style="list-style-type: none"> ■ D35 Employment status of 16 years + ■ D36 Number of people commuting out of Anglesey to Gwynedd.

	Develop a prosperous economy across all sectors for all residents.		
SA Objective: Housing, affordable			
7.	<p>Improve the quality and availability of the existing housing stock where needed.</p> <p>Deliver affordable housing that meets local needs.</p>	<ul style="list-style-type: none"> Number of new affordable housing units provided/ year as percentage of all new units 	<ul style="list-style-type: none"> D47 Total number of additional affordable housing built in the Plan area.
SA Objective: Landscape & townscape			
8.	Protect and enhance the urban and rural landscape.	<ul style="list-style-type: none"> Proportion of high/very high quality landscape identified by LANDMAP Number / proportion of new developments within AONB's Number / proportion of new developments within areas classed as outstanding by LANDMAP 	<ul style="list-style-type: none"> D61 Number of planning applications permitted for major development in an Area of Outstanding Natural Beauty (AONB) D24 Prepare and adopt a Supplementary Planning Guidance on design matters
SA Objective: Land, minerals, waste			
9.	Minimise waste and promote recycling, re-use and recovery	<ul style="list-style-type: none"> % proportion of development on previously developed land % municipal wastes sent to landfill % municipal waste reused/ recycled 	<ul style="list-style-type: none"> D19 Number of planning applications for new development on previously developed land (brownfield redevelopment and conversions of existing buildings) expressed as a % of all development per annum. D64 The amount of land and facilities to cater for waste in the plan area.
SA Objective: Transport & access			
10.	<p>Reduce the need to travel and minimise trips by private car.</p> <p>Improve access to</p>	<ul style="list-style-type: none"> Method of travel to work - % working population who travel by car Percentage of new residential development 	<ul style="list-style-type: none"> D12 Number of planning applications accompanied by a Travel Assessment.

	sustainable transport options	<p>within 30 minutes public transport time of facilities</p> <ul style="list-style-type: none"> ■ 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.	<p>Improve water quality and promote sustainable water management</p> <p>Reduce the risk to people and homes from flooding</p>	<ul style="list-style-type: none"> ■ % [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). 	<ul style="list-style-type: none"> ■ D17 Number of planning applications permitted by TAN 15 category in C1 floodplain areas. ■ D18 Number of planning applications for highly vulnerable development permitted in C2 floodplain areas.

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 <u>2000</u>	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 unnecessary repetition and should therefore be deleted.	DA6
3. BIODIVERSITY				
7.	Sustainability Group	Add to box for key issues from baseline analysis: <ul style="list-style-type: none"> Threats to the integrity and continuity of <u>biodiversity</u> 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

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

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.	
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	<p>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.</p> <p>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.</p> <p>'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.</p>	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

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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
		<p>atomic power station proceeds in north-west Anglesey on the fragile linguistic community already existing in the coastal communities in this part of Anglesey.</p> <p>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.</p> <p>Furthermore, we call on the Welsh Language Unit of the Welsh Government 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:</p> <p>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.</p> <p>ii) Establishing Language Conservation Areas (based on the census of 2011 and 2001) where over 20% are Welsh speakers.</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The issue of establishing Welsh Language Development Areas is not relevant to the SA of the JLDP.</p> <p>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.</p>	
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 strengthening 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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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
		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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		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	<p>we suggest the following additional indicators:</p> <ul style="list-style-type: none"> • Protect the integrity of designated (international, national and local) sites and avoid habitat/ species fragmentation <p>Suggested Indicator: % of features(various types) in favourable condition, including both land and marine based (WAG, 2006)</p> <ul style="list-style-type: none"> • Conserve and enhance terrestrial and marine wildlife habitats (including the plan areas substantial woodland assets) and wider biodiversity in rural and urban areas <p>Suggested Indicators:</p> <ol style="list-style-type: none"> 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 SINC's and LNR within the plan <p>We would welcome further discussion on these points.</p>	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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		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	Objective 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 associated 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 'Consultation'.	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 been 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.	
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: <ul style="list-style-type: none"> • 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.	

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ID	Name of Commentator	Summary of Comment	Planning Policy Unit Response	Change Number
		<ul style="list-style-type: none"> • Provide a local geodiversity audit (auditing sites and skills); and Influence local planning policy. <p>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).</p>		
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 available 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)	Agree that the baseline should be updated in accordance with the recommendations proposed.	DA61
96.	Sustainability Group	Economy – 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#tab=quals)	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.	

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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 http://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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	Porthmadog	expressed because it was believed that a Joint Plan between Gwynedd and Anglesey 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 Anglesey. 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 – Biodiversity 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 Importance 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

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SA for the Preferred Strategy (May 2013)

Respondent	Summarised Content	Response
Natural Resources Wales (26 June 2013)	As from April 1st 2013, the duties and responsibilities of the Countryside Council for Wales, the Environment Agency Wales and Forestry Commission in Wales have been assumed by Natural Resources Wales. In order to clarify and streamline the strategic assessment process, NRW will establish a single SA Portal, through which all enquiries and consultations for SEA and plan level HRA can be submitted.	Noted.
	1.9: NRW would suggest that, as written, this section suggests that the focus of the SEA process is to identify adverse environmental effects and to recommend appropriate mitigation. The SEA process requires the consideration of both positive and negative effects of the implementation of plans and their policies and can be used to inform and enable positive and pro-active environmental measures.	Noted and agreed.
	1.14: See NRW response to the HRA screening for this Preferred Strategy.	Noted.
	Table 3.1: Key Messages: Biodiversity. NRW would suggest that additional key messages should be identified in respect to the need to maintain and enhance ecological functions and connectivity.	Noted and agreed. This will be reflected in the SA Report accompanying the Deposit JLDP.
	Climatic Factors. Reference should be made to the need to build and promote climate change resilience within the plan area.	See response above.
	Cultural Heritage. Reference should be made to cultural and historic landscapes on the Register of Historic Landscapes in Wales and the need to maintain the integrity of cultural landscape features and assets.	See response above.
	Landscape. Clarification would be welcomed as to what might be considered as 'intrusive development', other than wind turbines.	Noted and agreed. Further clarification will be provided in the SA Report accompanying the Deposit JLDP.
	Soils, Minerals and Waste. NRW would suggest that additional key issues relate to soil 'sealing and the maintenance and enhancement of soil functions including those functions related to	Noted and agreed. This will be reflected in the SA Report accompanying the Deposit JLDP.

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Respondent	Summarised Content	Response
	carbon sequestration and flood alleviation.	
	Water. Reference should be made to building climate change resilience in water resources and to the need to consider flood hazard from both surface and coastal waters.	See response above for soils, minerals and waste.
	Table 3.2: Likely Evolution without Plan Implementation: Biodiversity. NRW would suggest that the lack of a strategic framework could compromise ecological function and connectivity.	Noted and agreed. This will be reflected in the SA Report accompanying the Deposit JLDP.
	Climatic Factors. NRW would suggest that climate change is also likely to incur additional hazards in respect of drought, geological hazard to transport networks (landslides, subsidence etc).	See response above for biodiversity.
	Landscape. Reference should be made to the potential loss of landscape distinctiveness and the potential loss of landscape and integrity assets upon which economic development may be based including tranquillity.	See response above for biodiversity.
	Table 3.3: Biodiversity. NRW would suggest explicit reference be made to the need to maintain and enhance ecological functions and connectivity.	See response above for biodiversity.
	Climatic Factors. Reference should be made to the need to promote and create climate change resilience and adaptability, including creating climate change resilience in existing housing and infrastructure.	See response above for biodiversity.
	Landscape. Reference should be made not only to AONB's within the Plan Area but also to the adjacent National Park.	See response above for biodiversity.
	Soils, Minerals and Waste. Reference should be made to the need to enable the reduction/mitigation of water and air pollutants associated with intensive agriculture.	See response above for biodiversity.
	Water.	See response above for biodiversity.

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Respondent	Summarised Content	Response
	Reference should be made to the need to reduce the risk of 'pollution' entering coastal waters, lakes and groundwaters as well as river water courses.	
	<p>Table 3.4: The SA Framework: Biodiversity. Additional objectives should be added in respect of the need to maintain and enhance ecological function and connectivity within the Plan Area.</p> <p>Proposed indicators should be relevant to and reactive to the Plan and Policies under scrutiny. It is suggested, for example that trends in NERC/Section 42 species may be influenced by a number of factors and issues, not necessarily confined to the Gwynedd and Anglesey Joint Plan.</p>	<p>Noted and agreed. The following decision aiding question will be included under SA Objective 1: <i>Will the plan maintain and enhance ecological function and connectivity.</i></p> <p>Noted; however, this is relevant to a number of indicators. These types of indicators can still help to provide an indication if there is an issue and further investigation can determine if it is as a result of the JLDP.</p>
	<p>Climate Change. Indicators should be developed which allow the Plan's performance in terms of climate change resilience to be measured e.g. developments that are water efficient and resilient to flood hazard. Proposed indicators should be relevant to and reactive to the Plan under scrutiny and capable of measurement/monitoring. Clarification would therefore be welcomed as to whether it is feasible to measure the % change in carbon dioxide derived from development within the Plan Area.</p>	Noted. Proposed monitoring indicators will be amended and refined throughout the iterative SA process to take account of the findings of the appraisal and consultation responses. This will be taken into consideration in the future stages of the SA process.
	<p>Soil. Additional objectives would be welcomed in regard to the need to protect soil functions including flood alleviation and carbon sequestration.</p> <p>Potential indicators could include area of soil permanently 'sealed' and area of carbon rich/organic soils developed.</p>	<p>Noted and agreed. The following decision aiding question will be included under SA Objective 9: <i>Will the plan protect soil functions, which includes flood alleviation and carbon sequestration.</i></p> <p>Noted.</p>

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Respondent	Summarised Content	Response
	<p>Landscape. An additional indicator is proposed for this topic – the proportion / number of developments within each landscape type. For example: the number / proportion of new developments within AONB's or the number / proportion of new developments within areas classed as outstanding by LANDMAP</p>	Noted and agreed. This indicator will be included and presented in the SA Report accompanying the Deposit JLDP.
	<p>Population, human health. We note the 'Proportion of lpg fuel sources for motor vehicles' is a proposed indicator for this topic. Although technologies are not currently widely used, it may also be beneficial to monitor the number of electrical vehicle recharge points and hydrogen fuel sources available.</p>	Noted and agreed. This indicator will be included and presented in the SA Report accompanying the Deposit JLDP.
	<p>Table 4.1. See comments on Table 3.4 above.</p>	Please see responses to comments on Table 3.4 above.
	<p>4.9. SA Objective 3: NRW welcomes the recommendation to strengthen Objective 3 however, additional recognition of the need to build resilience to climate change effects would also be welcomed. SA Objective 5: NRW welcomes the recommendation to strengthen this objective in terms of cultural heritage. SA Objective 8: NRW would agree that additional consideration should be given to the importance and value of the Plan Area's landscape and seascape resource.</p>	Noted and agreed.
	<p>Table 4.9. NRW would suggest that additional consideration should be given to the definition of 'sustainable location'. As written 'sustainable locations' are defined according only to social and economic factors. In order to be sustainable, consideration needs to be given to environmental factors including biodiversity and natural resources.</p>	Noted and agreed.
	<p>5.8 – 5.23. We note that a sustainability appraisal (SA) for Growth Options T1, T2, T3 and T4 has been undertaken. We also note that the Preferred Option combines elements from Options T2 and T3. However, it is unclear how the significant effects specific to the Preferred Option have been considered. While it may be possible that the assessment of the two alternatives, T2 and T3, fully cover the range of positive and negative significant</p>	Noted, it is not considered that the Hybrid Option is likely to have any specific or different significant effects (positive and negative) than those already considered through the appraisal of Options T1, T2, T3 and T4.

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Respondent	Summarised Content	Response
	<p>environmental effects of the Hybrid Option, this may not necessarily be the case.</p> <p>We therefore advise that the authorities clarifies whether or not there are any significant effects associated with the Preferred Option which are different to those identified for Growth Options T2 and T3 and, if so, how these have been covered in the SA.</p>	<p>The SA Report accompanying the Deposit JLDP will more clearly explain this.</p>
	<p>Table 6.5: Point 4. It should be made clear which developments will be allowed within areas of designated Countryside.</p>	<p>Noted, this will be made clearer in the SA Report accompanying the Deposit JLDP.</p>
	<p>Table 7.1: The following changes are recommended to the scorings of the policies within this table. Please see detailed comments regarding Appendix 6 below for further explanation.</p> <p>PS3 Settlement Strategy – SA Objective 3 – this option should be changed to Minor Negative (-).</p> <p>PS5 Infrastructure and developer contributions - SA Objective 11 – this score should be changed to Dependent on Implementation of Option (+/-).</p> <p>PS9 The Visitor Economy - SA Objective 10 - this score should be changed to Dependent on Implementation of Option (+/-).</p>	<p>Please see responses to comments on Appendix 6 below.</p>
	<p>Table 9.1: Landscape. See comments on Table 3.4 Landscape Above.</p>	<p>Please see responses to comments on Table 3.4 above.</p>
	<p>Appendix 4: D3. Biodiversity: NRW agree that a small development is likely to have a reduced impact compared to a large development locally. However if many small developments are undertaken instead of one large one, the total impact may be the same, only spread over a larger area. This may also result in more habitat fragmentation than one large development and may be harder to monitor.</p>	<p>Noted.</p>
	<p>Appendix 5: See comments 5.8 – 5.23 above.</p>	<p>Please see response to comments on 5.8 - 5.23 above.</p>
	<p>Appendix 6:</p>	<p>Noted and agreed. The appraisals will</p>

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Respondent	Summarised Content	Response
	<p>PS3 – Climate Change. An increase in development will increase overall emissions, however will not increase emissions from 'buildings themselves'. This should be more clearly worded. Emissions per capita may be reduced by developing close to main areas of employment. However as population is expected to increase, gross emissions will increase. As this plan will focus on urban and local centres, it is not clear how this will reduce the number of concentrated areas of poor air quality. As an increase in population and growth is envisaged, the plan/policy is unlikely to result in overall lower car usage. Given the above points, it is considered that the assessment of this SA Objective should be changed to Minor Negative (-).</p>	be amended to reflect this.
	<p>PS3 – 8 Landscape & Townscape. To ensure appropriate design, scale and location of projects, Recommendations / Mitigation and Enhancement Measures for this objective should include a stipulation that there will be no significant impacts on areas such as AONB's / National Park from development.</p>	Noted. This will be reflected in any further appraisal work.
	<p>PS4 – 1 Biodiversity. It should be clarified which type of development will be allowed in areas classified as Countryside.</p>	Noted, this will be made clearer in the SA Report accompanying the Deposit JLDP.
	<p>PS5 – 11 Water & Flood Risk. As it is acknowledged within the text, this will increase pressure on water resources and increase flood risk. Therefore, the assessment of this SA Objective should be changed to Dependent on Implementation of Option (+/-).</p>	Noted and agreed. The appraisals will be amended to reflect this.
	<p>PS9 – 10 Transport. There is also potential for higher traffic on all roads as a result of this plan. Therefore, the assessment of this SA Objective should be changed to Dependent on Implementation of Option (+/-).</p>	Noted and agreed. The appraisals will be amended to reflect this.
	<p>PS14 – 3 Climate Change & 11 Water & Flood Risk. Further Recommendations / Mitigation and Enhancement Measures for these options could also include a stipulation to encourage upper catchment management. Especially of areas of peat which are crucial for carbon storage, water level regulation</p>	Noted. The appraisals will be amended to reflect this.

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Respondent	Summarised Content	Response
	and water quality.	
Welsh Gov (27 June 2013)	<p>We note that the Preferred Strategy has been subject to an interim SA/SEA and subject to HRA screening.</p> <p>It is now more appropriate to reference NRW (Natural Resources Wales) rather than CCW or EA.</p>	Noted.
Asbri Planning (27 June 2013)	<p>It is noted that under the heading 'Likely Evolution of Baseline Without Implementation of the Plan', it is stated in Table 3.2 that 'a lack of adequate employment sites in sustainable locations' would be the consequence.</p> <p>To be consistent with the representations made we would comment on the basis that this should be changed to: 'a lack of adequate employment sites in sustainable and viable locations.'</p>	Noted and agreed.
Safe Streets Anglesey (27 June 2013)	<p>We disagree with the overall assessment that D3 is the most sustainable option. The Sustainability Appraisal and other assessments of the various options, D1 to D4, are seriously flawed. We question the basis of these appraisals.</p> <p>The main factor preventing vulnerable groups from improving their situation is the lack of safe routes to centres of employment and other centralised facilities. The currently-favoured option, D3, will result in increased population in rural areas but no significant improvement in their access to facilities or to employment opportunities, neither of which can be effectively ruralized on the necessary scale. The extra rural population will either be seriously disadvantaged by geographical isolation, or they will depend on motorised transport (if they can afford it) which will render the roads still less welcoming.</p> <p>If a suitably-inviting network of routes for active transport is to be provided, option D2 is clearly favoured on every major criterion. Option D2 will concentrate population growth within easy reach, by active transport, of employment and facilities. D1 will over-concentrate them, leaving out areas which are capable of supporting healthy sustainable development with populations, and options D3, D3a, and D4 will allow the growth of disadvantage and vulnerability in areas where motorised transport is required</p>	<p>The appraisal recognises that Options D1, D2 and D4 perform better against environmental objectives, which includes reducing the need to travel. However, it also recognises that these options disregard the needs of the wider population in rural areas, potentially increasing inequalities and reducing accessibility to housing, employment and facilities/services.</p> <p>Option D3 was appraised as potentially reducing the need to travel; however, it also acknowledges that it would not be to the same extent as could occur under Option D1 and D2. The dispersed nature of development would improve</p>

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

Respondent	Summarised Content	Response
	<p>for most people to participate fully in society. Less dependence on motorised transport will improve sustainability, reducing carbon emissions in particular.</p> <p>We therefore support option D2, which assumes a travel-to-work area well within the range of active transport. This is the option best suited to the creation of routine door-to-door journeys that are car free. We note that the Netherlands took some eight years to provide such a network, a time span well within the scope of this Plan.</p>	<p>accessibility to some rural communities as some development would be guided there. 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. Option D3 was also appraised as having the potential to reduce inequalities by facilitating a more equal distribution of development in spatial terms. The appraisal notes that 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.</p> <p>The options considered are strategic and spatial in nature. The strategic</p>

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

Respondent	Summarised Content	Response
		<p>policies set out in the Preferred Strategy provide further detail on how the need to travel will be reduced through improvements to the sustainable transport network. Strategic Policy PS5 (Infrastructure and developer contributions) seeks contributions from new development to deliver infrastructure, which includes sustainable transport. Strategic Policy PS22 (Sustainable Transport, Development and Accessibility) seeks to improve accessibility and change travel behaviour through a number of measures, including improved public transport and footpaths/ cycle ways. The Deposit JLDP will include further detail on how the need to travel will be reduced and the specific transport infrastructure improvements being proposed.</p>
Beicio Bangor on behalf of the Group (26 June 2013)	<p>We disagree with the overall assessment that D3 is the most sustainable option. The Sustainability Appraisal and other assessments of the various options, D1 to D4, are seriously flawed. We note that lack of safe routes to centres of employment and other centralised facilities is the main factor preventing vulnerable groups from improving their situation. The currently-favoured option, D3, will result in increased population in rural areas but no significant improvement in their access to facilities or to employment opportunities, neither of which can be effectively guided by this Plan. The extra population will either be seriously disadvantaged by geographical isolation, or they will depend on motorised transport (if they can afford it) which will render the roads still less welcoming.</p>	<p>Please see response above.</p>

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

Respondent	Summarised Content	Response
	<p>If a suitable network of routes for active transport is to be provided, option D2 is clearly favoured on every major criterion. Option D2 will concentrate population growth within easy reach, by active transport, of employment and facilities. D1 will over-concentrate them, leaving out areas which are capable of supporting healthy sustainable development, and options D3, D3a, and D4 will allow the growth of disadvantage and vulnerability in areas where motorised transport is required for most people to participate fully in society.</p> <p>We therefore support option D2. This is better suited to the creation of routine door-to-door journeys that are car free. We note that the Netherlands took some eight years to provide such a network, a time span well within the scope of this Plan.</p>	
	<p>We are concerned that the the lack of a transport Report has restricted the ability of the Sustainability Assessment to adequately consider the impact transport has on the preferred strategy. We offer our limited observations below as a way of pointing to the potential for a more thorough examination at some future date. It supports our argument that D2 should indeed be the preferred option.</p>	Noted.

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

SA for the Deposit JLPD (February 2015)

Respondent	Section	Summary of Representation	Council's Response
NRW	Sites C6, C39 & T4	With regards to 'Water' we draw your attention to our objection to allocations C6, C39 and T4 which are located in either flood zones C1 or C2 as defined by Welsh Governments Development Advice maps unless further information is provided by means of an updated Strategic Flood Consequence Assessment.	See the Councils' response to representations relating to C6, C39 and T4.
NRW	Para 6.61 and 6.63	With regard to the conclusion reached in paragraphs 6.61 and 6.63, NRW does not concur that there will be no major negative effects on water quality, water resources or flood risk as a result of proposed development. As noted, there is a need to direct development away from areas of flood risk.	Please refer to the Councils' responses to representations relating to C6, C39 and T4. Disagree that there will be significant effects in relation to sites C6 & C39 and site T4 is being deleted to take account of the NRW representation. The findings of the SA will be updated to reflect the removal of site T4. The last sentence of paragraph 6.61 will also be revised to provide further clarification for the need to direct development away from areas of flood risk: "Directing Development should be directed away from areas of flood risk..."
NRW	Para 6.78	The reference to Policy PS1 in paragraph 6.78 is incorrect. NRW believes that this reference should be to Policy PS16 Conserving and enhancing the natural environment as the Policy aims to protect and improve the areas of high biodiversity value, and direct development away from the most sensitive environments.	Agree. Reference to Policy PS1 should be deleted and made to PS16 instead: 6.78 "...Policy PS1 PS16 seeks to protect and improve the areas of high biodiversity value..."

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. <u>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.</u>	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: <ul style="list-style-type: none"> • 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 2000 network <u>(i.e. Special Areas of Conservation; Special Protection Areas and Ramsar Sites)</u>; • 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 2009 <u>2016</u>), 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) <u>through the provision of new housing and through</u> or by supporting the establishment of new employment opportunities <u>uses.</u> Welsh Language Impact Assessment (WLIA) allows for the identification of possible impacts	DA5

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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 biodiversity features
- The need to preserve Semi-Natural Woodlands

DA7

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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 where 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.
- 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**

DA8

DA9

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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**
- **The threat of flooding caused by climate change**

DA10

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

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- 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.

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.

DA13

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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

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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.~~

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

D20

D21

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 24389.2% - higher

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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

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<u>cloddiau</u> <ul style="list-style-type: none">• <u>Tranquility and dark skies important in expansive areas.</u>	DA27
Sustainability issues and opportunities <ul style="list-style-type: none">• A need to protect and enhance landscapes <u>and seascapes</u> 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 <u>and AONBs.</u>• The need to ensure that the AONBs are protected from development which is potentially damaging to their special conservation features.• <u>The need to protect and enhance tranquil areas and dark skies particularly within AONBs through appropriate design and development.</u>• <u>Encourage green infrastructure links and protection and enhancement of species rich hedgerows, amenity trees and woodlands.</u>• <u>Use of green wedges where such designations are considered necessary.</u>	DA28 DA29 DA30 DA31 DA32
Key messages from plans and programmes review <ul style="list-style-type: none">• The JLDP should consider key/ identified plans and guidance when formulating its policies and proposals.	

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- The JLDP should provide for the conservation and where appropriate **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.

DA33

DA34

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.**
- 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,

DA35

DA36

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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.

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- 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.**
- **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.**

DA37

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**
- 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.

DA39

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- 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.
- 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.

DA40

Draft SA Framework of Objectives

1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)

Will the plan....

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- 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.

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

DA41
DA42

DA43

DA44

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<ul style="list-style-type: none"> 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
<p>Proposed Indicators:</p> <ul style="list-style-type: none"> % of total population with access to key services lifestyle related health measures (e.g. overweight/ obese) – Welsh Health Survey
<p>3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures <i>(SEA Topics: climatic factors, air)</i></p>
<p>Will the plan ...</p> <ul style="list-style-type: none"> 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, <u>including on a local, community level</u>, 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
<p>Proposed Indicators:</p> <ul style="list-style-type: none"> % change in carbon dioxide emissions from housing stock <u>industry /commercial, domestic, road transport, landuse change and forestry sectors</u>
<p>4. Conserve, promote and enhance the Welsh language</p>

DA45

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(SEA Topic: cultural heritage)
Will the plan...
<ul style="list-style-type: none"> ■ Protect and enhance opportunities for the promotion and development of the Welsh Language
Proposed Indicators:
<ul style="list-style-type: none"> ■ Number/ % Welsh Language speakers
5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)
Will the plan ...
<ul style="list-style-type: none"> ■ 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:
<ul style="list-style-type: none"> ■ 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 ...
<ul style="list-style-type: none"> ■ 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

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<p>enhanced infrastructure <u>and facilitating improvements to existing facilities and infrastructure.</u></p> <ul style="list-style-type: none"> ■ Provide access to training, education and skills development opportunities for all sectors of the community 	DA47
<p>Proposed Indicators:</p> <ul style="list-style-type: none"> ■ Economic activity by sector ■ Employment status of residents 16 years+ ■ Number of people commuting into and out of authority areas 	
<p>7. Provide good quality sustainable housing, including affordable housing that meets local needs (SEA Topic: population, human health)</p>	
<p>Will the plan ...</p> <ul style="list-style-type: none"> ■ 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
<p>Proposed Indicators:</p> <ul style="list-style-type: none"> ■ Number of new affordable housing units provided/ year as percentage of all new units 	
<p>8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (SEA Topics: landscape)</p>	
<p>Will the plan ...</p>	

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<ul style="list-style-type: none"> ■ 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 	<p>Proposed Indicators:</p> <ul style="list-style-type: none"> ■ % designations reporting favourable condition status ■ <u>Proportion of high/very high quality landscape identified by LANDMAP</u>
<p>9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (SEA Topic: material assets, soil)</p>	
<p>Will the plan ...</p> <ul style="list-style-type: none"> ■ Prioritise development on <u>suitable</u> previously developed/ brownfield land <u>without having an impact on biodiversity, historic heritage assets and landscape</u> ■ 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) 	<p>Proposed Indicators:</p> <ul style="list-style-type: none"> ■ % proportion of development on previously developed land ■ % municipal wastes sent to landfill ■ % municipal waste reused/ recycled

DA49
DA50

DA51

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<p>10. Promote and enhance good transport links <u>and internet access to support the community and the economy</u> <i>(SEA Topic: population, human health)</i></p>	<p>Will the plan ...</p> <ul style="list-style-type: none"> ■ 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> 	<p>Proposed Indicators:</p> <ul style="list-style-type: none"> ■ 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> 	<p>11. Safeguard water quality, manage water resources sustainability and minimise flood risk <i>(SEA Topic: water, biodiversity)</i></p>	<p>Will the plan ...</p> <ul style="list-style-type: none"> ■ 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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DA52

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DA54

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<p>efficiency measures in all new developments</p> <ul style="list-style-type: none"> 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) <u>Facilitate development away from land that is at risk from flooding.</u>
<p>Proposed Indicators:</p> <ul style="list-style-type: none"> % [or number of proportion of total] of new developments with integrated sustainable drainage systems <u>% of waterbodies at good ecological status or potential</u> proportion/ absolute number of development in C1 and C2(defined by TAN15)

DA55

DA56

Table 13.2: Compatibility of SA Objectives

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 <u>A New Sustainable Development Scheme for Wales May 2009</u>
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)
<u>Review of the National Park Authorities in Wales (2004)</u>
<u>Snowdonia National Park Management Plan</u>
BIODIVERSITY
Convention on Biological Diversity (1992)
European Biodiversity Strategy
UN(1971) Convention on Wetlands of International Importance (Ramsar Convention)
<u>Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979)</u>
<u>Bern Convention on the Conservation of European Wildlife and natural Habitats (1979)</u>
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)
<u>EC Shellfish Water Directive (79/923/EEC)</u>
<u>EU Forest Strategy Action Plan</u>
<u>Halting the Loss of Biodiversity by 2010 – and Beyond</u>
<u>Hedgerow Regulations (1997)</u>
<u>National Salmon Strategy (1996)</u>
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))
<u>Protection of Wild Badgers Act (2003)</u>
<u>UK Forestry Standard – The Government's Approach to Sustainable Forestry (2004)</u>
<u>Woodland Trust – Space for Nature (2002)</u>
<u>Woodlands for Wales (2001)</u>
<u>CCW Priority Habitats of Wales (2003)</u>
<u>Future Biodiversity Action in Wales – the Wales Biodiversity Group (May 2002)</u>
<u>FUTURE BIODIVERSITY ACTION IN WALES – THE WALES BIODIVERSITY GROUP (MAY 2002)</u>
WAG (1996) <u>(2009)</u> 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
<u>River Ogwen Salmon Action Plan (1999)</u>
<u>Western Wales Eel Management Plan (2010)</u>
COMMUNITIES
Aarhus Convention
EC (2002) EU Directive on Environmental Noise (2002/49/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 <u>Improving Gwynedd Together – Consultation Draft April 2001 (Draft Community Strategy for Gwynedd)</u>
Gwynedd Health, Social Care and Well-being Strategy 2008-2011 (Gwynedd LPA)
Children and Young People Strategy 2008-2011 (Gwynedd LPA)
<u>Gwynedd School Reorganisations Strategy (Gwynedd LPA)</u>
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 (UNFCCC)
Kyoto Protocol (1997)
European Climate Change Programme
EC (1996) EU Air Quality Framework Directive (96/62/EC)
<u>Our Energy Future: Renewable Sources of Energy (EC, 1997)</u>
<u>EU Directive for the Promotion of Biofuels for Transport (2003/30/EC)</u>
<u>EU Emission Trading System</u>
<u>EU Directive to Promote Electricity from Renewable Energy (2001/77/EC)</u>
<u>Air Quality (Limit Value) Regulations (2003)</u>
<u>Convention on Long Range Transboundary Pollution</u>
<u>National Emissions Ceiling Directive</u>
UK Air Quality Strategy (2000)
Climate Change Strategy for Wales (2010)
<u>Climate Change Wales – Learning to Live Differently (2001)</u>

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<u>Energy Wales – Route Map: Consultation Document (2005)</u>
Climate Change: The UK Programme 2006
<u>Climate Change: Challenging Choices (2000)</u>
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
<u>Anglesey Energy Island Programme</u>
CULTURAL HERITAGE
<u>World Heritage Convention</u>
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)
<u>World Heritage Sites Management Plan (CADW)</u>
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 (2000 0 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 – Tourism 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
<u>Improving Lives and Communities – Homes in Wales</u>
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)
<u>Homelessness Strategy 2010-2013 (Gwynedd LPA)</u>
<u>Affordable Housing Delivery Statement (2009) (Anglesey)</u>
The Isle of Anglesey Local Housing Strategy 2007-2012 (Anglesey LPA)
Homeless Strategy for Anglesey
<u>Empty Homes Strategy (2010) (Anglesey LPA)</u>
<u>Strategaeth Adnewyddu Tai Sector Breifat (2010) (Anglesey LPA)</u>
LANDSCAPE
EC (ratified 2006) European Landscape Convention
WAG (1996) TAN7 – Outdoor Advertisement Control
WAG (1998) TAN14 – Coastal Planning
WAG (2002) TAN19 – Telecommunications
<u>Integrated Coastal Zone Management Strategy</u>
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)
<u>Anglesey Landscape Strategy Update (2011)</u>
<u>WATER</u>
EC (1991) European Nitrates Directive (91/676/EEC)
EC (2000) EU Water Framework Directive (00/60/EC)
EC (2006) EU Bathing Water Quality Directive (2006/7/EC)
EC (2007) EU Groundwater Daughter Directive (2006/118/EC)
<u>EU Urban Waste Water Treatment Directive and Designated Eutrophic Sensitive Areas</u>
<u>The Floods Directive (2007/60/EC)</u>
<u>Water Resources Act 1991</u>
<u>Water Act (2003)</u>
<u>Water for People and the Environment – Water Resources Strategy for England and Wales</u>
Water for People and the Environment Water Resources Strategy for England and Wales (EA, 2009)
WAG (2004) TAN15 – Development and Flood Risk
<u>Waterways for Wales – The Way Forward (2000)</u>
<u>Cleaner Coasts, Healthier Seas</u>
<u>Environment Agency Drought Plan (Draft) (September 2011)</u>
Draft River Basin Management Plans
<u>West of Wales Shoreline Management Plan</u>
<u>North West Wales Catchment Flood Management Plan</u>
<u>River Dee Catchment Flood Management Plan</u>
<u>Anglesey Catchment Abstraction Management Strategy</u>
<u>SOILS, MINERALS, WASTE</u>
EC (1999) EU Landfill Directive (99/31/EC)
EC (2000) EU Framework Directive on Waste (75/442/EEC)
<u>EU Soil Thematic Strategy (2006)</u>

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<u>Sludge Directive 86/278/EEC</u>
<u>European Soil Charter</u>
<u>UK Soil Indicators Consortium (DEFRA)</u>
<u>Remediation of Contaminated Land (2001)</u>
<u>Waste Incineration (England and Wales) Directive</u>
<u>Welsh Soils Action Plan</u>
<u>Soil a Precious Resource – Environment Agency Soil Strategy</u>
<u>Code of Good Agricultural Practice for the Protection of Soil</u>
<u>Identification and Development of a set of National Indicators for Soil Quality</u>
<u>Sludge Regulations</u>
<u>Nitrate Vulnerable Zones Regulations</u>
<u>Soil Scoping Study (2002)</u>
<u>Radioactive Substances Act 1993</u>
<u>Waste Licensing Regulations 1994</u>
<u>Metal Mine Strategy for Wales 2002</u>
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
<u>Municipal Waste Sector Plan (March 2011)</u>
<u>Draft Food Manufacture, Service and Retail Sector Plan (March 2011)</u>
<u>Draft Collections, Infrastructure and Markets Sector Plan (March 2011)</u>
Regional Technical Statement on Aggregates 2008
Gwynedd Municipal Waste Strategy (Gwynedd LPA)
Isle of Anglesey Municipal Waste Management Strategy, 2004 (Anglesey LPA)
<u>Final Contaminated Land Inspection Strategy (Anglesey)</u>
<u>Draft Contaminated Land Strategy (Gwynedd)</u>
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
<u>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.</u>	<u>The JLDP should consider the requirements of the Directive and mitigate against environmental damage.</u>

IPPC REGULATIONS	
Objectives and Requirements	Implications for JLDP
<u>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.</u> <u>The overall stated purpose of IPPC is to:</u> <ul style="list-style-type: none"> • <u>Prevent/reduce emissions (to air, land & water)</u> • <u>Prevent/reduce noise, odour & vibration</u> • <u>Prevent/reduce waste</u> 	<u>The JLDP should facilitate the reduction of pollution to air, land and water.</u>

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<ul style="list-style-type: none"> • <u>Prevent/reduce environmental accidents</u> • <u>Site remediation</u> • <u>Conserve Energy</u> 	
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<u>ENVIRONMENTAL PROTECTION ACT (1990)</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>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.</u>	<u>The JLDP should consider the requirements of the Act.</u>

<u>WES – ENVIRONMENT STRATEGY ACTION PLAN 2008-2011</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>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.</u>	<u>The JLDP should incorporate the principles of sustainable development and promote the protection of the environment.</u>

<u>COMAH REGULATIONS</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>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.</u>	<u>The JLDP should consider the requirements of the Directive.</u>

<u>ONE WALES: ONE PLANET: CONSULTATION ON A NEW SUSTAINABLE DEVELOPMENT PLAN FOR WALES A NEW SUSTAINABLE DEVELOPMENT SCHEME FOR WALES MAY 2009</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>

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<p>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.</p> <p>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.</p> <p>Sustainable development needs to be a key part of strategic policies. This is achieved by:-</p> <ul style="list-style-type: none"> • 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. <p>These objectives will be achieved by means of the following:-</p> <ul style="list-style-type: none"> - Decoupling - Comprehensive values and benefits - Precautionary principle - Principle of polluter having to pay - Proximity principle - Reflecting uniqueness 	<p>The JLDP should consider the objectives of the Plan and incorporate sustainability principles within its policies.</p>
<p>LOCAL (GWYNEDD LPA)</p> <p>THREE YEAR PLAN (2011-2014)</p>	
<p>Objectives and Requirements</p> <p>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.</p> <p>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 <u>along with individual programmes:</u></p> <p>i) Economy - <u>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.</u></p> <p>ii) Care - <u>Older People's Services; Learning Disabilities Services; Supporting Vulnerable Young Adults; Transforming Business management Arrangements; Supporting Families – Intensive</u></p>	<p>Implications for JLDP</p> <p>The JLDP should incorporate the principles of sustainable development throughout the Plan.</p>

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<p><u>Intervention: Services for Tomorrow</u></p> <p>iii) Children - <u>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</u></p> <p>iv) Environment - <u>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</u></p> <p>v) Health - <u>Healthy Gwynedd; Inactivity; Tobacco; Alcohol and Drugs; Obesity; Health Across the Council; Corporate Health</u></p> <p>vi) Language - <u>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</u></p>	
GWYNEDD ENVIRONMENTAL STRATEGY	
Objectives and Requirements	Implications for JLDP
<p>Main objective—A quality natural and built environment that will be improved, protected and maximised.</p> <p>In order to reach the above mentioned objective, priority will be given to:</p> <ul style="list-style-type: none"> 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 	<p>The JLDP should incorporate the principles of sustainable development and promote the protection of the environment.</p>

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BONN CONVENTION ON THE CONSERVATION OF MIGRATORY SPECIES OF WILD ANIMALS (1979)	
Objectives and Requirements	Implications for JLDP
<u>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.</u>	<u>The JLDP should try to avoid or minimise development - related impacts on migratory species and their habitats.</u>
REVIEW OF THE NATIONAL PARK AUTHORITIES IN WALES (2004)	
Objectives and Requirements	Implications for JLDP
<u>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.</u>	<u>The JLDP should compliment the planning principles of the SNP and have regard to designations and allocations which can affect both LPA Areas.</u>
SNOWDONIA NATIONAL PARK MANAGEMENT PLAN	
Objectives and Requirements	Implications for JLDP
<u>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.</u>	<u>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.</u>
BERN CONVENTION ON THE CONSERVATION OF EUROPEAN WILDLIFE AND NATURAL HABITATS (1979)	
Objectives and Requirements	Implications for JLDP
<u>The convention aims:</u> <ul style="list-style-type: none"> <u>To conserve wild flora, fauna and natural habitats</u> <u>To promote co-operation between States</u> <u>To give particular attention to endangered and vulnerable species, including endangered and vulnerable migratory species</u> <u>Appendices provide detailed information on species and habitats protected under the convention.</u> 	<u>The JLDP should take the conservation of biodiversity into account.</u>

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EC SHELLFISH WATER DIRECTIVE (79/923/EEC)	
Objectives and Requirements	Implications for JLDP
<u>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.</u>	<u>The Plan should facilitate the protection and enhancement of water quality.</u>

EU FOREST STRATEGY/ACTION PLAN	
Objectives and Requirements	Implications for JLDP
<u>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.</u>	<u>The JLDP should facilitate sustainable forest management through its policies.</u>

HALTING THE LOSS OF BIODIVERSITY BY 2010 – AND BEYOND	
Objectives and Requirements	Implications for JLDP
<u>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.</u>	<u>The JLDP should facilitate the protection and enhancement of biodiversity.</u>

HEDGEROW REGULATIONS (1997)

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<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>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.</u>	<u>The JLDP should consider the requirements of the Regulations in its policies and proposals.</u>

<u>NATIONAL SALMON STRATEGY (1996)</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>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:</u> <u>1) Optimise the number of salmon returning to home water fisheries.</u> <u>2) Maintain and improve fitness and diversity of salmon stocks.</u> <u>3) Optimise the total economic value of surplus stocks.</u> <u>4) Ensure beneficiaries meet necessary costs.</u> <u>These objectives are designed to preserve fish stocks for the future</u>	<u>The JLDP should consider the objectives of the Plan.</u>

<u>PROTECTION OF WILD BADGERS ACT (2003)</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>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.</u>	<u>The JLDP should ensure that its designations and policies do not impact upon badger habitats.</u>

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

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<p><u>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.</u></p> <ul style="list-style-type: none"> • <u>Preventing further loss of ancient woodland</u> • <u>Seeking the conservation and extension of all areas of old growth</u> • <u>Seeking restoration of ancient woodland planted with non-native conifers to seminatural woodland</u> • <u>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</u> • <u>Undertaking woodland-creation schemes</u> • <u>Supporting the need to protect and maintain semi-natural open-ground habitats</u> • <u>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</u> • <u>Seeking a general reduction in the intensity of land use, particularly adjacent to semi-natural habitats.</u> 	<p><u>protection and enhancement of woodlands.</u></p>
<p><u>WOODLANDS FOR WALES (2001)</u></p> <p><u>Objectives and Requirements</u></p> <p><u>The strategy is framed around Welsh woodlands and trees as a basis for delivery across four strategic themes, which are:</u></p> <ul style="list-style-type: none"> • <u>Responding to climate change – coping with climate change and helping reduce our carbon footprint.</u> • <u>Woodlands for people – serving local needs for health, education and jobs.</u> • <u>A competitive and integrated forest sector – innovative, skilled industries supplying renewable products from Wales.</u> • <u>Environmental quality – making a positive contribution to biodiversity, landscapes and heritage, and reducing other environmental pressures.</u> 	<p><u>Implications for JLDP</u></p> <p><u>The JLDP should facilitate the conservation, protection and enhancement of woodlands.</u></p>
<p><u>CCW PRIORITY HABITATS OF WALES (2003)</u></p> <p><u>Objectives and Requirements</u></p> <p><u>A technical guide for local biodiversity action.</u></p>	<p><u>Implications for JLDP</u></p> <p><u>The JLDP should facilitate the conservation, protection and where appropriate, enhancement of the identified priority</u></p>

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	<u>habitats and be consistent with the objectives of the plan.</u>
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FUTURE BIODIVERSITY ACTION IN WALES – THE WALES BIODIVERSITY GROUP (MAY 2002)	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<p><u>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:</u></p> <ul style="list-style-type: none"> • <u>Partnership - involving the range of public, voluntary, academic and business sectors;</u> • <u>Actions and targets - addressing the priorities for biodiversity conservation by establishing clear actions, measurable outcomes and accountability;</u> • <u>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;</u> • <u>Information - underpinning decisions with sound science and knowledge and working in innovative ways to fill information gaps and understanding;</u> • <u>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.</u> 	<p><u>The JLDP should facilitate the protection, conservation and enhancement of biodiversity.</u></p>

UK FORESTRY STANDARD – THE GOVERNMENT’S APPROACH TO SUSTAINABLE FORESTRY (2004)	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<p><u>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:</u></p> <ul style="list-style-type: none"> • <u>Forests and Landscape</u> • <u>Forests and Historic Environment</u> • <u>Forests and Biodiversity</u> • <u>Forests and Soil</u> • <u>Forests and Climate Change</u> • <u>Forests and People</u> • <u>Forests and Water</u> 	<p><u>The JLDP should contribute to sustainable forestry.</u></p>

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WAG (1996) (2009) TAN5 – NATURE CONSERVATION AND PLANNING	
Objectives and Requirements	Implications for JLDP
<p>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.</p> <p>The TAN provides advice for local planning authorities on:</p> <ul style="list-style-type: none"> • <u>The key principles of positive planning for nature conservation;</u> • <u>Nature conservation and Local Development Plans;</u> • <u>Nature conservation in development management procedures;</u> • <u>Development affecting protected internationally and nationally designated sites and habitats;</u> • <u>Development affecting protected and priority habitats and species.</u> <p>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.</p>	<p>The JLDP should consider the guidance when formulating all 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.</p>
RIVER OGWEN SALMON ACTION PLAN (1999)	
Objectives and Requirements	Implications for JLDP
<p><u>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.</u></p> <p><u>Actions put forward in the Plan include:</u></p> <ul style="list-style-type: none"> • <u>Habitat restoration work in Nant Ffrancon Valley.</u> • <u>Identifying other areas of habitat degradation, particularly around spawning streams.</u> • <u>Investigating the effectiveness of barriers to prevent the loss of adult salmonids to Penrhyn quarry adit and lagoon, and Tal-y-Bont Mill.</u> • <u>Improving access for adult salmonids up Ogwen falls which will also help to reduce poaching.</u> • <u>Modifying sea fisheries byelaws to reduce illegal netting in the estuary and along the coast.</u> • <u>Improving catch data collection and recording system.</u> 	<p><u>The JLDP should consider the objectives of the Plan.</u></p>
WESTERN WALES EEL MANAGEMENT PLAN	
Objectives and Requirements	Implications for JLDP

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<p><u>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.</u></p>	<p><u>The JLDP should aim to improve and maintain biodiversity in the Plan Area</u></p>
<p>LOCAL (GWYNEDD)</p> <p><u>GWYNEDD TOGETHER 2008 – 2012 IMPROVING GWYNEDD TOGETHER – CONSULTATION DOCUMENT APRIL 2011</u></p> <p><u>Objectives and Requirements</u></p> <p>The community Strategy sets robust directions and guidance to improve the quality of life in Gwynedd based on prioritisation that will <u>strengthen actual collaboration across the county's bodies.</u></p> <p>Vision— Collaborate to improve the quality of life of Gwynedd's residents— to maintain and promote sustainable, prosperous and lively communities.</p> <p><u>The purpose of the Community Strategy is to promote economic, social and environmental welfare in Gwynedd.</u></p> <p><u>The following principles are central to the work:</u></p> <ul style="list-style-type: none"> • <u>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.</u> • <u>To promote local services with a focus on citizens</u> • <u>To deal with social issues that contribute to exclusion, poor health, and equal opportunities</u> • <u>A commitment to work together across the public sector, the private sector and the third sector</u> • <u>A commitment to be accountable to the county's citizens</u> • <u>Promoting equal opportunities</u> • <u>Promoting the Welsh language</u> <p><u>The strategy seeks to help create:</u></p> <ul style="list-style-type: none"> • <u>An area where the economy is thriving</u> • <u>An area with a sustainable environment</u> • <u>An area where children and young people succeed</u> • <u>An exciting area to live in with vibrant communities</u> • <u>An area with good health and the best care in the community</u> 	<p><u>Implications for JLDP</u></p> <p>The JLDP should incorporate the principles of sustainable development.</p>

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GWYNEDD SCHOOL REORGANISATION STRATEGY	
Objectives and Requirements	Implications for JLDP
<p><u>The strategy outlines the Council's vision to:</u> <u>"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".</u> <u>Six principal aims are identified by the strategy, namely:</u></p> <ol style="list-style-type: none"> <u>1. appropriately-sized classes and high quality school leadership</u> <u>2. promote and strengthen the Welsh language</u> <u>3. develop a pro-active and creative long-term scheme</u> <u>4. make the best use of available resources</u> <u>5. create a learning environment of the best possible quality for the County's children and teachers</u> <u>6. develop schools into establishments that are central to community activity.</u> <p><u>The following principles were established for the reorganisation process:</u></p> <ul style="list-style-type: none"> <u>• The change will be planned on a catchment-area basis, prioritising those catchment-areas where the need for the change is most clearly apparent;</u> <u>• The scale, nature and timetable of change will vary from one catchment-area to the next;</u> <u>• 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;</u> <u>• 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;</u> <u>• Any proposal to alter the local primary education provision maintains and improves the use of Welsh as an educational and community language amongst children.</u> <u>• The Council undertakes to keep any savings which result from school reorganisation within the schools system.</u> 	<p><u>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.</u></p>

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

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<p><u>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:</u></p> <ol style="list-style-type: none"> 1. <u>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</u> 2. <u>to maintain the reliability of energy supplies</u> 3. <u>to promote competitive markets in the UK and beyond, helping to raise the rate of sustainable economic growth</u> 4. <u>to improve our productivity</u> 5. <u>to ensure every home is heated adequately and affordably</u> 	<p><u>The JLDP should promote the use of renewable energy in new developments and emphasise the relationship between energy and building design.</u></p>
<p><u>EU DIRECTIVE FOR THE PROMOTION OF BIOFUELS FOR TRANSPORT (2003/30/EC)</u></p> <p><u>Objectives and Requirements</u></p> <p><u>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%.</u></p>	<p><u>Implications for JLDP</u></p> <p><u>The JLDP should promote the development of a clean and sustainable transport network.</u></p>
<p><u>EU EMISSIONS TRADING SYSTEM</u></p> <p><u>Objectives and Requirements</u></p> <p><u>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.</u></p>	<p><u>Implications for JLDP</u></p> <p><u>The Plan should address the issue of climate change and should encourage the reduced emissions of harmful greenhouse gases.</u></p>
<p><u>EU DIRECTIVE TO PROMOTE ELECTRICITY FROM RENEWABLE ENERGY (2001/77/EC)</u></p> <p><u>Objectives and Requirements</u></p> <p><u>Directive aims to promote a substantial increase in the proportion of electricity generated from renewable</u></p>	<p><u>Implications for JLDP</u></p> <p><u>The LDF should encourage the production of energy from Renewable Energy Sources (RES)</u></p>

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<u>energy sources across the European Union by 2010.</u>	
<u>AIR QUALITY (LIMIT VALUE) REGULATIONS (2003)</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>These regulations identify annual mean concentrations of certain air pollutants above which damage will be caused to vegetation and ecosystems.</u>	<u>The JLDP should facilitate the improvement in air quality.</u>
<u>CONVENTION ON LONG RANGE TRANSBOUNDARY AIR POLLUTION</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>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.</u>	<u>The Plan should address the issue of climate change and should encourage the reduced emissions of harmful greenhouse gases.</u>
<u>NATIONAL EMISSIONS CEILING DIRECTIVE</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>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.</u>	<u>The Plan should address the issue of climate change and should encourage the reduced emissions of harmful greenhouse gases.</u>
<u>CLIMATE CHANGE WALES – LEARNING TO LIVE DIFFERENTLY (2001)</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>The report:</u> <ul style="list-style-type: none"> • <u>summarises impact of climate change on Wales;</u> • <u>identifies where adaptation may be required;</u> 	<u>The Plan should address the issue of climate change and should encourage the reduced emissions of harmful greenhouse gases.</u>

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<ul style="list-style-type: none"> • <u>indicates how emissions may be reduced.</u> • <u>and outlines the Welsh Assembly Government [WAG] action on adaptation - Flooding and other natural hazards.</u> 	
ENERGY WALES – ROUTE MAP: COMNSULTATION DOCUMENT (2005)	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>The Consultation Document sets out our vision to make Wales a showcase for clean energy whilst maintaining our international competitiveness.</u>	<u>The JLDP should promote the use of renewable energy in new developments</u>
CLIMATE CHANGE: CHALLENGING CHOICES (2000)	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<p><u>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:</u></p> <ul style="list-style-type: none"> • <u>rainfall;</u> • <u>temperature;</u> • <u>sea-levels; and</u> • <u>winds.</u> <p><u>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.</u></p>	<p><u>The Plan should address the issue of climate change and should encourage the reduced emissions of harmful greenhouse gases.</u></p>
CLIMATE CHANGE STRATEGY FOR WALES (OCT 2010)	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<p>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.</p> <p>The key points of the Strategy are as follows:</p> <ul style="list-style-type: none"> ■ 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. 	<p>The JLDP should aim to contribute to the achievement of the objectives set out in the Strategy <u>and its delivery plans</u> and facilitate the improvement of air quality and not exacerbate air pollution.</p>

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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

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.

Implications for JLDP

The JLDP should consider the proposals and objectives of the Energy Island Framework.

WORLD HERITAGE CONVENTION

Objectives and Requirements

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

Implications for JLDP

The JLDP should facilitate the protection and conservation of important heritage resources.

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<u>current and future generations.</u>	
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WORLD HERITAGE SITE MANAGEMENT PLAN	
Objectives and Requirements	Implications for JLDP
<p><u>The Purpose of the Management Plan is as follows:</u> <u>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.</u></p>	<p><u>The JLDP should consider the management framework contained in the management plan</u></p>

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

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<p><u>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.</u></p> <p><u>The TAN provides guidance on how the planning system can contribute to:</u></p> <ul style="list-style-type: none"> • <u>Sustainable rural economies;</u> • <u>Sustainable rural housing;</u> • <u>Sustainable rural services; and</u> • <u>Sustainable agriculture.</u> <p><u>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.</u></p> <p>The considerations that need to be emphasised when dealing with an application for an agricultural or rural development are presented.</p> <p>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.</p>	<p>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,</p>
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IMPROVING LIVES AND COMMUNITIES – HOMES IN WALES (2010)	
Objectives and Requirements	Implications for JLDP
<p><u>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.</u></p> <p><u>The approach is about improving people's lives. It will:</u></p> <ul style="list-style-type: none"> i) <u>Provide more housing of the right type and offer more choice.</u> ii) <u>Improve homes and communities, including the energy efficiency of new and existing homes.</u> iii) <u>Improve housing-related services and support, particularly for vulnerable people and people from minority groups.</u> <p><u>Promoting equal access to housing and services for all people, improving services, tackling poverty</u></p>	<p><u>The JLDP should facilitate the improvement of the supply, quality, affordability and suitability of housing in the area for all sections of the community.</u></p>

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<u>and inequalities, and responding to major issues such as climate change are themes that run throughout the approach.</u>	
HOMELESSNESS STRATEGY 2010-2013	
Objectives and Requirements	Implications for JLDP
<p><u>The vision which guides the Homelessness Strategy is:</u> <u>“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”</u> <u>In order to meet the vision, four key strategic objectives have been identified which will structure how the vision is to be achieved:</u></p> <ul style="list-style-type: none"> iv) <u>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.</u> v) <u>To improve access to health services for vulnerable homeless people, and provide a holistic approach towards promoting and ensuring their health and well-being.</u> vi) <u>To increase the availability and improve the access to suitable temporary and settled accommodation.</u> vii) <u>To improve performance management arrangements for the whole of the homelessness services provided by the Council and its partners.</u> 	<p><u>The JLDP should facilitate the improvement of the supply, quality, affordability and suitability of housing in the area for all sections of the community.</u></p>
AFFORDABLE HOUSING DELIVERY STATEMENT (2009)	
Objectives and Requirements	Implications for JLDP
<p><u>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.</u></p>	<p><u>The JLDP should consider the guidance when formulating its housing policies and allocations.</u></p>
ANGLESEY EMPTY HOMES STRATEGY (2010)	
Objectives and Requirements	Implications for JLDP

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<p><u>Purpose : To bring back into residential use homes that have been empty for more than 6 months. To:</u></p> <ul style="list-style-type: none"> • <u>Increase the supply of affordable homes</u> • <u>Improve the sustainability of communities and the built environment</u> • <u>Maximise the use of the existing housing stock</u> <p><u>Delivery Actions:</u></p> <ol style="list-style-type: none"> 1. <u>Implementation of an Empty Homes Strategy.</u> 2. <u>Establish a cross departmental approach to dealing with empty homes issues in a coordinated way, maximising the use of resources.</u> 3. <u>Create a database of empty homes.</u> 4. <u>Work in partnership with and provide information to owners.</u> 5. <u>Secure available funding opportunities.</u> 6. <u>Prioritise the identification of empty homes that can meet Affordable Housing needs</u> 7. <u>Develop options for bringing empty homes back into use.</u> 8. <u>Identify targets for dealing with empty homes which are subject to annual review.</u> 	<p><u>The JLDP should facilitate the re-use of empty dwellings to help satisfy the housing needs of the population.</u></p>
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<u>PRIVATE SECTOR HOUSING RENEWAL STRATEGY (2010) (Anglesey LPA)</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<p><u>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.</u></p> <p><u>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.</u></p>	<p><u>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.</u></p>

<u>INTEGRATED COASTAL ZONE MANAGEMENT STRATEGY</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>

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<p><u>The strategy sets out our vision for a sustainable future for the Welsh coast with the 'COASTS' vision:</u></p> <ul style="list-style-type: none"> • <u>Community owned;</u> • <u>Optimised;</u> • <u>Appreciated;</u> • <u>Safeguarded;</u> • <u>Thriving; and</u> • <u>Sustainable.</u> <p><u>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.</u></p> <p><u>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:</u></p> <ol style="list-style-type: none"> 1. <u>Promoting ICZM at national and local levels;</u> 2. <u>Policy integration;</u> 3. <u>Integrated planning and decision-taking;</u> 4. <u>Better information;</u> 5. <u>Promoting awareness of the value of the coastal zone and of ICZM;</u> 6. <u>Joining up with our neighbours; and</u> 7. <u>Monitoring the ICZM process.</u> 	<p><u>The JLDP should preserve and enhance the natural, cultural and economic assets of coasts.</u></p>
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<u>ANGLESEY LANDSCAPE STRATEGY UPDATE (2011)</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>Identifies areas which have high quality landscape values using the LANDMAP methodology.</u>	<u>The JLDP should give consideration to the findings of the Landscape Strategy</u>

<u>EU URBAN WASTE WATER TREATMENT DIRECTIVE AND DESIGNATED EUTROPHIC SENSITIVE AREAS</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<p><u>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:</u></p> <ol style="list-style-type: none"> 1. <u>size of the urban area.</u> 	<u>The Plan should consider the requirements of the Directive and facilitate the protection and improvement</u>

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2. <u>classification of the receiving waters, i.e. sensitive or non-sensitive to eutrophication.</u>	<u>of water quality.</u>
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ENVIRONMENT AGENCY DROUGHT PLAN (CONSULTATION DRAFT) (SEPTEMBER 2011)	
Objectives and Requirements	Implications for JLDP
<p><u>This plan outlines how the Environment Agency manage drought in Wales. It sets out:</u></p> <ul style="list-style-type: none"> <u>drought management structure;</u> <u>the drought management decisions and actions taken and the triggers for these actions;</u> <u>how the impacts of drought is monitored and measured;</u> <u>how drought permits and drought order applications are dealt with;</u> <u>how the Environment Agency reports on drought;</u> <u>how the Environment Agency communicates with others.</u> 	<p><u>The JLDP should consider the causes and consequences of drought when producing the plan.</u></p>

THE FLOODS DIRECTIVE (2007/60/EC)	
Objectives and Requirements	Implications for JLDP
<p><u>The Floods Directive requires Member States to engage their government departments, agencies and other bodies to draw up a Preliminary Flood Risk Assessment¹. 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).</u></p>	<p><u>The JLDP should ensure that the risk of flooding is considered in determining the location of new development.</u></p>

WATER RESOURCES ACT 1991	
Objectives and Requirements	Implications for JLDP
<p><u>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.</u></p>	<p><u>The JLDP should facilitate the efficient and sustainable use of water and ensure that water quality is not adversely affected by development</u></p>

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

<u>WATER FOR PEOPLE AND THE ENVIRONMENT – WATER RESOURCES STRATEGY FOR ENGLAND AND WALES</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>The strategy sets out climate change actions that will:</u> <ul style="list-style-type: none"> <u>• enable habitats and species to adapt better to climate change;</u> <u>• allow the way we protect the water environment to adjust flexibly to a changing climate;</u> <u>• reduce pressure on the environment caused by water taken for human use;</u> <u>• encourage options resilient to climate change to be chosen in the face of uncertainty;</u> <u>• better protect vital water supply infrastructure;</u> <u>• reduce greenhouse gas emissions from people using water, considering the whole life-cycle of use;</u> <u>• improve understanding of the risks and uncertainties of climate change.</u> 	<u>The JLDP should facilitate the efficient and sustainable use of water and ensure that water quality is not adversely affected by development</u>

<u>WATERWAYS FOR WALES – THE WAY FORWARD (2000)</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>The strategy has the following objectives:</u> <ul style="list-style-type: none"> <u>• Stimulating economic regeneration;</u> <u>• Acting as catalyst for rural recovery;</u> <u>• Developing sustainable living;</u> <u>• Promoting the vitality of Welsh cultural heritage;</u> <u>• Promoting Wales within the wider world.</u> 	<u>The JLDP should consider the requirements of the Plan.</u>

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CLEANER COASTS, HEALTHIER SEAS	
Objectives and Requirements	Implications for JLDP
<p><u>We all want cleaner coasts and healthier seas around England and Wales. We aim to contribute to achieving this through our Marine Strategy by:</u></p> <ul style="list-style-type: none"> <u>• promoting sustainable development;</u> <u>• integrating management between land and sea;</u> <u>• regulating our coastline efficiently;</u> <u>• ensuring we all value our coastal and marine environments.</u> 	<p><u>The JLDP should consider the aims of the action plan during the formulation of policies and proposals.</u></p>
WEST OF WALES SHORELINE MANAGEMENT PLAN (FEBRUARY 2011)	
Objectives and Requirements	Implications for JLDP
<p><u>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.</u></p> <p><u>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:</u></p> <ul style="list-style-type: none"> <u>• To contribute to sustainable communities and development.</u> <u>• To minimise reliance on defence and increase the resilience of communities.</u> <u>• To support an integrated approach to spatial planning, in particular recognising the interrelationships between centres of development and surrounding communities.</u> <u>• 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.</u> <u>• To maintain and support the main centres of economic activity.</u> <u>• To sustain the vitality and support adaptation of smaller scale settlements.</u> <u>• To avoid damage to and seek opportunity to enhance the natural environment.</u> <u>• To support the cultural heritage and the use of the Welsh language.</u> <u>• To maintain or enhance the high quality landscape.</u> <p><u>To sustain sustainable accessibility in terms of maintaining national and regional connectivity.</u></p>	<p><u>The JLDP should incorporate the principles contained within the plan with regard to flooding and managing flood risk.</u></p>

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NORTH WEST WALES CATCHMENT FLOOD MANAGEMENT PLAN	
Objectives and Requirements	Implications for JLDP
<p><u>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.</u></p> <p><u>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.</u></p> <p><u>This CFMP identifies flood risk management policies to assist all key decision makers in the catchments.</u></p>	<p><u>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.</u></p>
RIVER DEE CATCHMENT FLOOD MANAGEMENT PLAN	
Objectives and Requirements	Implications for JLDP
<p><u>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.</u></p> <p><u>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.</u></p> <p><u>This CFMP identifies flood risk management policies to assist all key decision makers in the catchments.</u></p>	<p><u>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.</u></p>
ANGLESEY, MEIRIONNYDD & LLYN AND ERYRI CATCHMENT ABSTRACTION MANAGEMENT STRATEGIES	
Objectives and Requirements	Implications for JLDP
<p><u>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</u></p>	<p><u>The JLDP should facilitate the sustainable management of water resources in line with the CAMS.</u></p>

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<u>uniform process by which this is achieved should result in a consistent approach across England and Wales.</u>	
EU SOIL THEMATIC STRATEGY (2006)	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>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.</u>	<u>The JLDP should facilitate the protection and conservation of soils.</u>
SLUDGE DIRECTIVE 86/278/EEC	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>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.</u>	<u>The JLDP should facilitate the protection and conservation of soils.</u>
EUROPEAN SOIL CHARTER	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>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.</u>	<u>The JLDP should facilitate the protection and conservation of soils.</u>
UK SOIL INDICATORS CONSORTIUM (DEFRA)	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>The UK Soil Indicators Consortium is a group of public stakeholders developing a UK set of soil indicators and a soil monitoring scheme.</u>	<u>The JLDP should facilitate the protection and conservation of soils.</u>

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<p><u>The objectives are:</u></p> <p><u>1. To develop a set of policy relevant and scientifically robust indicators of soil quality that:</u></p> <ul style="list-style-type: none"> • <u>Cover all of the functions of soil</u> • <u>Will pick up significant changes in soil quality in a timely manner</u> • <u>Will meet the different requirements of the member organisations (make best use of collected data)</u> • <u>Make use of existing research into indicators being supported by the member organisations</u> <p><u>2. To develop a UK monitoring scheme that:</u></p> <ul style="list-style-type: none"> • <u>Will better establish the state of our national soils</u> • <u>Can be tailored to available resources and individual organisation needs</u> • <u>Will be designed to pick up significant changes in soil quality</u> • <u>Builds upon previously funded research on the design of monitoring schemes</u> 	
<p>REMEDICATION OF CONTAMINATED LAND (2001)</p> <p><u>Objectives and Requirements</u></p> <p><u>On 15 September 2001 an improved system or regime for the identification and remediation of contaminated land came into force.</u></p> <p><u>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:</u></p> <ul style="list-style-type: none"> • <u>inspect their areas;</u> • <u>identify contaminated land;</u> • <u>address the issues in line with the "suitable for use" approach.</u> 	<p><u>Implications for JLDP</u></p> <p><u>The JLDP should consider the requirements in the Plan in terms of managing contaminated land.</u></p>
<p>WASTE INCINERATION (ENGLAND AND WALES) DIRECTIVE</p> <p><u>Objectives and Requirements</u></p> <p><u>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</u></p>	<p><u>Implications for JLDP</u></p> <p><u>The JLDP should consider the requirements of the Directive.</u></p>

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<u>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.</u>	
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WELSH SOILS ACTION PLAN	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>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.</u>	<u>The JLDP should facilitate the protection and conservation of soils.</u>

SOIL: A PRECIOUS RESOURCE – ENVIRONMENT AGENCY SOIL STRATEGY	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<p><u>This is the Environment Agency's strategy for protecting, managing and restoring soil. The strategy has six goals:</u></p> <p><u>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.</u></p> <p><u>2) People will recognise the environmental importance of the links between soil, air and water and take this into account when managing soil.</u></p> <p><u>3) Farmers and growers will manage their soils wisely to produce healthy food in a sustainable way that safeguards the environment.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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</u></p>	<u>The JLDP should facilitate the protection and conservation of soils.</u>

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<u>CODE OF GOOD AGRICULTURAL PRACTICE FOR THE PROTECTION OF SOIL</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>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.</u>	<u>The JLDP should facilitate the protection and conservation of soils.</u>
<u>IDENTIFICATION AND DEVELOPMENT OF A SET OF NATIONAL INDICATORS FOR SOIL QUALITY</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>This project builds on the findings of a previous Environment Agency-led project, <i>Identification and development of a set of national indicators for soil quality</i>. 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.</u>	<u>The JLDP should facilitate the protection and conservation of soils.</u>
<u>SLUDGE REGULATIONS</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>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.</u>	<u>The JLDP should facilitate the protection and conservation of soils.</u>
<u>NITRATE VULNERABLE ZONES REGULATIONS</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>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.</u> <u>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</u>	<u>The JLDP should protect water resources, supply and the environment.</u>

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<u>that part of it which is in the nitrate vulnerable zone.</u>	
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<u>SOIL SCOPING STUDY (2002)</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>The Scoping Study provides the basis for good soil management and protection.</u>	<u>The JLDP should facilitate the protection and conservation of soils.</u>

<u>RADIOACTIVE SUBSTANCES ACT 1993</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<p><u>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.</u></p> <p><u>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.</u></p>	<p><u>The JLDP should consider the requirements of the Act in the policy formulation process.</u></p>

<u>WASTE LICENSING REGULATIONS 1994</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<p><u>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.</u></p>	<p><u>The JLDP should facilitate the sustainable management of waste and protect the environment from contamination.</u></p>

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METAL MINE STRATEGY FOR WALES 2002	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<u>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.</u>	<u>The JLDP should facilitate the protection of waters and mitigate against potential pollution from mining activities.</u>

NORTH WALES REGIONAL WASTE PLAN – FIRST REVIEW 2007	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<p>Vision:</p> <p>To provide a land use planning framework for managing waste and reclaiming resources in a sustainable way in north Wales, with the following objectives:</p> <p>Objective A: Reduce detrimental impacts on the environment and human health.</p> <p>Objective B: Reduce social and economic detrimental impacts and maximise social and economic opportunities.</p> <p>Objective C: Satisfy the needs of communities and businesses.</p> <p>Objective D: Comply with legislative requirements, targets, principles and policies determined by European and national policy framework.</p>	<p>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.</p>

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MUNICIPAL WASTE SECTOR PLAN (MARCH 2011)	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>

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<p><u>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.</u></p> <p><u>The approach being followed for Part 1 of the Municipal Sector Plan is to take forward the following four key areas:</u></p> <ul style="list-style-type: none"> • <u>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.</u> • <u>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.</u> • <u>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.</u> • <u>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.</u> 	<p><u>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.</u></p>
<p>DRAFT FOOD MANUFACTURE, SERVICE AND RETAIL SECTOR PLAN (MARCH 2011)</p> <p>Objectives and Requirements</p>	<p>Implications for JLDP</p>

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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

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<p><u>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.</u></p> <p><u>The main issues/objectives identified in the Plan are:</u></p> <ul style="list-style-type: none"> <u>• 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 reproprocessors (based in Wales as far as possible), and that closed loop end markets are developed for the recyclate (within Wales as far as possible).</u> <u>• The draft plan aims to ensure, as far as possible, that the economic value of the recyclate is retained within the Welsh economy.</u> <u>• The evidence presented demonstrated that there are still significant amounts of recyclable material being sent to landfill, especially from the household and commercial Sectors.</u> <u>• There is also some evidence that some materials are accessing end markets which are not the most sustainable option for Wales.</u> <u>• The quality of collected recyclate needs improving.</u> <u>• 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.</u> <u>• Waste prevention</u> 	<p><u>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.</u></p>
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FINAL CONTAMINATED LAND INSPECTION STRATEGY (ANGLESEY)	
Objectives and Requirements	Implications for JLDP
<p><u>The Council's main Aims in dealing with contaminated land will be:</u></p> <ul style="list-style-type: none"> <u>• To protect human health</u> <u>• To protect controlled waters</u> <u>• To prevent damage to property</u> <u>• To prevent any further contamination of land</u> <u>• To encourage the voluntary "clean up" of contaminated land</u> <u>• To encourage the re-use of contaminated land or as it is known "brownfield" land.</u> 	<p><u>The JLDP should consider the requirements of the Plan in terms of managing contaminated land.</u></p>

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<u>DRAFT CONTAMINATED LAND STRATEGY (GWYNEDD)</u>	
<u>Objectives and Requirements</u>	<u>Implications for JLDP</u>
<p><u>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.</u></p> <p><u>The aims of Gwynedd Council's Strategy to deal with land contamination are:</u></p> <ul style="list-style-type: none"> <u>• to identify and remove unacceptable risks to human health and the environment;</u> <u>• to seek to bring damaged land back to beneficial use; and</u> <u>• to seek to ensure that the cost burdens faced by individuals, companies and society as a whole are proportionate, manageable and economically sustainable.</u> 	<p><u>The JLDP should consider the requirements of the Plan in terms of managing contaminated land.</u></p>

APPENDIX 2

Biodiversity (Anglesey & Gwynedd)

Indicator	Current Data	Comparators and targets	Status/Trends	Problems / Limitations / Opportunities
Biodiversity				
<u>RSPB Reserves</u>	<p><u>South Stack Cliffs (Anglesey)</u> <u>Species include guillemots, razorbills and puffins. Rare choughs can also be seen on the reserve.</u></p> <p><u>Valley Wetlands (Anglesey)</u> <u>Species include tufted ducks, pochards, shovellers, gadwalls and grebes which all breed here.</u></p> <p><u>Mawddach Valley - Arthog Bog (Snowdonia National Park)</u> <u>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.</u></p> <p><u>Mawddach Valley - Coed Garth Gell (Snowdonia National Park)</u> <u>Nestled in the spectacular Mawddach Valley, Coed Garth Gell is a woodland and heathland nature reserve.</u></p>			

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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		<u>2007-2009</u>	
		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	<u>77.3</u>	<u>82</u>
	Wales	73.3	78.8	73.8	79.1	74.8	79.8	76.2	80.6	<u>77.2</u>	<u>81.6</u>
	In general, for men and women, life expectancy had gradually increased since 1991.										

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(i)

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	

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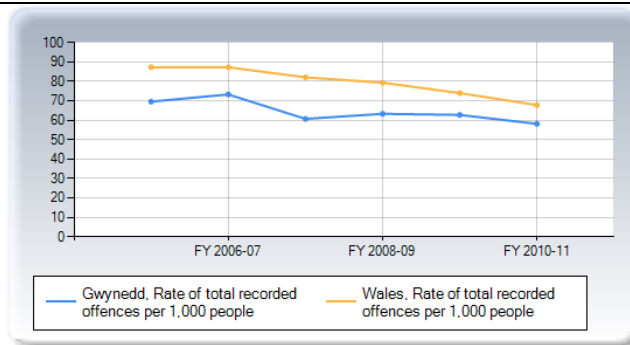
	<u>In general, for men and women, life expectancy had gradually increased since 1991.</u>	
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Communities (Gwynedd)

Indicator	Current Data	Comparators and targets	Status/Trends	Problems / Limitations /Opportunities																					
Communities																									
Crime	<table><tr><th colspan="3">Recorded Crime 2006-07 (per 100,000 population)[†]</th></tr><tr><th></th><th>Gwynedd</th><th>Wales</th></tr><tr><td>Recorded Crime</td><td>73.5</td><td>87.5</td></tr><tr><td>Violence against the person</td><td>21.9</td><td>48.2</td></tr><tr><td>Burglary from a dwelling</td><td>1.7</td><td>3.6</td></tr><tr><td>Theft of a vehicle</td><td>1.3</td><td>3.8</td></tr><tr><td>Theft from a vehicle</td><td>3.5</td><td>8.6</td></tr></table> <p>Crime rate per 1,000 population</p>			Recorded Crime 2006-07 (per 100,000 population) [†]				Gwynedd	Wales	Recorded Crime	73.5	87.5	Violence against the person	21.9	48.2	Burglary from a dwelling	1.7	3.6	Theft of a vehicle	1.3	3.8	Theft from a vehicle	3.5	8.6	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) [†]																									
	Gwynedd	Wales																							
Recorded Crime	73.5	87.5																							
Violence against the person	21.9	48.2																							
Burglary from a dwelling	1.7	3.6																							
Theft of a vehicle	1.3	3.8																							
Theft from a vehicle	3.5	8.6																							

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

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

Indicator	Current Data	Comparators and targets	Status/Trends	Problems / Limitations /Opportunities																										
Cymunedau																														
Crime	<div><div>Recorded Crime 2006-07 (per 100,000 population)</div><table><tr><td></td><td>Anglesey</td><td>Wales</td></tr><tr><td>Recorded Crime</td><td>67.7</td><td>87.5</td></tr><tr><td>Violence against the person</td><td>20.4</td><td>18.2</td></tr><tr><td>Burglary from a dwelling</td><td>1.3</td><td>3.6</td></tr><tr><td>Theft of a vehicle</td><td>1.3</td><td>3.8</td></tr><tr><td>Theft from a vehicle</td><td>2.1</td><td>8.6</td></tr></table><div><div>Rate of Crime per 1,000 people[#]</div><table><tr><td>Isle of Anglesey, Rate of total recorded offences per 1,000 people</td><td>Wales, Rate of total recorded offences per 1,000 people</td></tr></table></div></div> <div><div>Crime Rates (2010-11)</div><table><tr><td>Rate of recorded offences per 1000 population</td><td>Anglesey</td><td>Wales</td></tr><tr><td></td><td></td><td></td></tr></table></div>				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	Isle of Anglesey, Rate of total recorded offences per 1,000 people	Wales, Rate of total recorded offences per 1,000 people	Rate of recorded offences per 1000 population	Anglesey	Wales				
	Anglesey	Wales																												
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Isle of Anglesey, Rate of total recorded offences per 1,000 people	Wales, Rate of total recorded offences per 1,000 people																													
Rate of recorded offences per 1000 population	Anglesey	Wales																												

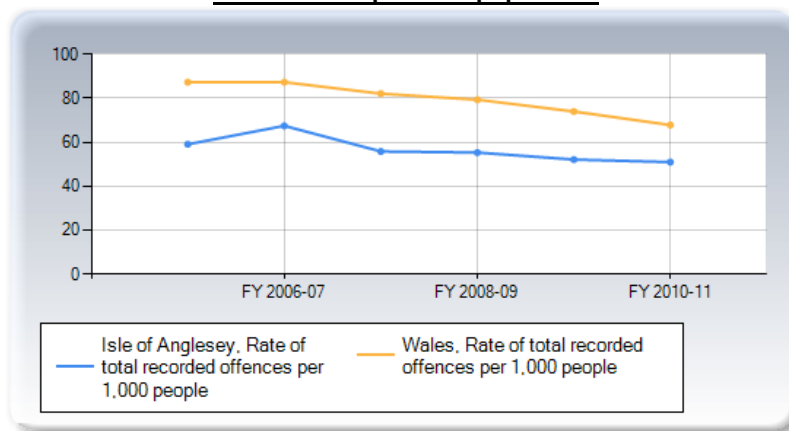
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<u>Rate of total recorded offences per 1000 people</u>	<u>51.02</u>	<u>67.8</u>
<u>Violence against the person</u>	<u>14.78</u>	<u>14.19</u>
<u>Sexual offences</u>	<u>0.84</u>	<u>0.82</u>
<u>Robbery</u>	<u>0.16</u>	<u>0.31</u>
<u>Burglary</u>	<u>5.48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

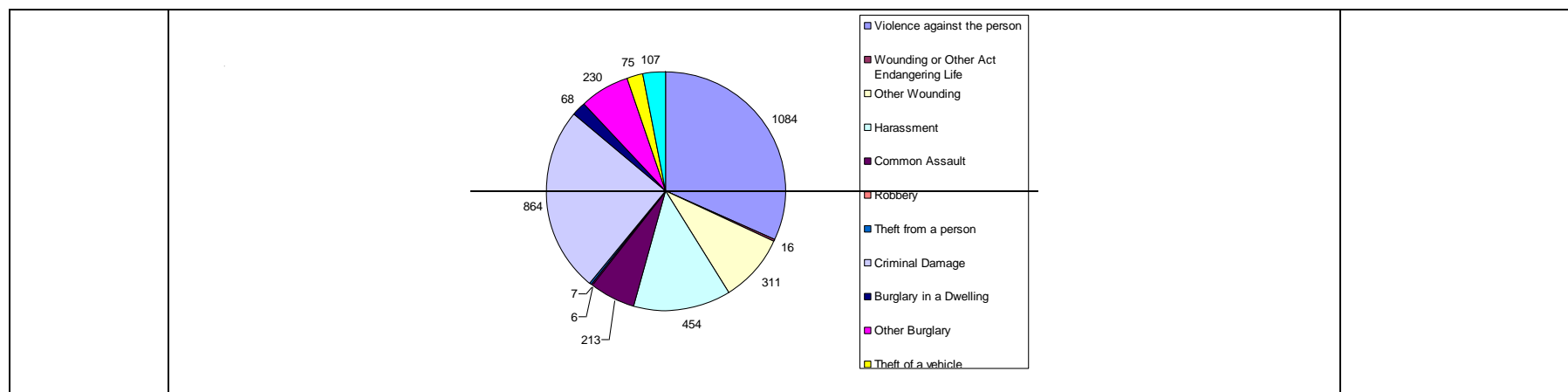
In 2009/10, Anglesey had the 4th lowest crime rate in Wales

Rate of crime per 1000 population



Notifiable Offences Recorded by the Police (April 09 – March 10)ⁱⁱⁱ

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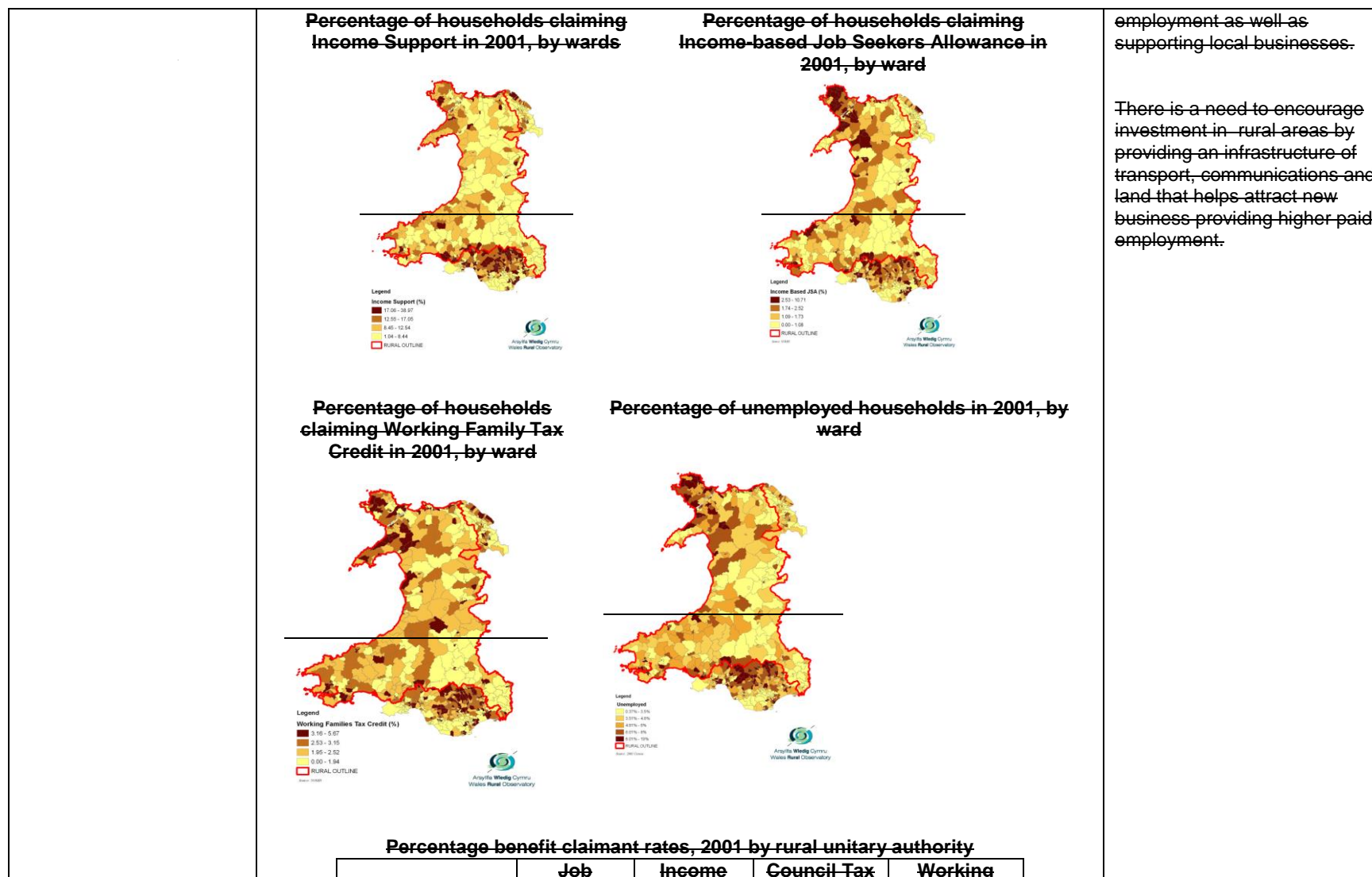


Communities (Gwynedd)

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/Constraints/ Opportunities
Communities				
Economy	<p>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.</p>			<p>Considerable geographic variations in the unemployment rate which suggests a need to strengthen and diversify rural local economies within the county.</p> <p>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</p>

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	Seekers Allowance	Support	Benefit	Families Tax Credit
Cardiganshire	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				

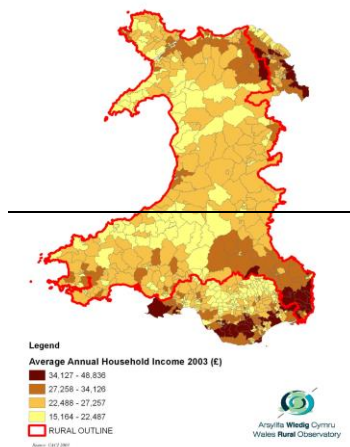
Within rural Wales, the four north-western and south-western local authority areas that recorded the lowest average incomes had the highest proportion of low-income households in 2003. Gwynedd recorded just below 22% of households on low-income and Anglesey had about 21% on low-income. The spatial distribution 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
Cardiganshire	26.5
Conwy	26
Anglesey	24.7
Ceredigion	22.8
Powys	22.8
Flintshire	20.3
Vale of Glamorgan	17.5
Monmouthshire	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
Cardiff	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

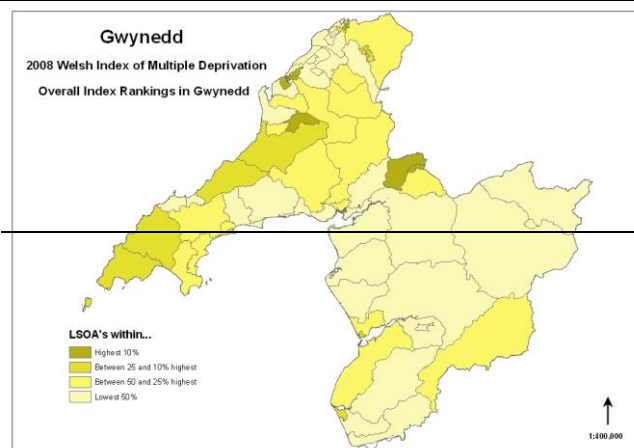
* Cardiff, Newport and Swansea local authority areas

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<p>Welsh Index of Multiple Deprivation (WIMD)</p>	<p>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.</p> <p>In the 10% most deprived LSOAs for Wales there are:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • Overall Deprivation (4%) • Income (3%) • Employment (1%) • Education (4%) • Environment (1%) • Community (5%) <p>44% of LSOAs in Gwynedd were more deprived than the Wales average.^{iv}</p> <p>The map below illustrates how rural areas such as Pen Llŷn have a generally higher overall deprivation index than the majority of Gwynedd.</p> <p style="text-align: center;">Map Showing Overall WIMD Rankings of Wards in Gwynedd^v</p>	<p>There is a need to reduce deprivation particularly in terms of housing and access, especially in the most deprived areas.</p> <p><u>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.</u></p> <p><u>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.</u></p>
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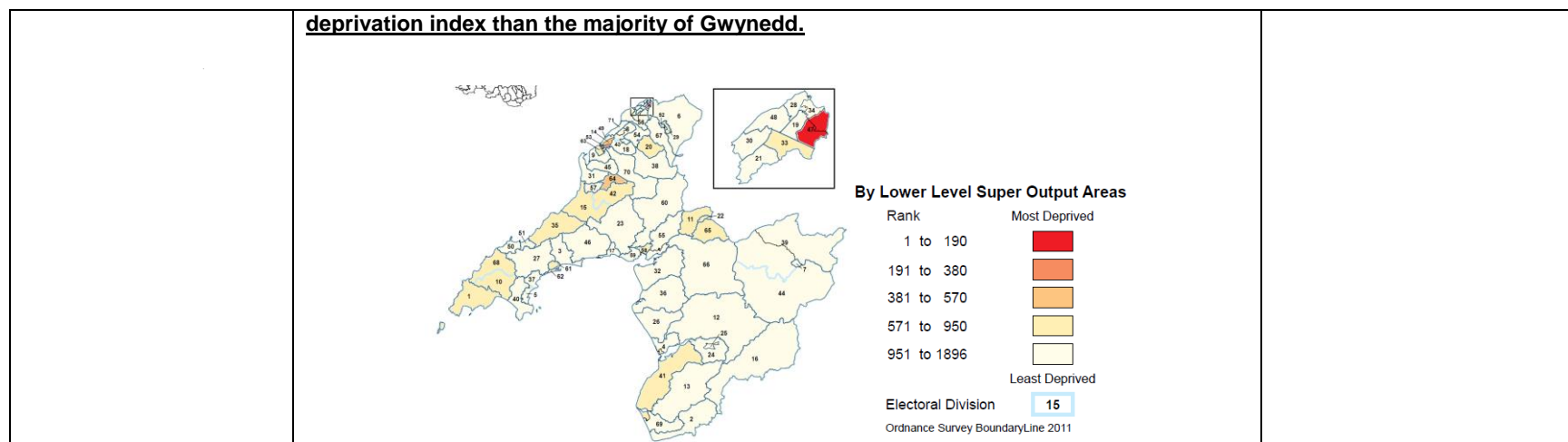
WIMD 2008 shows that in Gwynedd (which has 75 Lower Super Output Areas (LSOAs)) 3 LSOAs (4%) fall within the 10% most deprived LSOAs in Wales. These are Peblig Caernarfon (ranked 119 out of 1896 in Wales); Marchog 1 (ranked 136 in Wales) and Marchog 2 (ranked 143 in Wales).

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 Monmouthshire 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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Communities (Anglesey)

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/Constraints/ Opportunities
Communities				
Welsh Index of Multiple Deprivation (WIMD)	<p>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:</p> <ul style="list-style-type: none"> — 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. <p>In Isle of Anglesey:</p> <ul style="list-style-type: none"> — 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. 			<p>There is a need to reduce deprivation particularly in terms of housing and access, especially in the most deprived areas.</p> <p><u>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</u></p>

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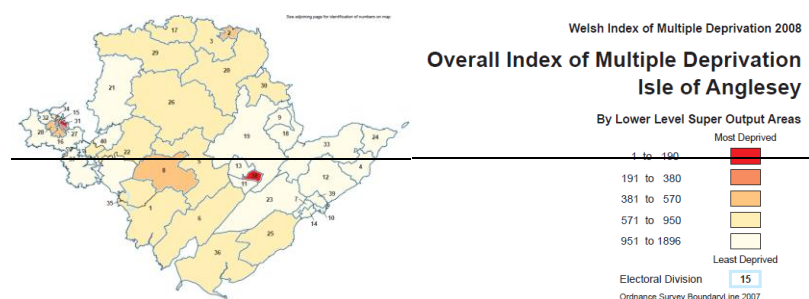
- There are lower than average levels of deprivation in the 3 most deprived categories (most deprived 10%, 20%, 30%), but higher than average levels of deprivation in the most deprived 50% category).

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:

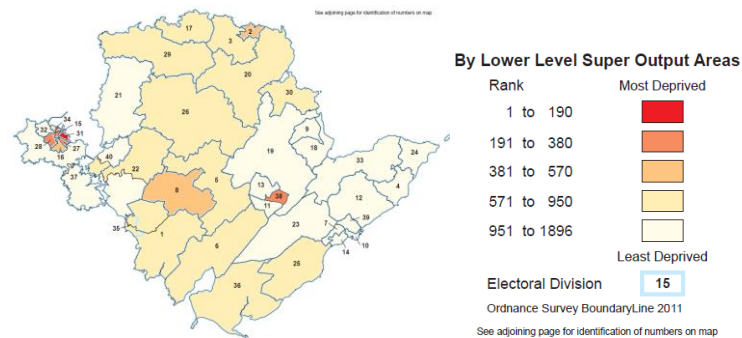
- Income (7%)**
- Employment (7%)**
- Health (0%)**
- Education (0%)**

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%)**

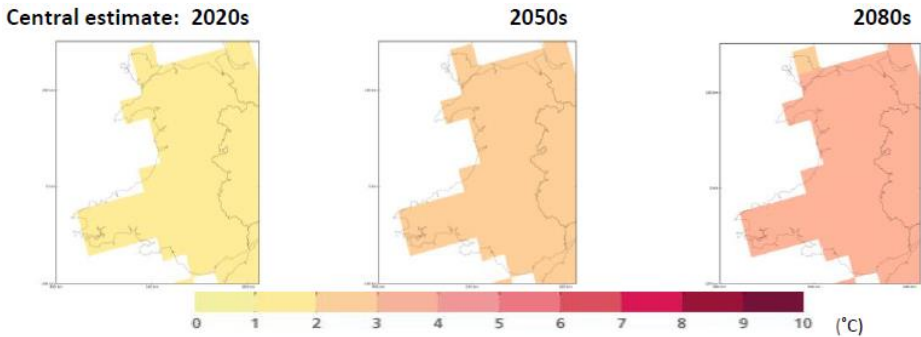


Climatic Factors (Gwynedd and Anglesey)

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/Constraints/ Opportunities
Climatic Factors				
Climate Change Projections^{viii}	<p><u>Overview</u></p> <p>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.</p> <p><u>Temperature in Wales</u></p>			Climate change adaptation measures will required as an integral element of new infrastructure and housing development.

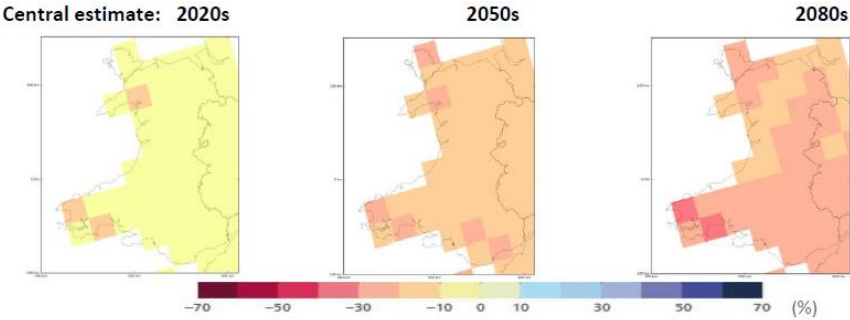
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The maps below show the changes predicted in the annual average daily temperature for Wales by the 2020s, 2050s and 2080s under a medium emissions scenario based on 1961 – 1990 baseline figures. By the 2050s the temperature is expected to have risen by between 2 and 3°C across the country.



Summer rainfall in Wales:

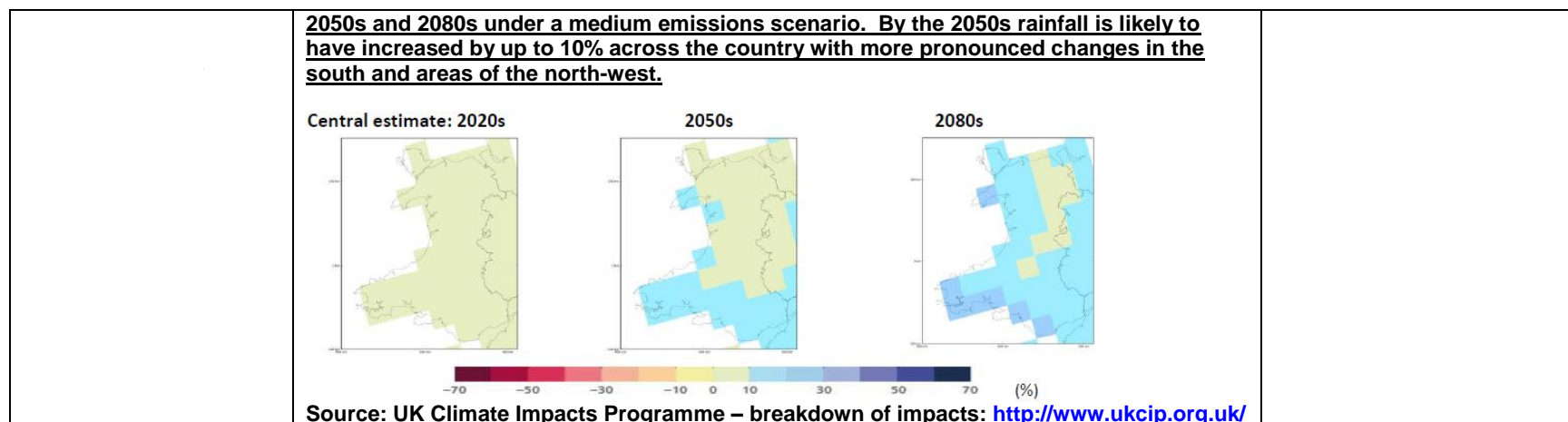
The maps below show the changes predicted in summer rainfall in Wales by the 2020s, 2050s and 2080s under a medium emissions scenario. By the 2050s summer rainfall is expected to have decreased by -10 to -20% across most of the country with larger changes in some parts of the south and the west.



Winter rainfall in Wales

The maps below show the changes predicted in winter rainfall in Wales by the 2020s,

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Culture and Heritage

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/Constraints/ Opportunities
Economy				
<u>Anglesey Energy Island Programme</u>	<p>The 'Potential Outcomes and Performance Measures' Report identifies the following key outcomes of the programme.</p> <ul style="list-style-type: none"> • <u>Reducing out-migration of younger people – with 16-24 year olds as % of overall population stabilising at 10%</u> • <u>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.</u> 			

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				
<u>Anglesey Energy Island Programme</u>	<p>The Anglesey Energy Island Programme is intended to attract new high quality energy-related jobs to Anglesey over the next two decades. <u>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.</u></p> <p><u>The key elements of the Energy Island Framework are:</u></p> <ul style="list-style-type: none"> • <u>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.</u> • <u>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.</u> • <u>Long term: Tidal power expansion and development of the hydrogen economy.</u> <p><u>The ‘Potential Outcomes and Performance Measures’ Report identifies the following key outcomes of the programme in terms of the economy.</u></p> <ul style="list-style-type: none"> • <u>An increase of 10-13% in GVA over and above base case / Welsh trend to 2025</u> • <u>Create up to 2,000 net additional jobs to 2025, plus up to an additional 6,000 construction jobs</u> • <u>A reduction in unemployment rates which should start to converge (and possibly fall below) the rate for Wales.</u> • <u>Upskill the workforce leading at minimum to a 3% increase in the proportion of the workforce (over 2008 levels) for the SOC's 1-3.</u> • <u>The proportion of JSA claimants reduces to that of Wales</u> • <u>Activity rates are anticipated to rise to at least 1% above that for Wales.</u> • <u>Long term unemployment is expected to fall to the average for Wales overall.</u> 			

Economy (Gwynedd & Anglesey)

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/Constraints/ Opportunities																																																																																																																													
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Gross Value Added (GVA)	<p>GVA per head 1998-2006</p> <table border="1"> <caption>GVA per head 1998-2006 (Estimated values)</caption> <thead> <tr> <th>Year</th> <th>Gwynedd</th> <th>Isle of Anglesey</th> <th>Conwy & Denbighshire</th> <th>Wales</th> </tr> </thead> <tbody> <tr><td>1998</td><td>8500</td><td>7000</td><td>8500</td><td>10500</td></tr> <tr><td>1999</td><td>8800</td><td>7200</td><td>8800</td><td>10800</td></tr> <tr><td>2000</td><td>9200</td><td>7500</td><td>9200</td><td>11200</td></tr> <tr><td>2001</td><td>9800</td><td>8000</td><td>9800</td><td>11800</td></tr> <tr><td>2002</td><td>10500</td><td>8500</td><td>10500</td><td>12500</td></tr> <tr><td>2003</td><td>11200</td><td>9200</td><td>11200</td><td>13200</td></tr> <tr><td>2004</td><td>12000</td><td>10000</td><td>12000</td><td>14000</td></tr> <tr><td>2005</td><td>12500</td><td>10500</td><td>12500</td><td>14500</td></tr> <tr><td>2006</td><td>13000</td><td>11000</td><td>13000</td><td>15000</td></tr> </tbody> </table> <p>GVA per head 1995-2008</p> <table border="1"> <caption>GVA per head 1995-2008 (Estimated values)</caption> <thead> <tr> <th>Year</th> <th>Isle of Anglesey</th> <th>Gwynedd</th> <th>Wales</th> <th>UNITED KINGDOM</th> </tr> </thead> <tbody> <tr><td>1995</td><td>82.0</td><td>58.0</td><td>85.0</td><td>100.0</td></tr> <tr><td>1996</td><td>80.0</td><td>56.0</td><td>83.0</td><td>100.0</td></tr> <tr><td>1997</td><td>78.0</td><td>54.0</td><td>81.0</td><td>100.0</td></tr> <tr><td>1998</td><td>76.0</td><td>52.0</td><td>79.0</td><td>100.0</td></tr> <tr><td>1999</td><td>74.0</td><td>51.0</td><td>78.0</td><td>100.0</td></tr> <tr><td>2000</td><td>73.0</td><td>52.0</td><td>77.0</td><td>100.0</td></tr> <tr><td>2001</td><td>72.0</td><td>53.0</td><td>77.0</td><td>100.0</td></tr> <tr><td>2002</td><td>73.0</td><td>54.0</td><td>77.0</td><td>100.0</td></tr> <tr><td>2003</td><td>74.0</td><td>55.0</td><td>76.0</td><td>100.0</td></tr> <tr><td>2004</td><td>73.0</td><td>55.0</td><td>75.0</td><td>100.0</td></tr> <tr><td>2005</td><td>72.0</td><td>56.0</td><td>75.0</td><td>100.0</td></tr> <tr><td>2006</td><td>71.0</td><td>56.0</td><td>74.0</td><td>100.0</td></tr> <tr><td>2007</td><td>70.0</td><td>56.0</td><td>73.0</td><td>100.0</td></tr> <tr><td>2008</td><td>70.0</td><td>56.0</td><td>72.0</td><td>100.0</td></tr> </tbody> </table>			Year	Gwynedd	Isle of Anglesey	Conwy & Denbighshire	Wales	1998	8500	7000	8500	10500	1999	8800	7200	8800	10800	2000	9200	7500	9200	11200	2001	9800	8000	9800	11800	2002	10500	8500	10500	12500	2003	11200	9200	11200	13200	2004	12000	10000	12000	14000	2005	12500	10500	12500	14500	2006	13000	11000	13000	15000	Year	Isle of Anglesey	Gwynedd	Wales	UNITED KINGDOM	1995	82.0	58.0	85.0	100.0	1996	80.0	56.0	83.0	100.0	1997	78.0	54.0	81.0	100.0	1998	76.0	52.0	79.0	100.0	1999	74.0	51.0	78.0	100.0	2000	73.0	52.0	77.0	100.0	2001	72.0	53.0	77.0	100.0	2002	73.0	54.0	77.0	100.0	2003	74.0	55.0	76.0	100.0	2004	73.0	55.0	75.0	100.0	2005	72.0	56.0	75.0	100.0	2006	71.0	56.0	74.0	100.0	2007	70.0	56.0	73.0	100.0	2008	70.0	56.0	72.0	100.0	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.
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DA65

Economy (Gwynedd)

DA66

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

Indicator	Current Data	Comparators and targets	Status/Trends	Problems / Limitations /Opportunities
Economy				
Education and Skills	Education and lifelong learning in Gwynedd, Anglesey and Wales (2009-2010)^{ix}			
		Anglesey	Gwynedd	Wales
	Pupil teacher ratio (09-10): LEA maintained primary schools	19.5	19	20.1
	Pupil teacher ratio (09-10): LEA maintained secondary schools	16.2	15.6	16.5
	% 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-Dec 2010. Source:Nomis 2010)	48.4 <u>13.3</u>	44.6 <u>13.4</u>	46.2 <u>13.3</u>

Economy (Anglesey)

Indicator	Current Data	Comparators and targets	Status/Trends	Problems / Limitations /Opportunities	
Education and Skills					
	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				
		Anglesey	Gwynedd		Wales
	Pupil teacher ratio (09-10): LEA maintained primary schools	19.5	19		20.1
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APPENDIX 2 – Proposed Modifications to the SA Scoping Report

	secondary schools				
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	% 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																																																						
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APPENDIX 2 – Proposed Modifications to the SA Scoping Report

		Serviced Accommodation	122.5	115.1	<u>86.8</u>	<u>105.2</u>	<u>-14</u>		<u>accommodation.</u>
		Non-serviced Accommodation	466.1	447.9	<u>566.4</u>	<u>539.7</u>	<u>15.7</u>		
		SFR	10.8	10.9	<u>11.3</u>	<u>11.3</u>	<u>4.6</u>		
		Day Visitors	141.2	139.1	<u>138.7</u>	<u>140.0</u>	<u>-0.8</u>		
		Total	740.6	713.0	<u>803.2</u>	<u>796.3</u>	<u>7.5</u>		
	Tourist Days								
		(£'s millions)	2006	2007	<u>2008</u>	<u>2009</u>	% change (2006-2009)		
		Serviced Accommodation	1,493	1,449	<u>1027</u>	<u>1241</u>	<u>-16.9</u>		
		Non-serviced Accommodation	13,971	13,557	<u>15888</u>	<u>15315</u>	<u>9.6</u>		
		SFR	434	435	<u>435</u>	<u>435</u>	<u>0.2</u>		
		Day Visitors	4,065	4,004	<u>3831</u>	<u>3868</u>	<u>-4.8</u>		
		Total	19,963	19,445	<u>21181</u>	<u>20858</u>	<u>4.4</u>		
	Tourist Numbers								
		Thousands	2006	2007	<u>2008</u>	<u>2009</u>	% change (2006-2009)		
		Serviced Accommodation	841	815	<u>569</u>	<u>694</u>	<u>-17.5</u>		
		Non-serviced Accommodation	2,116	2,057	<u>2413</u>	<u>2315</u>	<u>9.4</u>		
		SFR	182	183	<u>183</u>	<u>183</u>	<u>0.5</u>		
		Day Visitors	4,065	4,004	<u>3831</u>	<u>3868</u>	<u>-4.8</u>		
		Total	7,204	7,059	<u>6996</u>	<u>7060</u>	<u>-1.9</u>		
	Sectors in which employment is supported								
		(FTEs)	2006	2007	<u>2008</u>	<u>2009</u>	% change (2006-2009)		
		Accommodation	3694	3700	<u>3722</u>	<u>3669</u>	<u>-0.7</u>		
		Food & Drink	2821	2746	<u>2987</u>	<u>2952</u>	<u>4.6</u>		
		Recreation	1260	1208	<u>1423</u>	<u>1390</u>	<u>10.3</u>		
		Shopping	3515	3432	<u>3740</u>	<u>3657</u>	<u>4</u>		
		Transport	613	594	<u>665</u>	<u>653</u>	<u>6.5</u>		

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

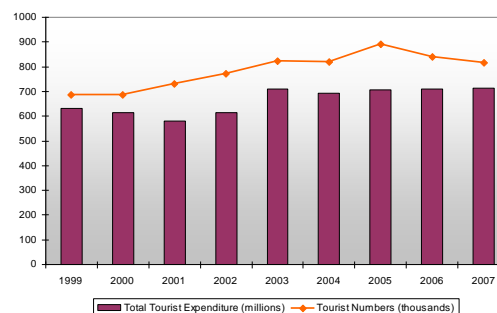
Total Direct Employment	11903	11680	<u>12538</u>	<u>12321</u>	<u>3.5</u>
Indirect Employment	2984	2877	<u>3152</u>	<u>3099</u>	<u>3.9</u>
Total	14,886	14,556	<u>15690</u>	<u>15420</u>	<u>3.6</u>

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**.

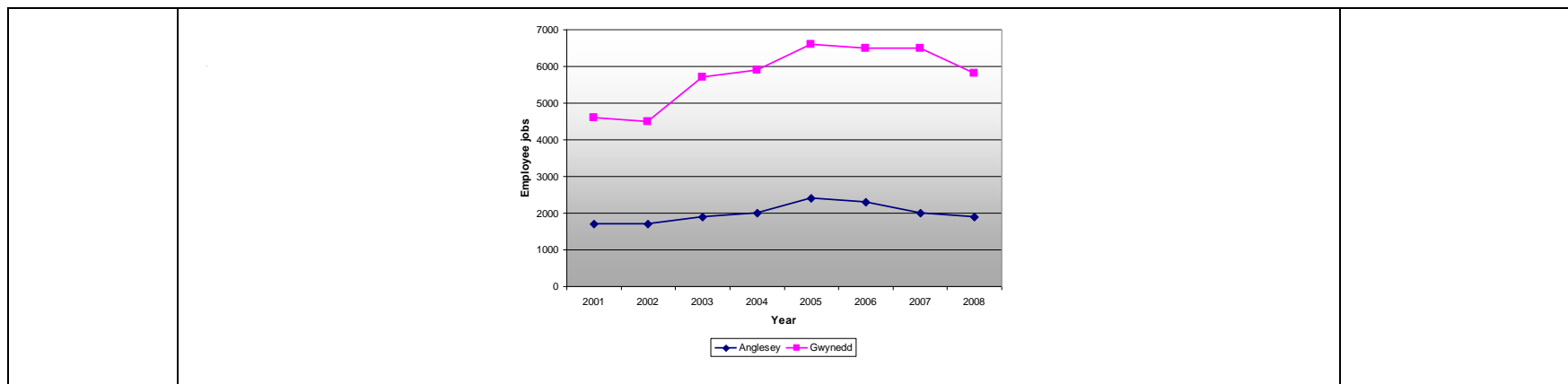
In ~~2007-2009~~, ~~44,556~~ **15,420** were employed in the tourism industry. The sectors which employed the most ~~was~~ **were** **the accommodation sector and the shopping sector** which employed ~~23.7%~~ **25.4%** of the total in the industry. ~~followed by the shopping sector (23.6%) and the food 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

APPENDIX 2 – Proposed Modifications to the SA Scoping Report



ECONOMY (Anglesey)

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Revenue by Category of Visitor

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

Tourist Days

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

Tourist Numbers

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

Sectors in which employment is supported

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

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

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.

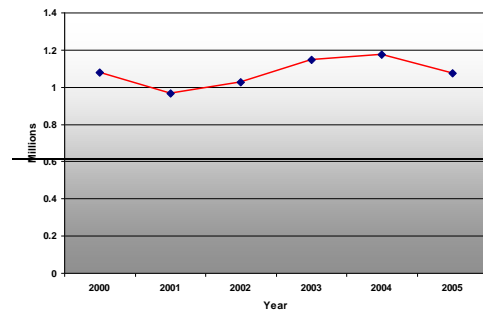
There has been a small and steady rate of growth across most parts of the tourism industry in the period from 2007 to ~~2009~~ 2008. However, the growth rates are not significantly high to suggest that the industry is experiencing rapid rates of expansion, which suggests that there is a requirement for 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.

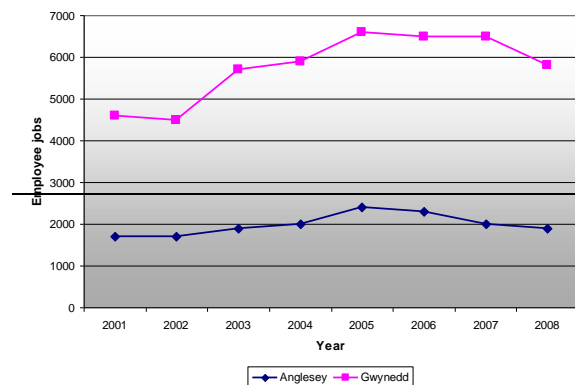
In ~~2009~~ 2008, ~~4,031~~ 4,022 were employed in the tourism industry. Total direct employment employed the most (78.9%)^{xi}.

Total visitors (millions)^{xii}

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Total in-employment in the tourist industry in Gwynedd and Anglesey^{xiii}

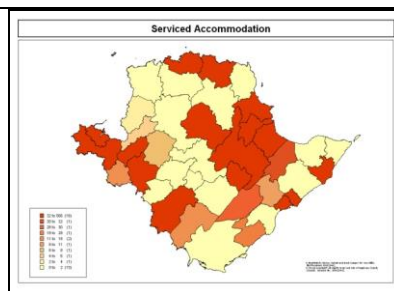


Serviced Accommodation

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}

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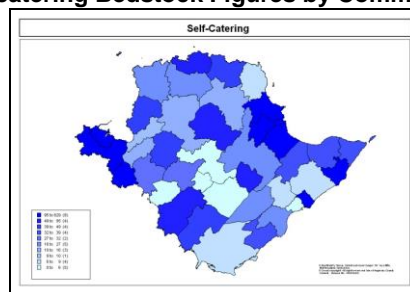
A surprising trait is the fact that, with the exceptions of Beaumaris, Menai Bridge and Llanfairpwll, the level of serviced accommodation on the Riviera Coast is not particularly high.

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

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	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	
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HOUSING (Gwynedd & Anglesey)

Indicator	Current Data	Comparators and targets	Status/Trends	Problems / Limitations / Opportunities
Housing				
House Prices	<p style="text-align: center;"><u>Average prices of sold residential units</u> <u>(These figures note the average price for the six month period prior to the date noted based on valuation and sales).</u></p>			
	<u>Period</u>	<u>Gwynedd</u>	<u>Anglesey</u>	<u>Wales</u>
		<u>Price (£)</u> <u>Number (sample)</u>	<u>Price (£)</u> <u>Number (sample)</u>	<u>Price (£)</u> <u>Number (sample)</u>
	<u>November 2002</u>	<u>89,693</u> <u>1,965</u>	<u>94,104</u> <u>1,177</u>	<u>95,246</u> <u>58,401</u>
	<u>May 2003</u>	<u>105,908</u> <u>1,974</u>	<u>102,087</u> <u>1,035</u>	<u>103,338</u> <u>52,362</u>
	<u>November 2003</u>	<u>118,418</u> <u>2,184</u>	<u>122,571</u> <u>1,358</u>	<u>116,473</u> <u>71,352</u>
	<u>May 2004</u>	<u>125,259</u> <u>1,341</u>	<u>130,556</u> <u>817</u>	<u>127,475</u> <u>54,773</u>
	<u>November 2004</u>	<u>143,052</u> <u>1,388</u>	<u>153,743</u> <u>919</u>	<u>142,594</u> <u>51,408</u>
	<u>May 2005</u>	<u>152,292</u> <u>1,196</u>	<u>151,253</u> <u>720</u>	<u>144,402</u> <u>40,733</u>
	<u>November 2005</u>	<u>158,697</u> <u>1,517</u>	<u>165,480</u> <u>937</u>	<u>150,966</u> <u>49,829</u>
	<u>May 2006</u>	<u>163,136</u> <u>1,339</u>	<u>163,223</u> <u>817</u>	<u>153,869</u> <u>46,897</u>

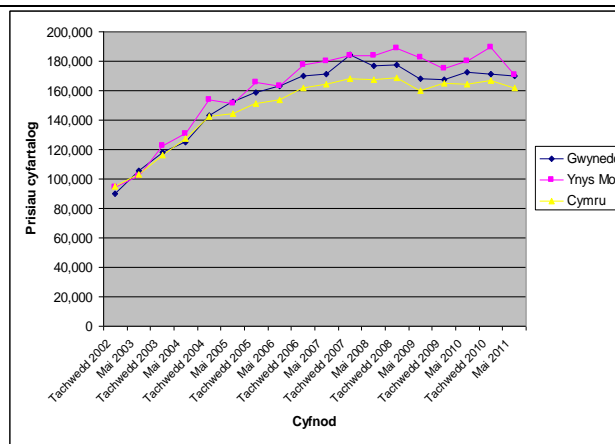
DA68

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

Source: Hometrack

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- 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)

<u>Type of house</u>	<u>Year</u>	<u>Anglesey</u>	<u>Conwy</u>	<u>Gwynedd</u>
<u>Detached</u>	<u>2008</u>	<u>210,000</u>	<u>200,000</u>	<u>215,000</u>

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

LANDSCAPE (Anglesey)

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/ Constraints/ Opportunities
Landscape				
<u>Anglesey Energy Island Programme</u>	<p><u>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.</u></p> <p><u>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.</u></p>			<p><u>It will be important to identify mitigation measures to help avoid any negative impacts on the landscape and seascapes.</u></p>

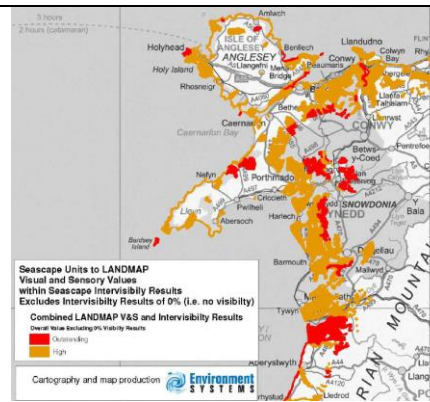
(i)

LANDSCAPE (Gwynedd and Anglesey)

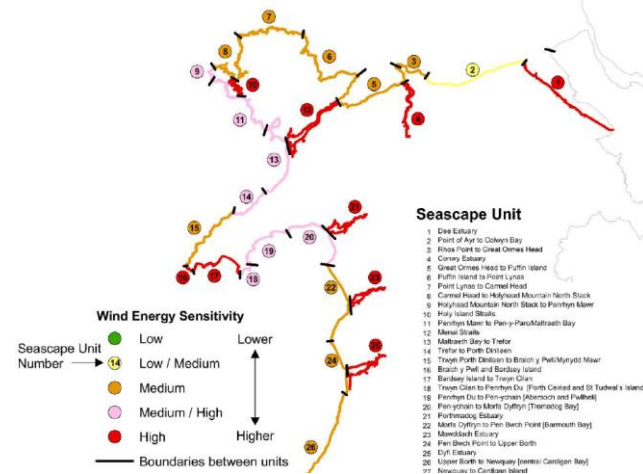
DA69

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/ Constraints/ Opportunities
Landscape				
Seascapes	<p><u>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).</u></p> <p><u>Land with sea views where LANDMAP evaluates 'high' or 'outstanding'</u></p>			

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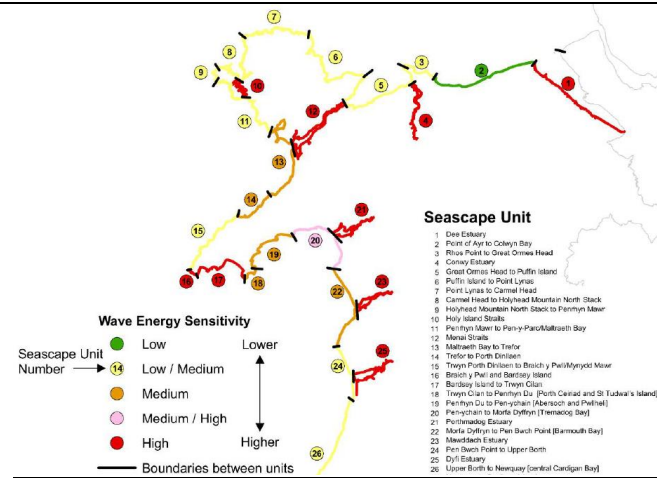


Seascape sensitivity to offshore wind farm developments

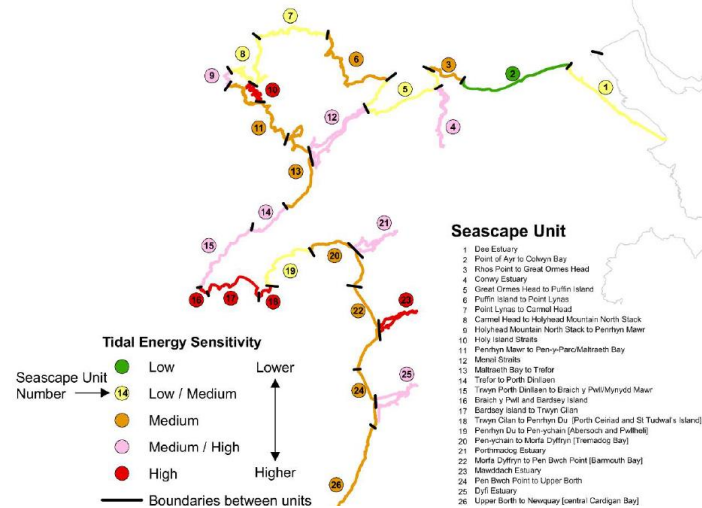


Seascape sensitivity to wave farm developments

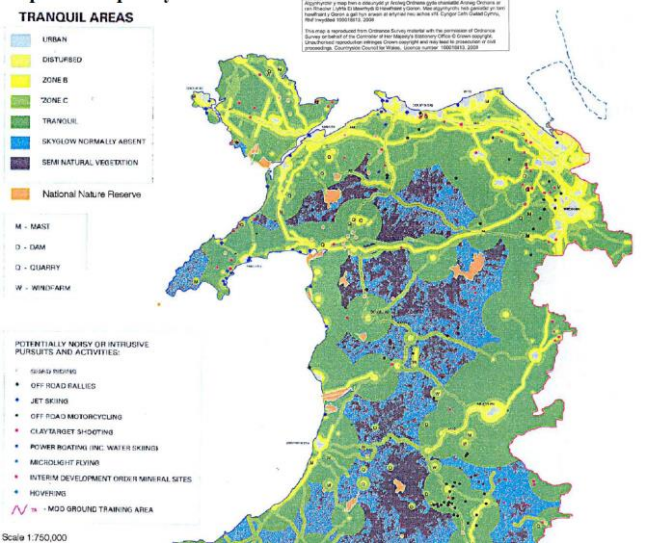
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Seascape sensitivity to tidal stream developments

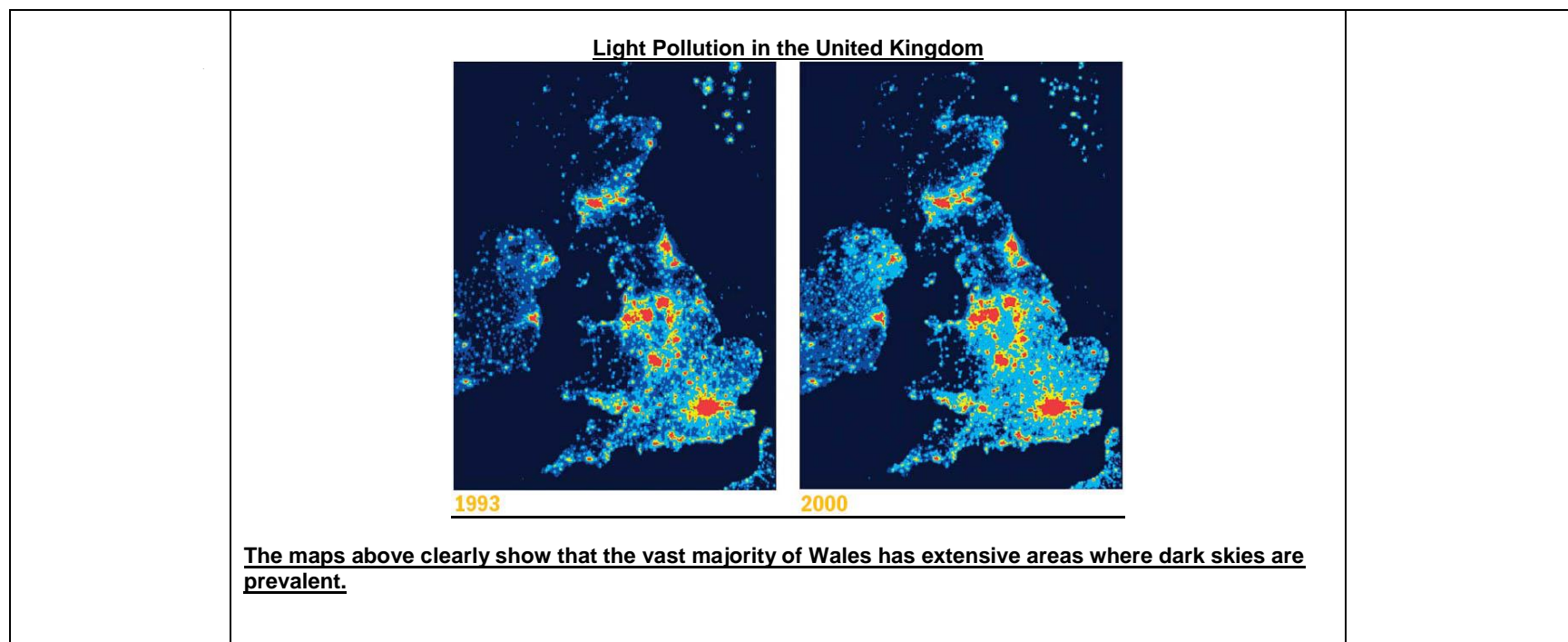


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Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/ Constraints/ Opportunities
Landscape				
Tranquillity	<p>The term 'tranquillity' is extremely subjective and arriving at a definition is a challenging task. It could be being outside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

DA70

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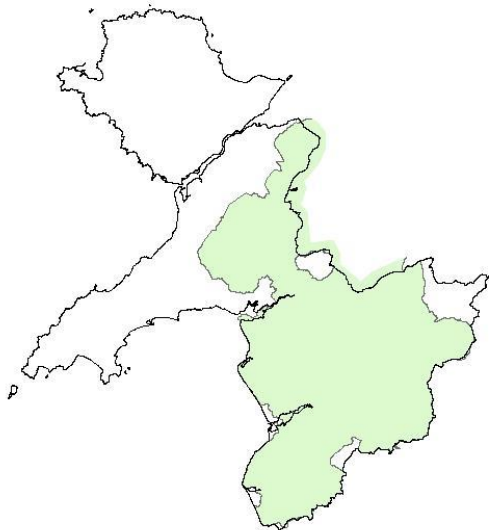


LANDSCAPE (GWYNEDD)

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/ Constraints/ Opportunities
Landscape				
<u>Snowdonia National Park</u>	<u>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</u>			

DA71

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

	<p><u>is an area steeped in culture and local history, where more than half its population speak Welsh.</u></p> 	
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LANDSCAPE (ANGLESEY)

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/ Constraints/ Opportunities
Landscape				
<u>GeoMôn</u>	<p><u>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.</u></p>			

DA71
(i)

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	<p><u>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.</u></p>	
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SOILS, MINERALS, WASTE (Gwynedd)

DA72

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/ Constraints/ Opportunities																																								
Soils, Minerals, Waste																																												
	<div>Regional Waste Arisings in Wales 2007 (thousands of tonnes)^{xvi}</div> <table><tr><th>Waste Type</th><th>North Wales</th><th>South-East Wales</th><th>South-West Wales</th></tr><tr><td>Chemical wastes</td><td>26.29</td><td>29.08</td><td>33.16</td></tr><tr><td>Metallic wastes</td><td>44.65</td><td>176.65</td><td>45.33</td></tr><tr><td>Health care wastes</td><td>0.77</td><td>2.67</td><td>0.20</td></tr><tr><td>Non-metallic wastes</td><td>114.66</td><td>127.70</td><td>65.08</td></tr><tr><td>Discarded equipment</td><td>0.63</td><td>1.92</td><td>0.66</td></tr><tr><td>Animal and vegetable wastes</td><td>135.11</td><td>194.32</td><td>20.61</td></tr><tr><td>Mixed ordinary wastes</td><td>67.99</td><td>99.21</td><td>88.97</td></tr><tr><td>Common sludges</td><td>38.78</td><td>18.37</td><td>12.87</td></tr><tr><td>Mineral wastes</td><td>51.13</td><td>388.52</td><td>110.84</td></tr></table> <div>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</div>			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	<div>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. <u>Despite the recent reduction in waste arisings,</u> there is a <u>continuing</u></div>
Waste Type	North Wales	South-East Wales	South-West Wales																																									
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APPENDIX 2 – Proposed Modifications to the SA Scoping Report

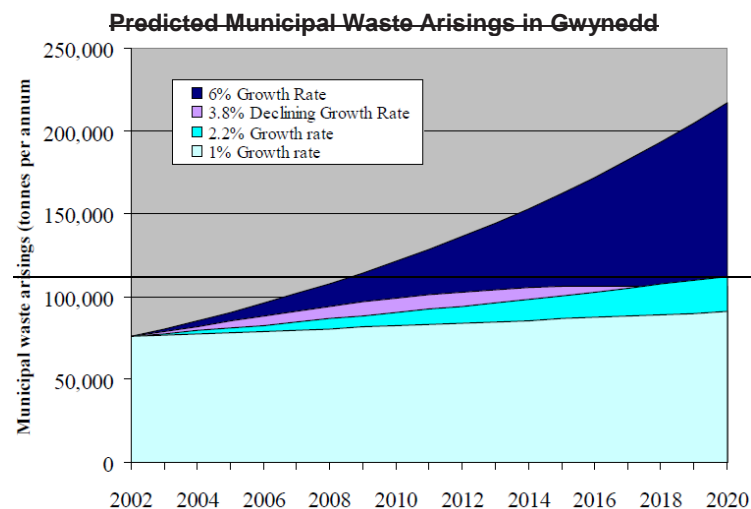
tonne of waste per person in Gwynedd per year. It is recognised that municipal waste arisings throughout the UK are increasing year by year, with current annual growth for the UK as a whole put at 2.7% per annum. The figures on the following page depict waste arisings for Municipal Waste and Household 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:

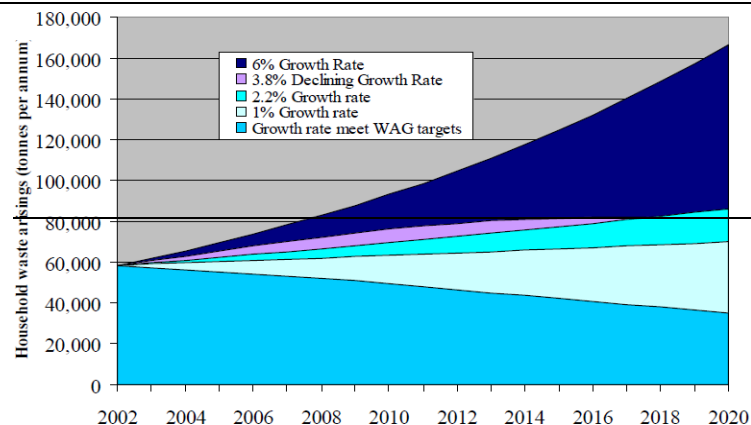
- by 2009/10 waste arisings per household should be no greater than those in 1997/98; and
- by 2020 waste arisings per person should be less than 300 kg/annum.

need to reduce waste arisings from all sectors so that targets set by Europe and the Welsh Assembly Government are met.



Predicted Household Waste Arisings in Gwynedd

APPENDIX 2 – Proposed Modifications to the SA Scoping Report



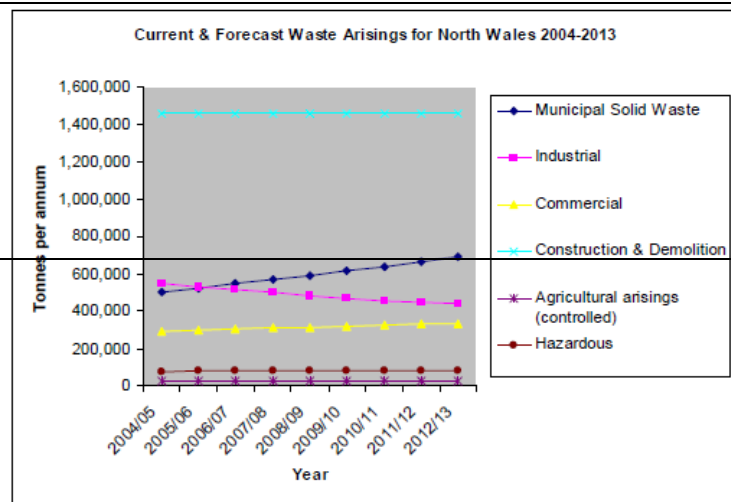
The figure above indicates considerable variances between the projected household waste arisings and the maximum tonnage to comply with the waste stabilisation targets noted above. In fact to achieve the waste stabilisation targets it will be necessary to reverse the growth trend, and achieve a decline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

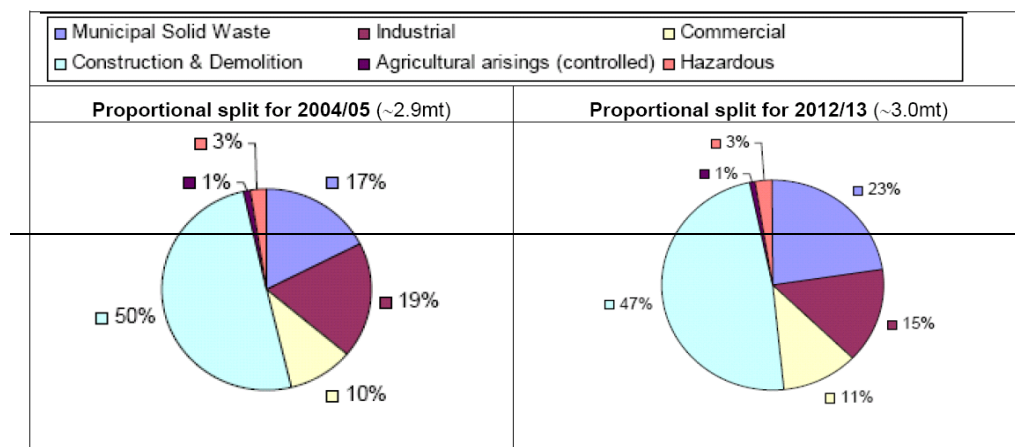


The figure below shows how the relative proportion of each principal waste stream is forecast to change between the years 2004 and 2013. Comparison of this data indicates that:

- **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

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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:

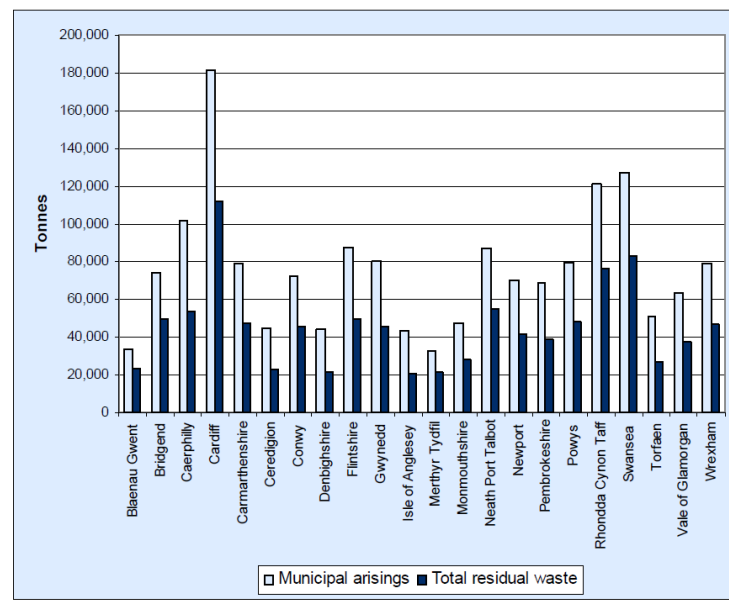
- The percentage of municipal waste (excluding abandoned vehicles) recycled or composted in Wales has been continually increasing since 2000-01. The 2009-10 rate of 40 per cent (including rubble, incinerator residues, matter from beach cleansing and plasterboard) is more than five times higher than the 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:

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• 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.

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<p>Source: Municipal Waste Sector Plan (March 2011)</p> <p>The Consultation on a New Waste Strategy for Wales ('Towards Zero Waste' (2009)) notes the following targets for waste in Wales:</p>					
<p style="text-align: center;">Waste Targets for Wales</p>					
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				
	<p><u>Municipal and household waste quantities are now decreasing:</u></p> <p>• <u>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.</u></p>			There are a range of factors that can affect the growth in the amount of waste produced including, population changes,

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• 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:

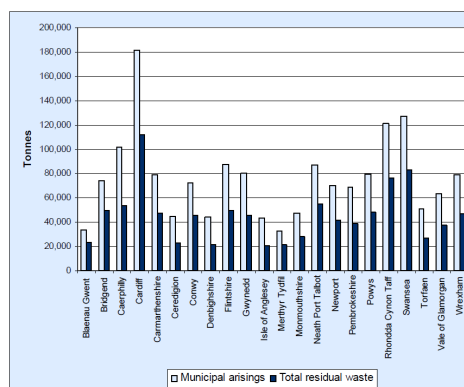
• The percentage of municipal waste (excluding abandoned vehicles) recycled or composted in Wales has been continually increasing since 2000-01. The 2009-10 rate of 40 per cent (including rubble, incinerator residues, matter from beach cleansing and plasterboard) is more than five times higher than the 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

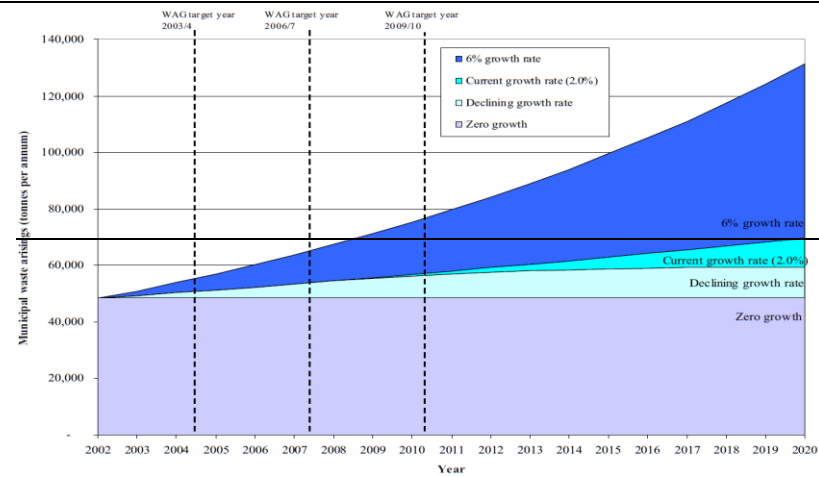


changes to the number and size of households, consumer behaviour, effectiveness of waste minimisation strategies, and changes in the economic prosperity of a region. There is a need to reduce waste arisings from all sectors so that targets set by Europe and the Welsh Assembly Government are met.

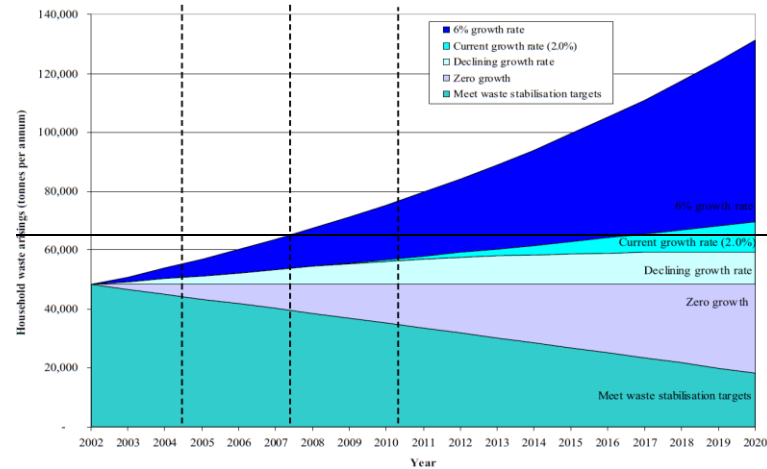
APPENDIX 2 – Proposed Modifications to the SA Scoping Report

	<p><u>Wise About Waste set the following targets for the stabilisation and reduction of household waste:</u></p> <ul style="list-style-type: none"> • <u>by 2009-10 (and to apply beyond) waste arisings per household should be no greater than those (for Wales) in 1997-98;</u> • <u>by 2020 waste arisings per person should be less than 300kg per annum.</u> <p><u>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.</u></p> <p><u>Source: Municipal Waste Sector Plan (March 2011)</u></p> <p>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:</p> <ul style="list-style-type: none"> • 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) <p>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:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>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} :</p> <p>Predicted Municipal Waste Arisings in Anglesey^{xix}</p>	
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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.

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Current and Forecast Waste Arisings for North Wales (2004-2013)^{xxi}

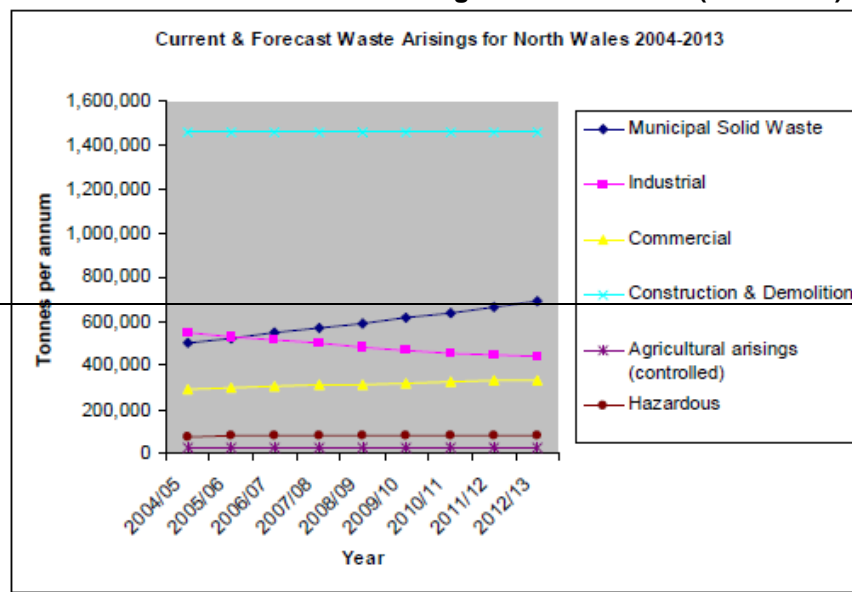
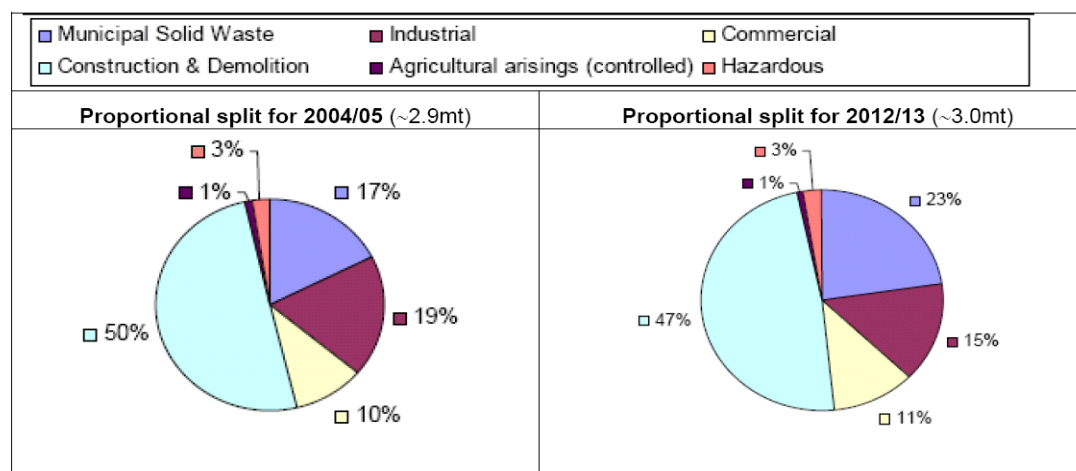


Figure 8 below shows how the relative proportion of each principal waste stream is forecast to change between the years 2004 and 2013. Comparison of this data indicates that:

- **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}

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

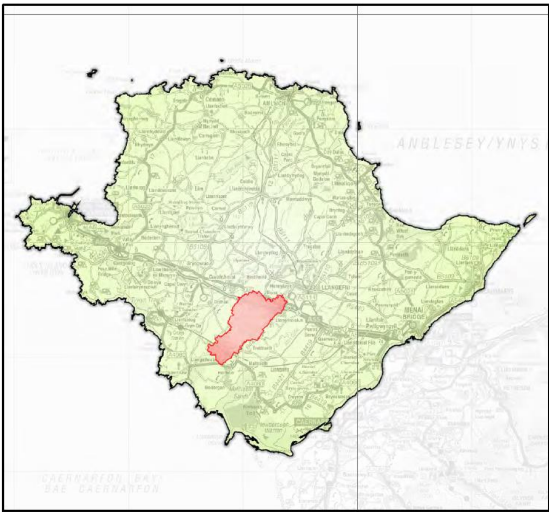
Waste Targets for Wales

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%

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

SOILS, MINERALS, WASTE (Anglesey)

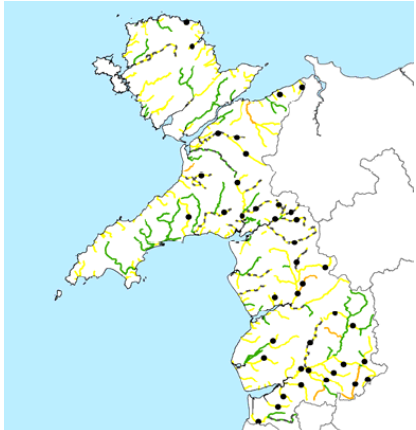
DA73

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/ Constraints/ Opportunities
Soils, Minerals, Waste				
<u>Nitrate Vulnerable Zones</u>	<p><u>Nitrate Vulnerable Zones (NVZ)</u></p>  <p>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.</p> <p>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</p>			

APPENDIX 2 – Proposed Modifications to the SA Scoping Report

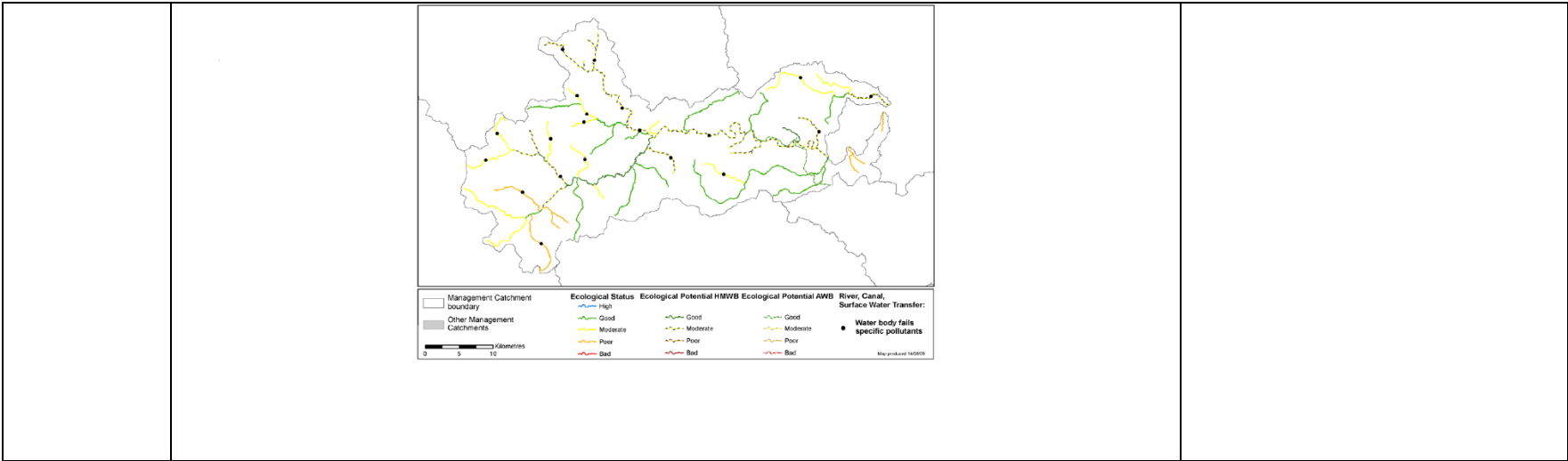
	<p><u>accurate records.</u></p> <p><u>In Wales less than three per cent of land is designated as a Nitrate Vulnerable Zone, whereas more than half of England is designated.</u></p>	
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WATER (Gwynedd)

Indicator	Current Data	Comparators and targets	Status/ Trend	Issues/Constraints/Opportunities
Water				
River Water Quality	<p>Current Ecological Status/ Potential of Surface Waters in the North West Wales Catchment¹</p>  <p>Current Ecological Status/ Potential of Surface Waters in the Upper Dee Catchment</p>			<p>A need to maintain and improve water quality by reducing the risk of pollution entering river watercourses.</p> <p>Incorporating Sustainable Urban Drainage Systems into new developments.</p>

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APPENDIX 3 : Baseline Update and Plans and Programmes Review

Topics:

- 1. Water**
- 2. Biodiversity**
- 3. Transport**
- 4. Housing**
- 5. Economy**
- 6. Communities**
- 7. Cultural Heritage**
- 8. Climatic Factors**
- 9. Landscape**

**** This is an update to the existing collated baseline information as part of the JLDP SA/SEA process. As such it should be read in conjunction with the SA Scoping Report July 2011, and the previous update provided in Appendix 3 of the SA Deposit Plan February 2015.**

APPENDIX 3 : Baseline Update and Plans and Programmes Review

Topic 1: WATER

Indicator	Current Data	Comparators / Targets	Status / Trend	Issues / Constraints / Opportunities
Water Quality	<p>The National Assembly for Wales published a quick guide for Water Quality in Wales in October 2013, which identifies that in Wales, 36% of all water bodies achieved Good Ecological Status in 2012, with the aim to increase this to 50% by 2015.</p> <p>The Ynys Mon Management Catchment Summary produced by Natural Resources Wales in 2015 identifies that the reasons for not achieving good status include; nutrient enrichment (particularly by phosphorus), discharges and agricultural land management.</p> <p>Local measures have been identified to contribute to achieving objectives which include;</p> <ul style="list-style-type: none"> ■ emissions controls; ■ addressing point source pollution; ■ appropriate coastal process and sediment management; ■ drainage and water level management; ■ dredging and silt management; ■ improved fish passages and habitats; ■ improved flows and water levels; ■ managing invasive non-native species; ■ mine water and contaminated land remediation; ■ sustainable land and marine management; ■ reduced pollution from septic tanks; ■ reduced pollution from sewage discharges; and ■ sustainable agricultural practices. 			<p>The JLDP can support and encourage the local measures identified, which can contribute towards the achievement of good ecological status of water bodies in the plan area.</p>
Shoreline Management Plan 2 (2012)	<p>An updated Shoreline Management Plan (SMP) 2 was published in 2012 which 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. Coastal Areas F and G relate to the JLDP area.</p> <p>Coastal Area G: Ynys Mon (excluding the Menai Strait) - the area is made up of three Policy Development Zones (PDZs); 17, 18 & 19.</p> <p>Long Term Evolution: The coast is generally very constrained by the hard geology both in</p>			<p>The Shoreline Management Plan can help inform the JLDP in appropriately locating new development so as to minimise negative effects and maximise positive effects. The JLDP can also seek development contributions to support the</p>

APPENDIX 3 : Baseline Update and Plans and Programmes Review

	<p>terms of its position and with respect to sediment drift. At present there are areas of generally slow erosion over the soft cliffs and areas of relatively stable dunes. The long term behaviour of the shoreline is for continuation of this slow erosion but increasing with sea level rise. With sea level rise there would be increased tidal prism within the inlet between the mainland and holy island. This could result in change particularly to the southern entrance.</p> <p>Key Management Issues:</p> <ul style="list-style-type: none"> ■ The risks to the functioning and potential development of the port of Holyhead ■ The risks to the operations at RAF Valley ■ The risk of flooding to the main towns and locally to other smaller settlements ■ Potential loss of or significant impact on local communities ■ The disruption to the regional and local transport system ■ The potential loss of essential character of some of the small bays and beaches due to coastal squeeze and the general impact on both tourism and nature conservation values. ■ The loss of specific heritage features and deterioration in the historic environment. <p>Coastal Area F:Menai Strait and Conwy - the area is made of 3 PDZs; 15, 16 & 20</p> <p>Long Term Evolution: With sea level rise, there will be greater pressure for erosion along much of the shoreline, particularly where there are existing defences controlling the natural erosion of the cliffed backshore areas. The general nearshore area is seen as being rich in sediment. As such, with sea level rise, and if the ability of the coast to roll back in maintained, then there is a strong likelihood that the shoreline would maintain an ability to keep pace with sea level rise. In particular, it has been assessed that the estuaries are in relative equilibrium with a history of acting as sediment sinks. The indicative longer term process would therefore be for unconstrained warping up of the estuaries in line with sea level rise. This would apply typically to the area of the TraethLafan. There is a high degree of uncertainty, however, in relation to the behaviour of the Menai Strait and the impact sea level rise might have on their flow regime. This could then influence the behaviour of the open coast features at the western end and the behaviour of the TraethLafan.</p> <p>Key Management Issues:</p> <ul style="list-style-type: none"> ■ Sustaining the important economic hubs in relation to the substantial increase in probability of flooding, both directly and in term of overtopping as a result of sea level rise. ■ The need to maintain the A55 transport route and the main network of roads within the Menai area, and the clear constraint this imposes on management of the shoreline 	<p>ongoing management of flood risk and other shoreline management issues identified within the Management Plan. The JLDP can complement the Shoreline Management Plan in supporting coastal communities and their long-term well-being.</p>
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APPENDIX 3 : Baseline Update and Plans and Programmes Review

	<p>between Llanfairfechan and Penmaenmawr.</p> <ul style="list-style-type: none"> Regenerating and sustaining recreational activities and the underlying cultural, historic and community aspects of the existing settlements that underpin quality of life and the tourism industry. Risk to rural and agricultural communities from flooding and erosion. The risk to agriculture is especially increased within the Conwy Valley as sea level rise imposes, not just the potential need to raise defences, if current use is to be sustained, but then also the increased risk of fluvial and surface water flooding. Increasing defence here sets a trend in longer-term management where land drainage becomes more difficult and more fundamental to that current use. Risk to local coastal communities actually at the shoreline In many areas the coast needs width to develop naturally and to reduce the impact of the increased energy as a result of sea level rise. This is also needed to support and maintain both the natural and man made defence, as well as the space within which the essential nature conservation interest can be sustained. 	
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Topic 2: BIODIVERSITY

Indicator	Current Data	Comparators / Targets	Status / Trend	Issues / Constraints / Opportunities
LIFE Natura 2000 Programme	<p>The Life Natura 2000 Programme is in the process of creating 11 thematic action plans to address major issues and risks which have been identified as having an adverse impact on Natura 2000 features across the network. The action plans highlight the following:</p> <ul style="list-style-type: none"> Access and recreational activities have (or are likely to have) an adverse impact on 86 out of 123 habitat or species features (70%) on 59 out of 112 Natura 2000 sites in Wales (53%). These issues and risks are related to actual or suspected damage to habitats or species or to disturbance of species. Features most frequently adversely affected by public access and recreation activities include (but are not limited to) dry heaths, blanket bog and mixed woodland. Air pollution (nitrogen deposition) is having (or likely to have) an adverse impact on 71 out of 123 different Natura 2000 habitat or species features (58%) on 73 out of 112 Natura 2000 sites in Wales (65%). Features most frequently adversely affected by nitrogen deposition include (but are not limited to) dry heaths, western acidic oak woodland and purple moor-grass meadows. Diffuse water pollution is having (or likely to have) an adverse impact on 61 out of 			<p>The action plans created in the LIFE Natura 2000 Programme are based upon topics that will, to some degree, be impacted upon by the JLDP. In particular issues like access and recreational activities, and air pollution can be significantly affected by the decisions made within the JLDP process and the ultimate future direction of development. It will be important that the JLDP seeks to protect those habitats and species</p>

APPENDIX 3 : Baseline Update and Plans and Programmes Review

	<p>123 different Natura 2000 habitat or species features (49%) on 39 out of 112 Natura 2000 sites across Wales (35%). Features most frequently adversely affected by diffuse pollution include (but are not limited to) otters, river lamprey, brook lamprey and sea lamprey.</p> <ul style="list-style-type: none"> ■ Inappropriate grazing and livestock management is a risk on 78 out of 112 Natura 2000 sites across Wales (70%). These risks relate mainly to the quantity, the type and the timing of livestock grazing on the site but also include the loss of such traditional livestock management practices such as shepherding. Features most frequently adversely affected by inappropriate grazing and livestock management include (but are not limited to) dry heaths, blanket bog, purple moor-grass meadows and marsh fritillary butterfly. ■ Invasive species and pathogens have (or are likely to have) an impact on 71 out of 123 Natura 2000 habitat or species features (58%) on 84 out of 112 Natura 2000 sites in Wales (75%). The risks arising from invasive species and pathogens are related to a decrease in biodiversity through competition for resources and in the case of pathogens, damage to and mortality of host organisms. Features most frequently identified as having impacts arising from invasive species and pathogens include (but are not limited to) dry heaths, great crested newt, mixed woodland on base-rich soils associated with rocky slopes and alluvial forests. ■ Man-made changes to hydraulic conditions have (or are likely to have) an impact on 43 out of 123 habitat or species features (36%) on 45 out of 112 Natura 2000 sites in Wales (40%). Features most frequently adversely affected by man-made changes to hydraulic conditions include (but are not limited to) blanket bog, degraded raised bogs, Atlantic salmon and river lamprey. ■ Inappropriate or inadequate woodland management and the negative effects of deer are having (or likely to have) an impact of 44 out of 123 different Natura 2000 habitat or species features (36%) on 47 out of 112 Natura 2000 sites across Wales (42%). Features most frequently adversely affected by inappropriate woodland management include (but are not limited to) western acidic oak woodland, mixed woodland on base-rich soils associated with rocky slopes, degraded raised bogs and dry heaths. <p>It should be noted that plans for the themes of climate change and habitat fragmentation, flood and coastal erosion risk management, and marine fisheries are yet to be published.</p>	<p>identified as at risk, and supports enhanced biodiversity for example through seeking to improve habitat fragmentation, and new habitat creation.</p>
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Topic 3: TRANSPORT

APPENDIX 3 : Baseline Update and Plans and Programmes Review

Indicator	Current Data	Comparators / Targets	Status / Trend	Issues / Constraints / Opportunities
Draft North Wales Joint Local Transport Plan	<p>The Draft North Wales Joint Local Transport Plan (2015) identifies the following key transport issues for North Wales:</p> <ul style="list-style-type: none"> ▪ The ability of the strategic trunk road and rail corridors to provide the necessary good connectivity, for people and freight, within North Wales, to the ports and to the rest of the UK to support the economy and jobs, including tourism; ▪ The lack of resilience of the road and rail networks to planned and unplanned events including extreme weather; ▪ The need for good access to and between the three Enterprise Zones in North Wales ▪ The lack of viable and affordable alternatives to the car to access key employment sites and other services; and ▪ The need for good road links to / from the trunk road network into the rural areas to help retain the viability of local businesses and support the Welsh language and culture. 			<p>The Draft LTP once adopted, will provide the framework for the development of the transport network across the North Wales area. The JLDP can seek to maximise benefits and investment arising as a result of the higher level plan, at the local level. The JLDP can also complement the higher level plan with local measures to support Enterprise Zones within the scope of influence.</p>

Topic 4: HOUSING

Indicator	Current Data	Comparators / Targets	Status / Trend	Issues / Constraints / Opportunities
	No update – previous information provided in the SA Scoping Report July 2011, and Appendix 3 of the SA Deposit Plan February 2015 remain relevant.			

Topic 5: ECONOMY

Indicator	Current Data	Comparators / Targets	Status / Trend	Issues / Constraints / Opportunities
	No update – previous information provided in the SA Scoping Report July 2011, and Appendix 3 of the SA Deposit Plan February 2015 remain relevant.			

Topic 6: COMMUNITIES

APPENDIX 3 : Baseline Update and Plans and Programmes Review

Indicator	Current Data	Comparators / Targets	Status / Trend	Issues / Constraints / Opportunities
NHS Health Profile of Isle of Anglesey (2014)	The Anglesey Health Profile identifies a resident population of 70,100, with the highest proportion of residents within the 65-69 age range, closely followed by the 60-64 age range. Further statistics identify that 57% of individuals aged over 3 years in the Isle of Anglesey are able to speak Welsh, which is higher than the North Wales and Welsh national averages. 1,470 people live in the most deprived 10% of LSOAs in Wales. The average boy born in the most deprived area in Anglesey is likely to live over 7 years less than the average boy from the most affluent area, and likely to spend 13 additional years in poorer health. The average girl born in the most deprived area in Anglesey is likely to live over 5 years less than the average girl from the least deprived area, and likely to spend 11 additional years in poorer health. Almost half of all adults over 16 in North Wales report living with at least one chronic illness. In 2012/13 it was reported for adults in Anglesey; 23% were smokers; 40% drink more than the recommended levels; 23% reported being obese; 32% are active on 5 or more days per week; and 30% reported having no active days.			The JLDP can seek to complement health objectives in the plan area, and seek to reduce deprivation through measures like increasing the accessibility of local services and facilities, and the delivery of affordable housing.
NHS Health Profile of Gwynedd (2014)	The Gwynedd Health Profile identifies a resident population of 121,900 with the highest proportion of residents within the 20-24 age range. Further statistics identify that 65% of individuals aged over 3 years in Gwynedd are able to speak Welsh, which is higher than the North Wales and Welsh national averages. 4,930 people live in the most deprived 10% of LSOAs in Wales. The average boy born in the most deprived area in Gwynedd is likely to live over 3 years less than the average boy from the most affluent area, and likely to spend 6 additional years in poorer health. The average girl born in the most deprived area in Gwynedd is likely to live over 2 years less than the average girl from the least deprived area, and likely to spend 5 additional years in poorer health. Almost half of all adults over 16 in North Wales report living with at least one chronic illness. In 2012/13 it was reported for adults in Gwynedd; 23% were smokers; 42% drink more than the recommended levels; 18% reported being obese; 33% are active on 5 or more days per week; and 30% reported having no active days.			The JLDP can seek to complement health objectives in the plan area, and seek to reduce deprivation through measures like increasing the accessibility of local services and facilities, and the delivery of affordable housing.

Topic 7: CULTURAL HERITAGE

Indicator	Current Data	Comparators / Targets	Status / Trend	Issues / Constraints / Opportunities
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Heritage Funding ¹	In February 2015 it was announced that the Holyhead Townscape Heritage Initiative delivered by Isle of Anglesey County Council received a £1.55 million grant from the Heritage Lottery Fund. A further £2.375 million has been earmarked to revitalise Holyhead's Market Hall ² , with £50,000 upfront to help successfully deliver plans for the hall.	Opportunities to complement the Holyhead Townscape Heritage Initiative through development that supports increased access and contributes to improved infrastructure. The JLDP can deliver development opportunities that support the longer-term management and maintenance of the historic core and its recent investment injection. It will be important to ensure that overall development proposed in the JLDP supports the vitality and viability of Holyhead town centre.
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Topic 8: CLIMATIC FACTORS

Indicator	Current Data	Comparators / Targets	Status / Trend	Issues / Constraints / Opportunities
National Coastal Erosion	Local authorities have worked alongside Natural Resources Wales to develop the map and			New development around

¹ <http://www.anglesey.gov.uk/empty-nav/news/press-releases-2015/february-2015/massive-25-million-boost-to-restore-historic-holyhead/125070.article>

² <http://www.anglesey.gov.uk/empty-nav/news/press-releases-2015/march-2015/heritage-lottery-earmarks-2375m-for-holyheads-market-hall/125542.article>

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Mapping Project (NCERM), Isle of Anglesey County Council and Natural Resources Wales	<p>provide information on how coastal erosion could affect areas over the next hundred years. The map identifies areas of managed realignment, where planning is advancing the line, where the existing defence line is being held and where there is no active intervention.</p> <p>The map can be accessed through the following link: http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=coastal_erosion&layerGroups=default&lang=e&ep=map&scale=4&x=233097&y=389761</p>	the coast can be informed by this information, as well as support the ongoing management of coastal erosion through appropriate mitigation measures and/or contributions. The map provides the information necessary to support the ongoing health and vitality of existing coastal communities that the JLDP will seek to protect and enhance.
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Topic 9: LANDSCAPE

Indicator	Current Data	Comparators / Targets	Status / Trend	Issues / Constraints / Opportunities
	No update – previous information provided in the SA Scoping Report July 2011, and Appendix 3 of the SA Deposit Plan February 2015 remain relevant.			

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Topics

- 1. Sustainable Development and Environmental Policy**
- 2. Spatial Development Policy**
- 3. Biodiversity**
- 4. Communities**
- 5. Climatic Factors**
- 6. Cultural Heritage**
- 7. Economy**
- 8. Housing**
- 9. Landscape**
- 10. Water Resource, Quality and Flood Risk**
- 11. Soil, Minerals and Waste**
- 12. Transport**

**** This is an update to the existing Plans and Programmes Review collated as part of the JLDP SA/SEA process. As such it should be read in conjunction with the SA Scoping Report July 2011, and the previous update provided in Appendix 3 of the SA Deposit Plan February 2015.**

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Sustainable Development and Environmental Policy

NATIONAL	
Well-being of Future Generations (Wales) Act 2015	
Objectives and Requirements	Implications for JLDP
<p>The Act is aimed at improving the social, economic, environmental and cultural well-being of Wales. The Act lists public bodies that must think more about the long-term, work better with people and communities and each other, look to prevent problems and take a more joined-up approach. The goals are:</p> <ul style="list-style-type: none"> ■ A prosperous Wales ■ A resilient Wales ■ A healthier Wales ■ A more equal Wales ■ A Wales of cohesive communities ■ A Wales of vibrant culture and thriving Welsh Language ■ A globally responsible Wales <p>The states that: “Each public body must carry out sustainable development”, which must include the setting and publishing of objectives designed to maximise contribution to achieving well-being goals, and taking all reasonable steps to meet those objectives. The Future Generations Commissioner for Wales will act as a guardian for the interests for future generations in Wales and support the public bodies listed in the Act.</p>	<p>Public bodies must publish a statement when setting their well-being objectives explaining how the objective will help to achieve goals and how it has applied the sustainable development principle. Each year public bodies must publish an annual report showing the progress they have made in meeting their objectives. Well-being goals are inter-related with future development plans, and monitoring can support the annual</p>
Environment and Sustainability, Welsh Government (2011)	
Objectives and Requirements	Implications for JLDP
<p>The plan aims to become a “one planet nation”, putting sustainable development at the heart of government. The plan seeks to improve and integrate the way in which the use of land, sea, air and water are managed and regulated. Key actions include:</p> <ul style="list-style-type: none"> ■ Living within environmental limits and acting on climate change ■ Protecting healthy eco-systems ■ Creating sustainable places for people 	<p>The Plan identifies the government agenda to integrate the planning and management of land, sea, air and water to achieve sustainable development, this integrated approach to sustainable development should underpin the JLDP.</p>
Environment (Wales) Bill 2015	
Objectives and Requirements	Implications for JLDP
<p>The bill creates the legislation needed to plan and manage Wales’ natural resources in a more sustainable and joined-up way. Provisions include specific requirements for a State of Natural Resources Report (SoNaRR), a National Natural Resources Policy (NNRP) and area statements. The bill also provides Natural Resources Wales (NRW) with enhanced powers to undertake land management agreements and experimental schemes. The bill also includes provisions to tackle climate change, through statutory emission reduction targets and</p>	<p>The JLDP can support the aims of the bill for an integrated approach to the sustainable management of natural resources. Monitoring can also support the production of area statements.</p>

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carbon budgeting to support their delivery.	
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Spatial Development Policy - No update – previous information provided in the SA Scoping Report July 2011, and Appendix 3 of the SA Deposit Plan February 2015 remain relevant.

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Biodiversity

NATIONAL	
The Action Plan for Pollinators in Wales, Welsh Government (2013)	
Objectives and Requirements	Implications for JLDP
<p>Vision: "Wales supports healthy populations of wild and managed pollinators to benefit the people, economy and environment of Wales".</p> <p>Outcomes for areas of action provide a framework to work towards the vision, the outcomes are:</p> <ul style="list-style-type: none"> Outcome 1: Wales has joined up policy, governance and a sound evidence base for action for pollinators Outcome 2: Wales provides diverse and connected flower rich habitats to support our pollinators Outcome 3: Wales' pollinator populations are healthy Outcome 4: Wales' citizens are better informed and aware of the importance and management of pollinators 	<p>The plan highlights that the main areas of concern for pollinators are land-use intensification, habitat destruction and fragmentation, disease, the use of agro-chemicals, and climate change. The JLDP can significantly contribute to achieving the aims of the pollinator action plan through strategic planning of future development that minimises habitat fragmentation for example, as well as requiring development contributions to support local habitats.</p>
LIFE Natura 2000 Programme	
Objectives and Requirements	Implications for JLDP
<p>The Programme has created 11 Thematic Action Plans, each of which detail priority strategic actions to address major issues and risks which have been identified as having an adverse impact on Natura 2000 features across the network.</p> <p>The action plans include:</p> <ul style="list-style-type: none"> Access and recreation Air Pollution: Nitrogen deposition Climate change and habitat fragmentation Diffuse water pollution Flood and coastal erosion risk management Grazing and livestock management Non-native invasive species and pathogens Man-made changes to hydraulic conditions Marine fisheries Woodland management 	<p>The JLDP has the potential to directly affect a number of the topics that are identified through action plans as strategic priorities to address major issues and risks affecting designated biodiversity. The JLDP should seek to minimise the potential negative effects arising from future development on designated biodiversity sites, and seek to maximise the potential benefits for biodiversity in the plan area to support healthy functioning eco-systems.</p>

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Communities

NATIONAL	
Tackling Poverty Action Plan 2012-2016, Welsh Government	
Objectives and Requirements	Implications for JLDP
The Plan seeks to prevent poverty, help people to improve their skills and enhance the relevance of their qualifications, and mitigate the impact of poverty.	The JLDP can support the Poverty Action Plan through the appropriate direction of new development, including new housing, employment opportunities and educational facilities.

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Climatic Factors - No update – previous information provided in the SA Scoping Report July 2011, and Appendix 3 of the SA Deposit Plan February 2015 remain relevant.

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Cultural Heritage

NATIONAL	
A Museums Strategy for Wales 2010-2015, Welsh Government	
Objectives and Requirements	Implications for JLDP
<p>The strategy aims to improve museum services by 2015 according to three guiding principles:</p> <ul style="list-style-type: none"> ■ Museums for Everyone; museums will contribute to living communities, promote the values of a fair and just society and provide lifelong learning opportunities for all ■ A Collection for the Nation; museums will hold, care for and continue to develop collections for the nation which represent our rich and diverse culture ■ Working Effectively; museums will manage their sites, operations, collections and people more effectively to continue providing services for citizens that are relevant, robust and sustainable 	<p>Accessibility is a key concern for the JLDP, which includes accessibility to cultural heritage assets that enrich people's lives. New development should also seek to secure the ongoing management and enhancement of heritage assets.</p>
Historic Environment (Wales) Bill, Welsh Government (2015)	
Objectives and Requirements	Implications for JLDP
<p>The Bill will support the positive management of change in the Welsh historic environment. The Bill will:</p> <ul style="list-style-type: none"> ■ Make decisions on the historic environment more open and transparent by introducing formal consultation and review processes for the designation of historic assets ■ Enable the Welsh Ministers to recognise and protect any nationally important sites where there is evidence of past human activity ■ Give authorities greater powers to take action to protect nationally important historic assets ■ Improve the sustainable management of the historic environment ■ Put the Welsh historic environment records on a more secure footing ■ Provide advice on the historic environment to the Welsh Ministers by establishing an independent advisory panel 	<p>The JLDP will need to accord with the Bill and support positive change in the historic environment.</p>
LOCAL	
Holyhead Townscape Heritage Initiative (THI)	
Objectives and Requirements	Implications for JLDP
<p>The THI is a conservation-led regeneration grant scheme and forms part of a strategy to bring economic renewal to Holyhead town centre through building conservation, seeking to deliver the following outcomes:</p> <ul style="list-style-type: none"> ■ To preserve and enhance the character and appearance of the town centre conservation area. ■ Bring historic buildings back into appropriate and sustainable use. ■ Safeguard the character of the conservation area through reinstating lost architectural features. ■ Increase training opportunities in heritage skills. ■ Increase community participation; and ■ Improve approaches to building conservation management and property maintenance. 	<p>The JLDP can support the THI in the delivery of future development in and around Holyhead, and ensure that the benefits arising from the THI reach as far across the plan area and beyond as possible. The JLDP can seek to combine the benefits of initiatives like the THI and Enterprise Zones to</p>

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<p>The Holyhead THI is a programme which will deliver around £3.2 million of investment over the next 3 years to;</p> <ul style="list-style-type: none">▪ Tackle a number of dilapidated properties throughout the conservation area▪ Use grant assistance to create exemplar projects for historic building repair and reuse▪ Is quality-led, focusing on raising standards through the proper conservation of historic buildings▪ Seeks to embed a longer term approach for managing the conservation area▪ Involves the community in raising their awareness as to the value and contribution of the historic environment.	<p>maximise the potential benefits for communities and the economy and tourism.</p>
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Economy

NATIONAL	
Youth Entrepreneurship Strategy - An Action Plan for Wales 2010-15, Welsh Government	
Objectives and Requirements	Implications for JLDP
The strategy aims to equip young people aged 5-25 with entrepreneurial skills and attitudes to help realise their potential. The strategy aims to deliver on the One Wales commitment to 'create and develop links between entrepreneurship and education'.	The JLDP should seek to deliver balanced educational provisions across the plan area.
Partnership for Growth: Strategy for Tourism 2013-2020	
Objectives and Requirements	Implications for JLDP
<p>Vision: Wales will provide the warmest of welcomes, outstanding quality, excellent value for money and memorable, authentic experiences to every visitor.</p> <p>Goal: Tourism to grow in a sustainable way and to make an increasing contribution to the economic, social and environmental well-being of Wales.</p> <p>Ambition: Grow tourism earnings in Wales by 10% or more by 2020.</p> <p>The strategy focuses on 5 key areas (promoting the brand, product development, people development, profitable performance and place building) and focusses on:</p> <ul style="list-style-type: none"> More luxury and branded hotels More well-being facilities, such as spas More heritage hotels that utilise historic and distinctive buildings More all year round attractions, activities and cultural experiences More innovative, unusual and distinctive products 	The JLDP can support the strategy with appropriate land provisions to deliver improved tourism facilities.
Technical Advice Note (TAN) 23: Economic Development (2014)	
Objectives and Requirements	Implications for JLDP
<p>The Note provides advice on the national planning policy on economic development set out in Chapter 7 of Planning Policy Wales. The TAN provides guidance for local planning authorities on:</p> <ul style="list-style-type: none"> Developing high level economic planning objectives Assessing the economic benefits of new development Economic development and the rural economy Preparing an evidence base for a Local Development Plan Creating an economic development vision for a Local Development Plan Determining employment land supply 	The JLDP will need to accord with the TAN and transpose national objectives at the local level.

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Housing - No update – previous information provided in the SA Scoping Report July 2011, and Appendix 3 of the SA Deposit Plan February 2015 remain relevant.

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Landscape - No update – previous information provided in the SA Scoping Report July 2011, and Appendix 3 of the SA Deposit Plan February 2015 remain relevant.

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Water Resources, Quality and Flood Risk

NATIONAL	
Water Strategy for Wales, Welsh Government (2015)	
Objectives and Requirements	Implications for JLDP
<p>The strategy sets out the strategic direction for water policy in Wales over a 20 year plan period. The vision is:</p> <p>“We will ensure that Wales continues to have a thriving water environment which is sustainably managed to support healthy communities, flourishing businesses and the environment. We want the people of Wales to receive first class, value for money, water services with water used efficiently, safely and respectfully by all”.</p> <p>Key themes identify the plan priorities, which include; sustainably managing the quality and quantity of water resources; ensuring a robust service; ensuring affordability; protecting and improving the quality of drinking water; and the integrated management of waste water and surface water.</p>	<p>The Plan highlights 8 priority areas for tackling diffuse pollution; which includes industrial estates; surface water drainage from developed areas; and land management. The Plan also identifies the short, medium and long term, and ongoing actions to address the objectives identified within the key themes. The JLDP has the potential to affect priority areas such as land management, and surface water drainage, and this should be considered in the process of directing new development.</p>
West of Wales Shoreline Management Plan 2, Haskoning UK Ltd (2012)	
Objectives and Requirements	Implications for JLDP
<p>An updated Shoreline Management Plan (SMP) 2 was published in 2012 which 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. Coastal Areas F and G relate to the JLDP area.</p>	<p>The JLDP should seek to complement measures to address the issues and risks to existing coastal communities and future development within the plan area.</p>
The Welsh National Marine Plan – Initial Draft (2015)	
Objectives and Requirements	Implications for JLDP
<p>The purpose of the plan is to guide the sustainable development of the marine area through the sustainable management of marine natural resources. It covers both Welsh inshore waters (out to 12 nautical miles) and offshore waters (beyond 12 nautical miles) in a single document. The landward extent of this plan is to high water.</p>	<p>The JLDP should have regard to the objectives and policies of the plan and the LA needs to be fully involved throughout to integrate management of the sea and land at the coast.</p>
Marine Strategy Framework Guidance (2008/56/EC) Part Three of the Marine Strategy: Programme of UK Marine Measures	
Objectives and Requirements	Implications for JLDP
<p>This strategy prescribes a series of comprehensive measures that are currently operational and proposed</p>	<p>The JLDP should consider the</p>

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<p>measures which will help to achieve Good Environmental Status in our seas by 2020. The UK Marine Strategy encompasses each of the 11 Marine Strategy Framework Directive descriptions. These refer to various biology, foreign species, fish and shellfish that are traded, the food chain, human eutrophication, seabed condition, hydrological conditions, halogens, halogens in fish and other sea food, marine litter and energy introduction (including submarine noise).</p>	<p>measures outlined in the Strategy to be consistent with protecting and enhancing marine resources and biodiversity.</p>
<p>LOCAL</p>	
<p>Ynys Mon Management Catchment Summary, NRW (2015)</p>	
<p>Objectives and Requirements</p>	<p>Implications for JLDP</p>
<p>The Ynys Mon Management Catchment Summary produced by Natural Resources Wales in 2015 sets out the following objectives:</p> <ul style="list-style-type: none"> ■ Prevent deterioration in status ■ Achieve the objectives for protected areas ■ Aim to achieve good overall status for surface and ground waters <p>Local measures have been identified to contribute to achieving these objectives and these include but are not limited to; emissions controls, addressing point source pollution, appropriate coastal process and sediment management, drainage and water level management, dredging and silt management, improved fish passages and habitats, improving flows and water levels, managing invasive non-native species, mine water and contaminated land remediation, sustainable land and marine management, reduced pollution from septic tanks, reduced pollution from sewage discharges and sustainable agricultural practices.</p>	<p>The JLDP can support the delivery of a number of the local measures outlined in the catchment summary, and should seek to maximise opportunities to enhance water quality and support the achievement of the goals set out in the Water Framework Directive.</p>

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Soil, Minerals and Waste - No update – previous information provided in the SA Scoping Report July 2011, and Appendix 3 of the SA Deposit Plan February 2015 remain relevant.

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Transport

NATIONAL	
National Transport Plan Wales (Draft Consultation Document, 2015)	
Objectives and Requirements	Implications for JLDP
<p>The NTP has been developed in line with the Welsh Government's policies and objectives for transport as set out in the Wales Transport Strategy¹, and provides the overarching framework within which transport interventions are identified, assessed, planned, delivered and evaluated.</p> <p>The five key priorities for the Plan are:</p> <ul style="list-style-type: none"> ■ Economic growth: support economic growth and safeguard jobs with a particular focus on the City Regions, Enterprise Zones and Local Growth Zones ■ Access to employment: reduce economic inactivity by delivering safe and affordable access to employment ■ Tackling poverty: maximise the contribution that effective and affordable transport services can make to tackling poverty and target investment to support improvements in accessibility for the most disadvantaged communities ■ Sustainable travel and safety: encourage safer, healthier and sustainable travel ■ Access to services: connect communities and enable access to key services <p>A number of interventions are introduced under the topics, and the aims of these are shown below:</p> <ul style="list-style-type: none"> ■ Roads – operate a safe and efficient road network and improve access to employment ■ Freight - ensure that freight requirements are given full consideration in developing all transport interventions ■ Active travel - support the implementation of the Active Travel (Wales) Act 2013 ■ Rail infrastructure and services – support the delivery of committed infrastructure schemes and ensure delivery of good quality rail services in Wales through effective management of the Wales and Border Rail Franchise, building positive working relationships with other franchise operators serving Wales and identifying priorities for the next franchise ■ Bus and community transport – continue to allocate funding to support public transport services ■ Children and young people – ensure that children and young people are engaged in determining 	<p>The JLDP will plan for future development of the area which has the potential to significantly affect the priority areas outlined in the NTP, both positively and negatively. The JLDP will need to seek to locate new development to maximise opportunities to improve accessibility.</p>

¹ One Wales: Connecting the Nation – The Wales Transport Strategy (2008) [online] <http://wales.gov.uk/docs/det/publications/140909-transport-strategy-en.pdf> [accessed January 2015]

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<p>priorities for transport</p> <ul style="list-style-type: none"> Information and transport choices – support improvements to marketing and information Ports – providing enhanced connectivity, and ensuring Wales has high quality transport links and is well connected to the rest of the UK and internationally. Air transport - providing enhanced connectivity, and ensuring Wales has high quality transport links and is well connected to the rest of the UK and internationally. Blue badge scheme – keep the implementation of the Blue Badge scheme under review Integrated transport and metro – providing enhanced connectivity, improving the accessibility and safety of transport hubs and services, enabling improved access to information and integration of services, ticketing and timetabling, and ensuring the efficient and effective operation of the transport network Innovation, research and evidence development – supporting innovation and the rollout of new technology, and developing the evidence base to inform better transport solutions. <p>The interventions are also mapped in section 4 of the NTP.</p>	
LOCAL	
North Wales Joint Local Transport Plan [Draft for Consultation] Hyder Consulting (UK) Ltd. (2014)	
Objectives and Requirements	Implications for JLDP
<p>Covers the administrative areas of Conwy County Borough Council, Denbighshire County Council, Flintshire County Council, Gwynedd Council, Isle of Anglesey County Council and Wrexham County Borough Council.</p> <p>Vision: The North Wales Local Authorities aim to remove barriers to economic growth, prosperity and well-being by delivering safe, sustainable, affordable and effective transport networks.</p> <p>The Plan identifies the following key transport issues for North Wales:</p> <ul style="list-style-type: none"> The ability of the strategic trunk road and rail corridors to provide the necessary good connectivity, for people and freight, within North Wales, to the ports and to the rest of the UK to support the economy and jobs, including tourism; The lack of resilience of the road and rail networks to planned and unplanned events including extreme weather; The need for good access to and between the three Enterprise Zones in North Wales The lack of viable and affordable alternatives to the car to access key employment sites and other services; and The need for good road links to / from the trunk road network into the rural areas to help retain the viability of local businesses and support the Welsh language and culture. <p>Outcomes (not in order of priority):</p>	<p>The Draft JLTP when adopted will provide a higher level framework for the delivery of future transport improvements, the JLDP can seek to maximise the benefits arising from the JLTP at the local level and seek to combine the benefits of initiatives like the JLTP, THI and Enterprise Zones to maximise the potential benefits for communities and the economy and tourism.</p>

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<ul style="list-style-type: none">▪ Connections to Key Destinations and Markets: support for economic growth through an improvement in the efficiency, reliability, resilience, and connectivity of movement, including freight, within and between North Wales and other regions and countries (with a particular focus on accessibility to the enterprise Zones and an improvement in the vitality and viability of towns and other key centres)▪ Access to Employment: providing inclusive and affordable access to employment and training (with a focus on the most deprived communities)▪ Access to Services: Promotion of social inclusion and well-being through inclusive and affordable access to education, health services and other key services and facilities (with a focus on the most deprived communities)▪ Increasing Level of Walking and Cycling: for both necessary travel and recreation, by residents and visitors▪ Improved Safety and Security: of both actual and perceived safety of travel by all modes▪ Benefits and Minimised Impacts on the Environment: the potential for transport improvements to positively affect the local and global natural and built environment will have been maximised and negative impacts minimised, including adaptation to the effects of climate change.	
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APPENDIX 4: 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 communities 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 4: Assessment of JLDP Objectives

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

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APPRAISAL KEY

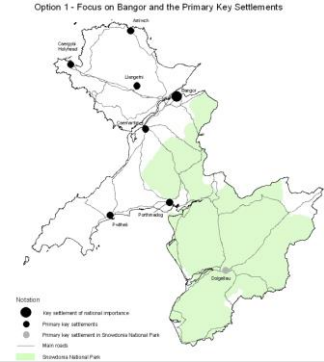
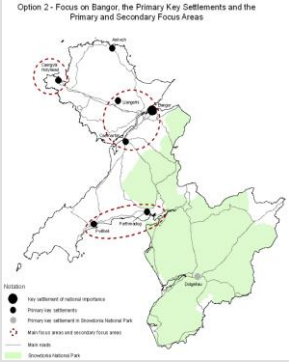
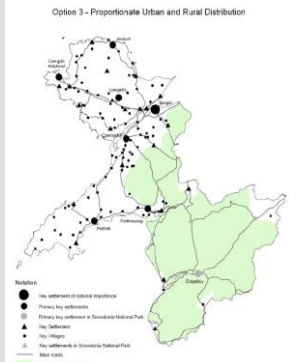
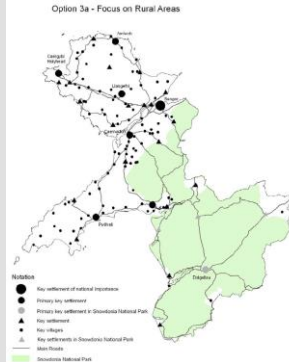
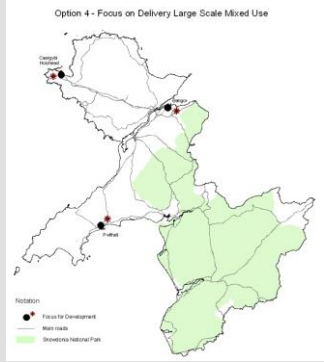
++	Major Positive
+	Minor Positive
0	Neutral Impact
+/-	Dependent on implementation of option
-	Minor Negative
--	Major negative

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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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	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

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		<p>lead to an increased uptake of greenfield sites which will reduce the diversity and extent of wildlife habitats and species.</p> <p>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.</p> <p>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.</p> <p>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.</p>		<p>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.</p> <p>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.</p>		<p>including the main towns and villages is likely to receive a lower quantity of development, there is a greater likelihood that impacts upon biodiversity assets can be avoided i.e. the distribution of development could lead to a reduced loss of biodiversity.</p>		<p>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.</p> <p>However, the option does mean that development will be dispersed throughout the area and this dispersal could lead to fewer large tracts of biodiversity being lost. Also development is likely to be at a smaller scale which means a lesser impact on assets.</p> <p>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.</p>		<p>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.</p>
2. Community & Health	- +	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

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alth		<p>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:</p> <ul style="list-style-type: none"> 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.		<p>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.</p> <p>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.</p>		<p>between urban and rural areas.</p> <p>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.</p> <p>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.</p> <p>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.</p>		<p>development, these large mixed use extensions could therefore support the creation of new sustainable communities.</p> <p>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.</p> <p>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.</p> <p>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</p>
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		<p>reduce the potential for crime and anti-social behaviour in these areas.</p> <p>On the other hand this option is likely to have the following adverse impacts:</p> <p>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.</p> <p>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.</p> <p>iii) A higher density of</p>						<p>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.</p>
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		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	+	<p>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.</p> <p>In addition, there are extensive areas particularly within some main settlements e.g. Pwllheli that are at risk of flooding.</p> <p>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.</p> <p>On the other hand, focusing</p>	+	<p>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.</p> <p>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.</p> <p>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</p>	+ / -	<p>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.</p> <p>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.</p> <p>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.</p> <p>This option presents an opportunity for sites to be developed at a large scale particularly on greenfield land which may increase economies</p>	+ / -	<p>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.</p> <p>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.</p> <p>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.</p> <p>On the plus side, the dispersed</p>	+	<p>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.</p> <p>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.</p>

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		<p>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.</p> <p>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.</p> <p>Generally, therefore, this option is considered to potentially have positive effects in terms of managing and reducing the impacts of climate change.</p>		<p>such schemes into larger developments rather than in a number of smaller schemes.</p> <p>Generally, therefore, this option is considered to potentially have positive effects in terms of managing and reducing the impacts of climate change.</p>		<p>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.</p> <p>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.</p>		<p>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.</p>		<p>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.</p> <p>Generally, this mixed-use option is considered to potentially have positive effects in terms of managing and reducing the impacts of climate change.</p>
4. Welsh lan	-	<p>Focussing development in Bangor and the Primary Key Settlements may encourage in-migration of younger</p>	-	<p>As option D1 but to a lesser extent.</p> <p>See Welsh Language Impact</p>	+	<p>As this option allows for development throughout the Plan Area, including the countryside, it will help support community</p>	+	<p>As this option allows for development throughout the Plan Area, including the countryside, it will help support</p>	-	<p>As development is not dispersed across the County, this option does little in terms of retaining</p>

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g ua ge		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.		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.		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.		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.				See Welsh Language Impact Assessment for more details.		See Welsh Language Impact Assessment for more details.		See Welsh Language Impact Assessment for more details.
5. Heritag e/Cult ure	+ / -	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 to the existing character of these areas.

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		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 · E c o n o m y / e m p l o y m e n t	-	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

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	<p>investment would be attracted to the main settlements, this would lead to a loss of services in the more rural areas.</p> <p>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.</p> <p>All this would mean that rural areas would become more deprived, thus increasing disparities between urban and rural areas.</p> <p>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.</p>				<p>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.</p>		<p>to rural economies.</p>
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<p>7. Housing</p>	<p>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.</p> <p>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.</p> <p>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</p>	<p>As Option D1 but to a lesser extent due to a wider dispersal of development in the catchment areas of the main settlements.</p> <p>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.</p>	<p>+</p>	<p>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.</p> <p>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.</p>	<p>This option generally performs well against the SA objective. This approach presents opportunities for significant new housing development to meet regional and local targets.</p> <p>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.</p> <p>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 than 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.</p>	<p>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.</p>
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		the uptake of greenfield sites on the outskirts of settlements.								
8. Landscape & townscape	+	<p>Overall this option would most likely have a positive effect on rural landscapes and urban townscapes.</p> <p>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).</p> <p>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 from light pollution created by increased development especially at night time.</p> <p>However, it should be remembered that even though this option guides</p>	+ / -	<p>As Option D1 but to a slightly lesser extent due to the more extensive nature of development distribution.</p> <p>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.</p> <p>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.</p>	+ / -	<p>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.</p> <p>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.</p> <p>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.</p>	-	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	+ / -	<p>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.</p> <p>However, a positive impact of this focused option would be that impacts on landscapes outside of the main development sites would be minimised.</p> <p>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.</p>

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		<p>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.</p> <p>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.</p> <p>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.</p>							
9. Land, minerals & waste	+	<p>Overall, this option would most likely have positive effects.</p> <p>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</p>		<p>As Option D1 but to a slightly lesser extent due to the more extensive nature of development distribution.</p> <p>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</p>	+	<p>A dispersed pattern of development may lead to a reduced loss of greenfield sites and good quality agricultural land compared to Option D3a.</p> <p>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.</p>	-	<p>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.</p> <p>In terms of waste, low density development patterns as proposed under this option are unlikely to achieve efficient waste management and</p>	<p>+ / -</p> <p>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.</p> <p>In terms of waste, there is the potential for sustainable</p>

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	<p>the impact, depends on the availability of suitable previously developed sites within the existing settlements.</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>quality agricultural land, depending on the location of development.</p>		<p>This Option could also facilitate the development of larger sites which could incorporate effective sustainable waste management schemes.</p>		<p>recycling schemes, as such schemes are unlikely to be viable as such a density.</p>		<p>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.</p>
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		generated and would allow a greater potential for successful recycling and sustainable waste management schemes.								
10. Transport & Access	<div>+ / -</div>	<p>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.</p> <p>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.</p> <p>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</p>	<div>+ / -</div>	<p>The impacts of this option would most likely be similar to those of Option D1, although to a lesser extent.</p> <p>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.</p> <p>Achieving the benefits of this option, therefore depends on the implementation of effective transport management schemes within any development.</p>	<div>+ / -</div>	<p>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.</p> <p>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.</p> <p>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.</p>	<div>+ / -</div>	<p>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.</p> <p>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.</p>	<div>+ / -</div>	<p>New mixed use development can help provide jobs and services that are very accessible thus reducing the need to travel.</p> <p>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.</p>

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		<p>centres. This could include transport interchanges which would create a demand for public transport as well as encourage cycling and walking.</p> <p>Achieving the benefits of this option, therefore depends on the implementation of effective transport management schemes within any development.</p>								
11. Water & Flood risk	<div>+ / -</div>	<p>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.</p> <p>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</p>	<div>+ / -</div>	<p>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.</p> <p>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.</p>	<div>+ / -</div>	<p>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.</p> <p>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.</p>	<div>+ / -</div>	<p>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.</p> <p>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.</p> <p>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</p>	<div>+ / -</div>	<p>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.</p> <p>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.</p> <p>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.</p>

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	<p>potential to result in increased abstraction from specific water supplies that are maybe at full capacity.</p> <p>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.</p> <p>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.</p>				<p>flooding, the availability of a sufficient supply of water, and the availability of waste water infrastructure to accommodate growth.</p>	
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APPENDIX 5: Sustainability Appraisal of Spatial Options

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 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.

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 simultaneously reducing the potential impact upon the environment due to the dispersed nature of development.

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.

APPENDIX 6: Sustainability Appraisal of Growth 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

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Table 1 - Growth Options Assessment

SA Objectives	Option T1 – ‘Sub regional apportionment’		Option T2 – ‘Population trend growth’		Option T3 – ‘House building trends growth’ 10 year period		Option T4 – ‘Economic base growth only’	
	445 housing units annually (270 in Gwynedd; 175 Anglesey)		Approx 638 housing units annually (approx 370 in Gwynedd; 268 in Anglesey)		416 housing units annually (196 in Gwynedd; 220 in Anglesey) (Business as Usual approach)		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.	+ -	+ -	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.	+ -	+ -	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 Gwynedd).	+ -	+ -	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).
			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.			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.						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.
			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.									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	-	<p>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/Gwynedd 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.</p>	-	<p>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.</p>	-	<p>The higher level of housing proposed in this option will lead to increased greenhouse gas emissions for both Anglesey and Gwynedd. However, as discussed for Option T1, wherever people settle (whether in Anglesey/Gwynedd 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.</p>	-	<p>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.</p>
4. Welsh language	+/-	<p>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.</p>	+/-	<p>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.</p>	+/-	<p>The impact of housing growth on the Welsh Language is uncertain at this stage. This option will have a similar effect to Option T1.</p>	+/-	<p>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.</p>

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5. Heritage/Culture	<p>+/- -</p> <p>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 policies 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.</p>	<p>+/-</p> <p>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 policies 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.</p>	<p>+/-</p> <p>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 policies 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.</p>	<p>+/-</p> <p>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.</p>
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APPENDIX 6: Sustainability Appraisal of Growth Options

6. Economy/ employment	+	<p>This option would have positive economic benefits and will help create and support new development.</p> <p>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.</p> <p>This level of housing will also help to accommodate new workers required by Anglesey's growing renewables and energy industries.</p> <p>Despite this, there may be some doubt as to the deliverability of this level of housing, given existing housing rates.</p> <p>This option may be difficult to achieve given current house building rates.</p>	++	<p>From an economic and employment perspective, this would be the preferred option as it would deliver the greatest benefits.</p> <p>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.</p> <p>This level of housing will also help to accommodate new workers required by Anglesey's growing renewables and energy industries.</p> <p>This option will have similar effects on employment and the economy as the other options, but at a greater magnitude.</p> <p>Despite this, there may be some doubt as to the deliverability of this level of housing, given current house building rates.</p>	+	<p>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 benefits for Anglesey would be higher under this Option (T3) due to higher levels of housing on the Isle.</p>	+	<p>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.</p>
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7. Housing	+	<p>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.</p> <p>This option will deliver a good level of affordable housing in the 2 Districts, and especially in Gwynedd.</p>	++	<p>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.</p> <p>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.</p>	+	<p>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</p> <p>This option would result in a similar level of affordable homes, but with less proportionately for Gwynedd and more for Anglesey, than for option T1.</p>	+	<p>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.</p>
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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	-	<p>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.</p>	--	<p>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.</p>	-	<p>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.</p>	-	<p>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.</p>
10. Transport & Access	+ -	<p>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.</p>	+ -	<p>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.</p>	+ -	<p>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.</p>	+ -	<p>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.</p>

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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.

APPENDIX 7 – SA OF SITE OPTIONS

Abermaw												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP937 Land adj Bryn Glasfor	0 ?	-	+	0 ?	0	0 ?	0	++	- ?	-	- ?	0
SP938 Land adj Bryn Glasfor	0 ?	-	+	0 ?	0	0 ?	0	++	- ?	-	- ?	0
SP943 Land adj Wenallt	0 ?	-	+	0 ?	0	0 ?	0	++	- ?	-	- ?	0
Summary												
<p>All three sites are located on land classified as greenfield land adjoining the settlement boundary towards the north western edge of the settlement. There are no internationally, national or local biodiversity designations or designated heritage assets within or adjacent to the sites. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. However, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects. Potential for a residual neutral effect against SA Objective 1 and 5 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure. The sites are not within a flood risk area, potential for a neutral effect against SA Objective 11.</p> <p>The location of the sites in relation to Barmouth means that they are not within easy walking distance (over 1km) to the facilities and services that are available in the village. It is therefore considered that there is the potential for a minor long-term negative effect against SA Objective 2. However, it should be noted that there is a suitable footpath running along the A496 from the site options into the village. All the sites are within 800m of the Llanaber railway station and within 400m of a bus stop. Even though there is a regular bus service to the centre of Barmouth, there is a strong possibility that development would be reliant on the private vehicle and therefore not reduce the need to travel. Especially considering Barmouth's relatively isolated location in the County. There is the potential for a minor long-term negative effect against</p>												

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SA Objective 10 for all the site options as it is considered unlikely that development will reduce the need to travel.

There is the potential for increased levels of traffic; however, given the size of the site options it is unlikely that any increase in traffic would be significant. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that impacts on the existing road network are minimised. However, while traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain. Potential for a residual neutral effect SA Objective 3 with an element of uncertainty.

The provision of a range of housing will also have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues at any of the sites that are likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and the close proximity of the 3 options means that there are no significant differences in terms of access to existing employment. Potential for a neutral effect against SA Objective 6.

None of the site options are protected by a landscape designation or are identified as being of high visual importance. Development at all of the sites has the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objective 8 through the development of a previously undeveloped area. Element of uncertainty for all sites until more detailed lower level assessments are carried out. The loss of greenfield land also has the potential for a minor long-term negative effect against SA Objective 9. It is also noted that topographical issues associated with all sites (sloping nature of the site) may affect their viability. Development will not lead to the loss of best and most versatile agricultural land at any of the sites.

The SA has not identified any significant differences between the site options against SA Objectives, which is not surprising given their close proximity to each other.

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Abersoch												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP935 Land adj Lon Garmon	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+ ?	0
SPSP971 Land adj Bryn Garmon	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+ ?	0
SP936 Land adj Lon Sarn Bach	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+ ?	0
Summary												
<p>All three sites represent greenfield land located immediately adjacent to the settlement boundary. It should be noted that SP935 and SP971 are adjacent to each other in the north west of the settlement whereas SP936 is to the south east. There are no internationally, national or local biodiversity designations or designated heritage assets within or adjacent to the sites. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. However, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects. Potential for a residual neutral effect against SA Objective 1 and 5 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure. The sites are not within a flood risk area, potential for a neutral effect against SA Objective 11.</p> <p>The location of the sites means they are all within walking distance to the facilities and services that are available in the village. There is therefore the potential for a minor long-term positive effect against SA Objective 2. Taking this into account along with good access to sustainable transport modes (all sites within 400m of a bus stop) there is the potential for a minor long-term positive effect against SA objective 10 through reducing the need to travel in the village. However, it is recognised that future residents are likely to still travel to the larger settlement of Pwllheli for the greater range of services/facilities and employment opportunities on offer. It is therefore considered that there is</p>												

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also an element of uncertainty with regard to the positive effects against SA Objective 10.

There is the potential for increased levels of traffic; however, given the size of the site options it is unlikely that any increase in traffic would be significant. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that impacts on the existing road network are minimised. However, while traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain. Potential for a residual neutral effect SA Objective 3 with an element of uncertainty. It should be noted that there are minor obstacles in terms of highway access for sites SP935 and SP971. It is considered likely that there will suitable measures to address these minor issues at the project level.

The provision of a range of housing will also have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues at any of the sites that are likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a neutral effect against SA Objective 6.

All of the sites are within the Llyn AONB; however, evidence suggests that none of them are of high importance or would have adverse impacts on important views/vistas. Development at all of the sites has the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objective 8 through the development of a previously undeveloped area. It is considered that due its smaller size and relationship to existing development that SP936 would integrate better with the built form of the settlement. Whereas sites SP935 and SP971 are slightly larger and given their position in relation to the built settlement are more likely to be seen as encroachment into open countryside.

Element of uncertainty for all sites until more detailed lower level assessments are carried out. The loss of greenfield land also has the potential for a minor long-term negative effect against SA Objective 9. Development will not lead to the loss of best and most versatile agricultural land at any of the sites. When the options are compared, it is considered that the negative effect on landscape as a result of development at site SP936 will be of less significance than at the other sites.

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Development will not lead to the loss of best and most versatile agricultural land at any of the sites.

The SA has not identified any significant differences between the site options; however, there are some minor differences that should be noted. There are potentially minor obstacles in terms of highway access for sites SP935 and SP971. Development at site SP936 is likely to have a reduced negative effect on landscape compared to the other sites as it would integrate better with the built form of the settlement and is a slightly smaller size.

Bangor												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP922 Land adj Crematorium	0 ?	+	+	0 ?	0	?	+	++	- ?	-	+ ?	0
SP791 LAND ADJ TO Gerddi Pen Lôn	0?	+	+	0?	0	0?	0	++	+	++	+?	0
SP 1004 Former Bus Depot	0?	+	+	0?	0	0?	0	++	+	++	+?	0
SP 1003 Adj to Coleg Menai	0 ?	+	+	0 ?	0	?	+	++	-?	-	+?	0
Summary												
<p>Sites SP922 and SP1003 are classified as greenfield land which adjoins the development boundary. There are no internationally, national or local biodiversity designations or designated heritage assets within or adjacent to the sites. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. Site SP922 is approximately 700m from European sites; however, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level</p>												

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to ensure that there are no significant negative effects. Sites SP791 and SP1004 on the other hand represent brownfield land and development here which should have positive impacts on the local landscape. Potential for a residual neutral effect against SA Objective 1 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure.

The Gwynedd Archaeological Trust suggest that site SP922 may contain archaeological assets. The potential effect at this stage on heritage is therefore considered uncertain until more detailed lower level archaeological assessments are carried out. The site is not within a flood risk area, potential for a neutral effect against SA Objective 11.

Sites SP Coleg Menai and SP922 are located some distance (approx 1km) away from the centre of Bangor and the services/ facilities on offer. SP922 is however within walking distance of two existing areas of employment, the Llandygai industrial estate and Port Penrhyn. Given the range of services/ facilities on offer in Bangor and that the site has good access to existing employment and sustainable transport (bus stop within 400m) it is considered that there is the potential for a minor long-term positive effect against SA Objective 2 as well as SA Objective 10 through reducing the need to travel. SP791 and SP1004 on the other hand are located nearer the centre of Bangor and are within easier reach to the services and facilities on offer. There is an element of uncertainty against both SA Objectives given the distance to the centre of Bangor.

There is the potential for increased levels of traffic as a result of development at the sites; however, this is not likely to be significant. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that impacts on the existing road network are minimised. It should be noted that access to site SP922 may be problematic and that the 30mph speed limit would need to be extended were development to take place. However, while traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain. Potential for a residual neutral effect against SA Objective 3 with an element of uncertainty.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues at the site which is likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

Development would not lead to the loss of any existing employment and at this stage it is not known if any employment will be provided. Site SP922 is within walking distance to two existing areas of employment so there is the potential for a minor positive effect against SA Objective 6.

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Greenfield sites have high visual importance so there is the potential for a major long-term negative effect on the landscape. However, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that negative effects are not significant. While development may lead to a change in the character of the immediate area, it is not anticipated that this change will be significantly detrimental mainly due to the relative size of Bangor. Potential for a residual minor long-term negative effect on landscape, with an element of uncertainty until more detailed lower level assessments have been carried out.

It should be noted that development at all the sites will not lead to the loss of best and most versatile agricultural land.

SP37 Pen y Ffridd, Bangor												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SA Score	0 ?	+	+?	- ?	0	0 ?	+	++	- ?	-	+ ?	0 ?
Summary <p>This large site is classified as part brownfield and part greenfield, the vast majority of which is greenfield land within the UDP development boundary. There are no internationally, national or local biodiversity designations or designated heritage assets within or adjacent to the site. The loss of the greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. The site is approximately 400m from Eithinog SSSI; however, they are separated by existing development and it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects. In line with the candidate site appraisal for this site it is important that any proposal for development should seek to retain, enhance as well as provide wildlife corridors (which includes hedgerows) between the upper areas of Bangor and lower slopes. Potential for a residual neutral effect against SA Objective 1 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure.</p>												

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There are no internationally, national or local designated heritage assets within, adjacent or in closed proximity to the site. However, the candidate site assessment notes that the site may contain archaeological assets. Potential for a neutral effect against SA Objective 5, with an element of uncertainty until more detailed lower level studies and assessments have been carried out. The site is not within a flood risk area, so there is also the potential for a neutral effect against SA Objective 11. It should be noted that there are isolated incidents of flooding in the public sewerage system in Bangor which will need to be addressed if the allocation is to proceed.

The site is located approximately 3km away from the centre of Bangor and the majority of services/ facilities on offer. It is however within walking distance to the Hospital and a number of businesses that could offer employment opportunities along the A4087. Given the range of services/ facilities on offer in Bangor and that the site has good access to existing employment, the Hospital and sustainable transport (bus stop within 400m), it is considered that there is the potential for a minor long-term positive effect against SA Objective 2 as well as SA Objective 10 through reducing the need to travel. There is an element of uncertainty against both SA Objectives given the distance to the centre of Bangor.

The candidate site appraisal carried out by the Council indicates that there are potential issues in relation to access as well as the capacity of the existing highway network. The capacity issues are of particular relevance when the development of 245 units at nearby land adjacent to Ffordd Cynan is also taken into account. Mitigation provided through JLDP policies and available at the project level should help to minimise the impacts of development on the existing highway network. The candidate site appraisal identifies that an A link road would need to be provided from the site to Caernarfon Road. Given the potential increase in traffic and existing capacity issues it is considered that there is the potential for a residual minor long-term negative effect against SA Objective 3. It is considered that there is suitable mitigation to ensure that there will not be any major negative effects.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues at the site which is likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted. It should be noted that the south west boundary of the site is adjacent to the hospital. Any proposal for development should seek to minimise and provide suitable mitigation for potential impacts on this sensitive receptor, which include, noise, air and light pollution. It should also seek to provide suitable walking and cycling links to the hospital.

Development would not lead to the loss of any existing employment and at this stage it is not known if any employment will be provided. The site is within walking distance to employment along the A4087 so there is the potential for a minor positive effect against SA Objective 6.

The site is not protected by a landscape designation or identified as being of high visual importance. Development would lead to the loss of greenfield land and therefore have the potential for a minor long-term negative effect against SA Objective 8 through the development of a

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previously undeveloped area. There is also the potential for the regeneration of brownfield land which could have positive effects; however, the majority of the site is greenfield so is unlikely to be significant. Development at the site could be viewed as encroachment into open countryside and while it may lead to a change in the character of the area, it is not anticipated that this change will be significantly detrimental mainly due to the relative size of Bangor. Mitigation provided through JLDP policies and available at the project level should ensure that negative effects are not significant. Potential for a residual minor long-term negative effect against SA Objective 8, with an element of uncertainty until more detailed lower level assessments have been carried out. It should be noted that there is also the potential for development at this site to have cumulative effects with the nearby development on land adjacent to Ffordd Cynan.

The loss of greenfield land also has the potential for a minor negative effect against SA Objective 9. It should be noted that development at the site will not lead to the loss of best and most versatile agricultural land.

Bethel												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP788 Land at Saron	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+ ?	0
SP962 Land adj B4366	0 ?	+	+	0 ?	0	0 ?	0	++	-	-	+ ?	0
SP963 Land adj Bro Eglwys	0 ?	+	+	- ?	0	0 ?	0	++	- ?	-	+ ?	0
SP282 Land Opposite Rhoslan Estate	0 ?	+	+	0 ?	0	0 ?	0	++	-	-	+ ?	0
Summary												

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All four sites are located on land classified as greenfield land within or near the built form of Bethel. There are no international, national or local biodiversity designations, or designated heritage assets within or adjacent to the sites. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. However, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects. Potential for a residual neutral effect against SA Objective 1 and 5 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure. The sites are not within a flood risk area, potential for a neutral effect against SA Objective 11.

The location of the sites in the centre of Bethel mean that they are within walking distance to the facilities and services that are available in the village. Potential for a minor long-term positive effect against SA Objective 2. Taking this into account along with good access to sustainable transport modes (all sites within 400m of a bus stop) there is the potential for a minor long-term positive effect against SA objective 10 through reducing the need to travel in the village. However, it is recognised that future residents are likely to still travel to Bangor for the greater range of services/facilities and employment opportunities on offer. It is therefore considered that there is also an element of uncertainty with regard to the positive effects against SA Objective 10.

There is the potential for increased levels of traffic; however, given the size of the site options it is unlikely that any increase in traffic would be significant. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that impacts on the existing road network are minimised. However, while traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain. Potential for a residual neutral effect SA Objective 3 for sites SP282, SP788 & SP962 with an element of uncertainty. The candidate site assessment for site SP963 shows that there are significant issues in terms of access to and quality of the existing highway network. Compared to the other site options, it is therefore considered that there is the potential for a minor negative effect against SA Objective 3 for site SP963, with an element of uncertainty until more detailed lower level studies have been carried out.

The provision of a range of housing will also have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues that are likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a

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neutral effect against SA Objective 6.

Sites SP282, SP788 and SP962 represent greenfield land adjoining the settlement boundary whilst SP963 is infill land within the built form of the settlement. Compared to SP962 & SP282, development at SP788 is likely to better integrate with the built form of the settlement. Development at SP962 & SP282 is more likely to be viewed as an extension to the village and would form an encroachment into open countryside. Development at all of the sites has the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objective 8 through the development of a previously undeveloped area. When compared against each other it is considered that there is less uncertainty with regard to the potential negative effects on landscape as a result of development at sites SP962 & SP282. It is recommended that any proposal for development at site SP788 should focus development to the area of the site near post Office Row and the B4366, which would form a more logical extension to the village.

It should be noted that development at any of the sites will not lead to the loss of best and most versatile agricultural land.

SP942 Land adj Maes Coetmor, Bethesda

SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	?	0

Summary

This site is classified as greenfield which is within the development boundary of Bethesda. There are no international, national or local biodiversity designations within or adjacent to the site. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. However, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects. Potential for a residual neutral effect

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against SA Objective 1 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure. It should be noted that the site is just under 1km from the Snowdonia SAC and SSSI; however, given the location and size of the site it is not considered likely to have significant effects.

There are no designated heritage assets within or adjacent to the site. However, it should be noted that there are two Conservation Areas and a Listed Building approximately 160m to the south east of the site. It is unlikely that development will have an impact on the setting of the heritage assets given existing screening provided trees off the A5. It is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects on heritage. Potential for a residual neutral effect against SA Objective 5 with an element of uncertainty until project level surveys and assessments have been carried out.

The site is not within a flood risk area, potential for a neutral effect against SA Objective 11.

The site is within 1km to existing facilities and services in the village so is within reasonable walking distance. Given the size of the site there is the potential to provide new facilities/ services; however, at this stage this is uncertain. Potential for a minor positive effect against SA Objective 2. The site has good access to public transport (within 400m of a bus stop). Given the distance of the site from existing facilities/ services and access to public transport there is the potential for development to reduce the need to travel. However, there is an incline from existing services/facilities to this site which could hinder accessibility for some residents. It is also recognised that people are still likely to travel to the larger settlements, such as Bangor, to access a greater range of services/facilities and employment opportunities. Potential for an uncertain effect against SA Objective 10.

At this stage the available evidence does not indicate that there are any capacity issues with the existing road network. The candidate site assessment process identifies that some highways improvements will be required in terms of access but that these are not significant. Development at the site has the potential to increase traffic; however, this is unlikely to be significant given the mitigation measures provided through JLDP policies and available at the project level. Potential for a residual neutral effect against SA Objective 3. While traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues that are likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals

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have been submitted.

At this stage it is not known if any employment will be provided on the site. Development would not lead to the loss of any existing employment, potential for a neutral effect against SA Objective 6.

The site is not protected by a landscape designation or is identified as having high visual importance. Development at the site has the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objective 8 through the development of a previously undeveloped area. There is also an element of uncertainty as the scale, layout and design of development will influence the significance of the effect and more detailed lower level assessments still need to be carried out. The loss of greenfield land also has the potential for a minor negative effect against SA Objective 9. It should be noted that the site does not contain best and most versatile agricultural land.

Blaenau Ffestiniog												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP954 Land adj Fronlas Terrace	0 ?	-	+	0 ?	0	0 ?	0	++	- ?	-	-	0
Summary												
This site is classified as greenfield land which is located adjacent to the development boundary. There are no internationally, national or local biodiversity designations or designated heritage assets within or adjacent to the site. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. It should be noted that the site is 700m away from the Chwarel Gwenithfaen Madoc SSSI which lies to the north east. It is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects on biodiversity or heritage. Potential for a residual neutral effect against SA Objective 1 and 5 with an element of uncertainty until project level surveys and assessments have been												

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carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure. The sites are not within a flood risk area, potential for a neutral effect against SA Objective 11.

The site is located over 2km from the centre of Blaenau Ffestiniog and services/ facilities on offer. There is therefore potential for a major negative effect against SA Objective 2 as the site is not within walking distance to existing facilities/ services. The location of Blaenau Ffestiniog within the County means that it is isolated from other settlements and the facilities/ services on offer. The site is within 400m of a bust stop; however, given the distance from the centre of Blaenau Ffestiniog and isolation of the settlement it is considered that development will not reduce the need to travel. Potential for a major negative effect against SA Objective 10, with an element of uncertainty. There is the potential for increased levels of traffic; however, given the size of the site it is unlikely that any increase would be significant. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that impacts on the existing road network are minimised. However, while traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain. Potential for a residual neutral effect SA Objective 3 with an element of uncertainty, given that development is unlikely to reduce the need to travel.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues at the site which are likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted. The site is adjacent to the A470, so it is recommended that any proposal for development ensures that there is an appropriate buffer between the road and development to minimise the noise pollution created by vehicles.

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a neutral effect against SA Objective 6.

The site is not protected by a landscape designation or is identified as having high visual importance. Development at the site has the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objective 8 through the development of a previously undeveloped area. While development may lead to a change in the character of the immediate area, it is not anticipated that this change will be significantly detrimental due to the relative size of Blaenau Ffestiniog. Element of uncertainty for all sites until more detailed lower level assessments are carried out. The loss of greenfield land also has the potential for a minor long-term negative effect against SA Objective 9.

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Development at the site will not lead to the loss of best and most versatile agricultural land.

SP918 Former Playing Fields, Blaenau Ffestiniog											
SA Objective	Biodiversity	Community & Health	Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2	3	4	5	6	7	8	9	10	11
SA Score	0 ?	-- ?	0 ?	0	0 ?	-	++	- ?	-	-- ?	0
<p>Summary</p> <p>This site is classified as greenfield land which is located within the development boundary. There are no internationally, national or local biodiversity designations or designated heritage assets within or adjacent to the site. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. It should be noted that the site is 550m away from the Tan Y GrisauSSI SSSI which lies to the north west. It is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects on biodiversity or heritage. Potential for a residual neutral effect against SA Objective 1 and 5 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure. The sites are not within a flood risk area, potential for a neutral effect against SA Objective 11.</p> <p>The site is located over 1.5km from the centre of Blaenau Ffestiniog and services/ facilities on offer. There is therefore potential for a major negative effect against SA Objective 2 as the site is not within walking distance to existing facilities/ services. There is also an element of uncertainty as the site is adjacent to existing employment opportunities at the Rehau factory. The location of Blaenau Ffestiniog within the County means that it is isolated from other settlements and the facilities/ services on offer. The site is within 400m of a bust stop; however, given the distance from the centre of Blaenau Ffestiniog and isolation of the settlement it is considered that development will not reduce the need to travel. Potential for a major negative effect against SA Objective 10, with an element of uncertainty.</p> <p>There is the potential for increased levels of traffic; however, given the size of the site it is unlikely that any increase would be significant.</p>											

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Mitigation provided through Deposit JLDP policies and available at the project level should ensure that impacts on the existing road network are minimised. However, while traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain. Potential for a residual neutral effect SA Objective 3 with an element of uncertainty, given that development is unlikely to reduce the need to travel.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues at the site which are likely to affect human health. The site is adjacent to the A496, so it is recommended that any proposal for development ensures that there is an appropriate buffer between the road and development to minimise the noise pollution created by vehicles. Development will result in the loss of playing fields. This is not considered to be a significant as they could be relocated and provided elsewhere. In recognition of the loss of playing fields the potential effect on health (SA Objective 2) is considered uncertain.

The site is located within a designated safeguarded employment site (Gwynedd UDP). Development on the site would therefore lead to a loss of employment land and this is reflected in the minor negative score against SA Objective 6.

The site is not protected by a landscape designation or is identified as having high visual importance. Development at all of the sites has the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objective 8 through the development of a previously undeveloped area. While development may lead to a change in the character of the immediate area, it is not anticipated that this change will be significantly detrimental due to the relative size of Blaenau Ffestiniog. Element of uncertainty for all sites until more detailed lower level assessments are carried out. The loss of greenfield land also has the potential for a minor long-term negative effect against SA Objective 9.

Development at the site will not lead to the loss of best and most versatile agricultural land.

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Bontnewydd												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP669	0?	+	+	-?	0	0?	0	++	-?	-	+	0
Summary												
<p>The site is located on greenfield land within the UDP development boundary. There are no internationally, national or local biodiversity designations or designated heritage assets within or adjacent to the site. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. However, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects. Potential for a residual neutral effect against SA Objective 1 and 5 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure.</p> <p>The site is not within a flood risk area, potential for a neutral effect against SA Objective 11.</p> <p>The sites is considered to be within easy walking distance from the existing services and facilities in the village. The site has good access to public transport (bus stop within 400m) and is within a reasonable distance to Caernarfon. It is acknowledged that residents will still travel into Caernarfon for some services/facilities but given the proximity of Cernarfon this is not considered significant.</p> <p>Access to the site is good and it is unlikely to significantly increase the levels of traffic, Given the size of the site and small number of dwellings required for the village it is unlikely that development would contribute significantly to the levels of traffic. There are suitable mitigation measures available to ensure that there are no significant negative effects. Potential for a residual neutral effect, with an element of uncertainty until more detailed lower level assessments have been carried out. There is the potential for cumulative effects with development at other site options within the plan area. This will need to be considered further through the SA of the Deposit JLDP. While traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short</p>												

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term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues at any of the site options that are likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

Development at the site options would not lead to the loss of any existing employment.

The site is not protected by a landscape designation or are identified as having high visual importance. Development on sites has the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objective 8 through the development of a previously undeveloped area. It is therefore unlikely that development at any of the site options will have significant negative effects on the landscape. The loss of greenfield land also has the potential for a minor long-term negative effect against SA Objective 9.

It should be noted that the site does not contain best and most versatile agricultural land.

Botwnnog											
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport
	1	2		3	4	5	6	7	8	9	10
SP433 Cae Cefn Capel	0 ?	-	+	0 ?	0	0 ?	0	++	- ?	-	- - ?
SP956 Land adj Llyn Alys	0 ?	-	+	0 ?	0	0 ?	0	++	-	-	- - ?
SP957 Land adj	0 ?	-	+	0 ?	0	0 ?	0	++	- ?	-	- - ?

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Pentre												
Summary												
<p>All three sites are located on land classified as greenfield land within the built form of Botwnnog. Sites SP433 and SP957 represent suitable infill land within the built form of the settlement. There are no international, national or local biodiversity designations, or designated heritage assets within, adjacent or in close proximity to the sites. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. However, the sites are within the built form of the settlement and it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects. Potential for a residual neutral effect against SA Objective 1 and 5 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure. The sites are not within a flood risk area, potential for a neutral effect against SA Objective 11.</p> <p>All of the site options are within walking distance to the limited facilities and services that are available in the village. However, it is unlikely that the poor range of existing facilities/ services and employment opportunities will be sufficient to satisfy all the needs of new residents. It is therefore considered that there is the potential for a minor long-term negative effect against SA Objective 2. The site options are all within 400m of a bust stop; however, given the lack of existing facilities/services available and relative isolation of Botwnnog, it is considered that development will not reduce the need to travel. Residents will still need to travel to the larger settlements to access a greater range of facilities/services and employment opportunities. Potential for a major negative effect against SA Objective 10, with an element of uncertainty.</p> <p>There is the potential for increased levels of traffic; however, given the size of the sites it is unlikely that any increase would be significant. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that impacts on the existing road network are minimised. However, while traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain. Potential for a residual neutral effect against SA Objective 3 with an element of uncertainty, given that development is unlikely to reduce the need to travel. It should be noted that there are potential access issues in relation to site SP956; however, these are unlikely to be significant.</p> <p>The provision of a range of housing will also have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues that are likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.</p>												

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At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a neutral effect against SA Objective 6.

The site options are not protected by a landscape designation or are identified as having high visual importance. Development at all of the sites has the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objective 8 through the development of a previously undeveloped area. Element of uncertainty for all sites until more detailed lower level assessments are carried out. The loss of greenfield land also has the potential for a minor long-term negative effect against SA Objective 9.

It should be noted that none of the sites contain best and most versatile agricultural land.

The SA has not identified any significant differences between the site options against SA Objectives, which is not surprising given their close proximity to each other.

Caernarfon												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP707 Rear of Maes Gwynedd	0 ?	-	+	- ?	0	0 ?	0	++	- ?	-	- ?	0
SP906 Former Allotments	0 ?	-	+	- ?	0	0 ?	0	++	- ?	-	- ?	0
SP907 Land at Cae Bold	0 ?	-	+	- ?	0	0 ?	0	++	- ?	-	- ?	0

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SP912 Former Ysgol Hendre	0 ?	-	+	- ?	0	0 ?	0	++	+ ?	++	- ?	0
<p>Summary</p> <p>Site SP907 represents greenfield land directly adjoining the UDP settlement boundary; site SP707 and SP906 are greenfield land located within the boundary; whilst SP912, represents brownfield land within the settlement boundary. There are no international, national or local biodiversity designations within or adjacent to the sites. The loss of greenfield land at sites SP707, SP906 & SP907 could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. The Menai Strait and Conwy Bay SAC is within 1km of sites SP707, SP906 & SP907 and just over 1km from site SP912. The Afon Seiont SSSI is approximately 350m from SP912 with the remaining site options just over 1km away. It is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects on biodiversity as a result of development on the site options alone. Potential for a residual neutral effect against for sites SP707, SP906 & SP907 against SA Objective 1 with an element of uncertainty until project level surveys and assessments have been carried out. Site SP912 is brownfield land, which can also have high biodiversity value. As for the other sites, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects on biodiversity as a result of development on the site options alone. Potential for a residual neutral effect for site SP912 against SA Objective 1 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure.</p> <p>There are no international, national or local heritage designations within or adjacent to the sites. There are a number of Listed Buildings in Caernarfon along with a Conservation Area to the west of the site options and two Scheduled Monuments. Given the size of the sites and mitigation provided through JLDP policies and available at the project level it is unlikely that there will be any significant negative effects on heritage. While development may lead to a change in the character of the immediate area, it is not anticipated that this change will be significantly detrimental to the setting of heritage assets due to the relative size of Caernarfon. Potential for a residual neutral effect against for all site options against SA Objective 5 with an element of uncertainty until project level surveys and assessments have been carried out.</p> <p>The sites are not within a flood risk area, potential for a neutral effect against SA Objective 11.</p> <p>The sites are all located on the outskirts of the settlement and are not within walking distance (over 1km) of the extensive facilities and services on offer in the centre of Caernarfon. Potential for a long-term minor negative effect against SA objective 2. Taking the extensive range of existing facilities/services on offer and that all site options are within 400m of a bus stop it is considered that there is the potential for a minor long-term positive effect against SA objective 10 through reducing the need to travel.</p>												

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There is the potential for increased levels of traffic; although, given the size of the site options, individually they are unlikely to result in a significant increase. The detailed candidate site assessment information identifies that the existing highway system is substandard and could only be improved with major economic investment and that there are issues in terms of access for all site options. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that negative effects are not significant. While traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain. Potential for a residual long-term minor negative effect SA Objective 3 with an element of uncertainty.

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a neutral effect against SA Objective 6.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues that are likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

The site options are not protected by a landscape designation or are identified as having high visual importance. Development at sites SP707, SP906 & SP907 have the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objective 8 through the development of a previously undeveloped area. Development on sites SP707 and SP907 could be viewed as encroachment into the open countryside and therefore have a negative effect of greater significance; however, at this stage this is uncertain. Development at site SP912 has the potential to regenerate brownfield land and therefore has the potential for a minor long-term positive effect on the landscape. Element of uncertainty for all sites until more detailed lower level assessments are carried out. The loss of greenfield land at sites SP707, SP906 & SP907 also has the potential for a minor long-term negative effect against SA Objective 9. Development at site SP912 has the potential for a major long-term positive effect against SA Objective 9 as it is entirely brownfield land.

It should be noted that none of the sites contain best and most versatile agricultural land.

The SA has found that there are some key differences between the sites. Compared to the other site options, development at site SP912 has the potential for positive effects on landscape and soils through the use and regeneration of brownfield land. Development on sites SP707 and

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SP907 could be viewed as encroachment into the open countryside and therefore have a negative effect of greater significance than sites SP707 & SP912; however, at this stage this is uncertain. There are no significant differences between the site in terms of walking distance to existing facilities and services; however, it should be noted that site SP906 is the closest to the centre.

SP911 Land adj Bryn Rhos Estate, Caernarfon

SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP707 Rear of Maes Gwynedd	0 ?	+	+	0 ?	0	0 ?	+	++	- ?	-	+ ?	0

Summary

This large site is classified as greenfield land which adjoins the UDP development boundary. There are no internationally, national or local biodiversity designations or designated heritage assets within or adjacent to the site. The loss of the greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. However, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects. Potential for a residual neutral effect against SA Objective 1 and 5 with an element of uncertainty until project level surveys and assessments have been carried out. Potential for a residual neutral effect against SA Objective 1 and 5 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity and heritage where possible.

The sites are not within a flood risk area, potential for a neutral effect against SA Objective 11.

The site is located some distance away from the centre of Caernarfon and is therefore not within walking distance to the services/ facilities on offer. It is however within walking distance of a large existing employment area, the Ciblyn Industrial Estate. Given the range of services/ facilities on offer in Caernarfon and that the site has good access to existing employment and sustainable transport (bus stop within 400m) it is considered that there is the potential for a minor long-term positive effect against SA Objective 2 as well as SA Objective 10 through reducing the need to travel. There is an element of uncertainty against both SA Objectives given the distance to the centre of Caernarfon.

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The candidate site appraisal undertaken by the Council does not identify any capacity issues with regard to the existing highway network. There may be some issues in terms of access but these aren't considered to be significant. It also identifies that development at this site would require an extension to the speed limit. There is the potential for increased levels of traffic as a result of development at the site; however, mitigation provided through Deposit JLDP policies and available at the project level should ensure that impacts on the existing road network are minimised and there are no significant effects. However, while traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain. Potential for a residual neutral effect against SA Objective 3 with an element of uncertainty.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues at the site which is likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

Development would not lead to the loss of any existing employment and at this stage it is not known if any employment will be provided. The site is within walking distance to a large existing employment area so there is the potential for a minor positive effect against SA Objective 6.

The site is not protected by a landscape designation or identified as being of high visual importance. Development would lead to the loss of greenfield land and the candidate site appraisal undertaken by the Council notes that the extent of the site may be overbearing and lead to unacceptable intrusion into the open countryside. Mitigation provided through JLDP policies and available at the project level should help to ensure that negative effects on the landscape are not significant. The site is situated adjacent to existing residential development as well as a large existing area of employment. Taking this all into account it is considered that there is the potential for a residual minor negative effect against SA Objective 8. With an element of uncertainty as the nature and significance will be dependent on the scale, layout and design of proposed development.

The loss of greenfield land also has the potential for a minor negative effect against SA Objective 9. It should be noted that development at the site will not lead to the loss of best and most versatile agricultural land.

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Chwillog												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP958 Land adj Tyn Rhos	0 ?	-?	+	0 ?	0	0 ?	0	++	- ?	-	- ?	0
SP959 Land adj Cae Capel	0 ?	-?	+	0 ?	0	0 ?	0	++	- ?	-	- ?	0
SP960 Land to rear of Madryn Arms	0 ?	-?	+	0 ?	0	0 ?	0	++	- ?	-	- ?	0
<p>Summary</p> <p>All three site options are greenfield land and represent existing UDP housing allocations within the existing development boundary of Chwillog. However, it should be noted that site SP959 represents an extension beyond existing UDP housing allocation. There are no internationally, national or local biodiversity designations or designated heritage assets within or adjacent to the sites. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. However, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects. Potential for a residual neutral effect against SA Objective 1 and 5 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure. The sites are not within a flood risk area, potential for a neutral effect against SA Objective 11.</p> <p>All of the site options are within walking distance to the limited facilities and services that are available in the village. However, it is unlikely that the poor range of existing facilities/ services and employment opportunities will be sufficient to satisfy all the needs of new residents. It is therefore considered that there is the potential for a minor long-term negative effect against SA Objective 2. The site options are all within</p>												

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400m of a bust stop; however, given the lack of existing facilities/services available and relative isolation of Chwolog, it is considered that development will not reduce the need to travel. Residents will still need to travel to the larger settlements to access a greater range of facilities/services and employment opportunities. Potential for a major negative effect against SA Objective 10, with an element of uncertainty.

There is the potential for increased levels of traffic; however, given the size of the sites it is unlikely that any increase would be significant. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that impacts on the existing road network are minimised. However, while traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain. Potential for a residual neutral effect SA Objective 3 with an element of uncertainty, given that development is unlikely to reduce the need to travel. It should be noted that there are potential access issues in relation to site SP956; however, these are unlikely to be significant.

The provision of a range of housing will also have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues that are likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a neutral effect against SA Objective 6.

The site options are not protected by a landscape designation or are identified as having high visual importance. Development at all of the sites has the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objective 8 through the development of a previously undeveloped area. Due to its size there is the potential for development at SP959 to have a negative effect of greater significance compared to the other sites; however, this is uncertain at this stage and dependent on the scale, layout and design of development. Element of uncertainty for all sites until more detailed lower level assessments are carried out. The loss of greenfield land also has the potential for a minor long-term negative effect against SA Objective 9.

It should be noted that none of the sites contain best and most versatile agricultural land.

The SA has not identified any significant differences between the site options against SA Objectives, which is not surprising given their close

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proximity to each other. Due to its size there is the potential for development at SP959 to have a negative effect of greater significance on the landscape compared to the other sites; however, this is uncertain at this stage and dependent on the final scale, layout and design of development.

Criccieth												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP379 Land adj North Terrace	0 ?	+	+	0 ?	0	?	0	++	- ?	-	+ ?	- ?
SP735 Old Reservoir Site	+ ?	+	+	0 ?	0	0 ?	0	++	+ ?	+ ?	+ ?	- ?
SP944	0 ?	+	+	0 ?	0	?	0	++	-	-	+ ?	0 ?
SP945	0 ?	+	+	0 ?	0	?	0	++	- ?	-	+ ?	0 ?
SP946 Former Tennis Court	+	+	+	0 ?	0	0 ?	0	++	+ ?	++	+ ?	0 ?
Summary												
<p>Sites SP944 and SP379 are located on greenfield sites within the settlement boundary of Criccieth, whilst SP945 represents greenfield land adjoining the boundary. SP735 is both greenfield and brownfield whilst SP946 is entirely brownfield land. There are no internationally, national or local biodiversity designations within or adjacent to the sites. The loss of greenfield land at sites SP379, SP735 (part), SP944 & SP945 could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. However, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects. Potential for a residual neutral effect for sites SP379, SP944 & SP945 against SA Objective 1 with an element of uncertainty until project level surveys and assessments have been carried out. Site SP735 part brownfield so it is also considered that there is</p>												

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the potential for a minor long-term positive effect on biodiversity. Development of site SP946 also has the potential for minor long-term positive effects against SA Objective 1; however, there is less uncertainty with regard to the positive effects for this site compared to site SP735 as it will not lead to the loss of greenfield land. Some of the site options are closer to the Lleyn Peninsula and the Sarnau SAC and two SSSIs on the coast. Given the size and location of the sites it is unlikely that they would have any significant negative effect alone on these designated biodiversity sites. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure.

There are no internationally, national or local heritage designations within or adjacent to the sites. There are a number of Listed Buildings within the Criccieth Conservation Area which is situated between the five site options. Development at the sites would not have any direct effects on designated heritage assets but they could indirectly affect the setting. Three of the sites were identified below in the SA with regard to SA Objective 8 as having the potential for minor negative effects on the landscape. It is therefore considered that development at these sites (SP945, SP379 & SP944) could also potentially have minor negative effects on the setting of the designated heritage assets. Mitigation provided through JLDP policies and available at the project level should ensure that negative effects are not significant. At this stage, it is considered that development at sites SP945, SP379 & SP944 is uncertain against SA Objective 5. Development at the other sites (SP946 & SP735) are unlikely to have negative effects on heritage given the mitigation provided through JLDP policies and available at the project level. There is also the potential for positive effects on the setting of heritage through the regeneration of brownfield land and positive effects on landscape/townscape; however, at this stage this is uncertain. Development at sites SP946 & SP735 have the potential for a residual neutral effect against SA Objective 5, with an element of uncertainty until more detailed lower level studies have been carried out. It should be noted that there is the possible presence of archaeological remains on site SP379, which means that any proposal for development should be accompanied by appropriate archaeological assessments.

Sites SP944, SP945 & SP946 are not within a flood risk area, therefore there is the potential for a neutral effect against SA Objective 11, with an element of uncertainty until more detailed lower level studies have been carried out. NRM have identified through the candidate assessment process that sites SP379 and SP735 are at risk from flooding from a watercourse (Afon Cwrt) which flows through the sites; although, it should be noted that no flood outline has been produced due to the small catchment size. There have been previous flooding instances leading to a flood alleviation scheme in the late 80s. Given available evidence and taking a precautionary approach, it is considered that there is the potential for a minor negative effect against SA Objective 11, with an element of uncertainty.

The location of the site options means that they are all within walking distance to the facilities and services that are available in the village of Criccieth. It should be noted that site SP735 is situated slightly further away from the services/facilities but the difference is not considered to be significant. It is therefore considered that there is the potential for a minor long-term positive effect against SA Objective. Taking this into account along with good access to sustainable transport modes (all sites within 400m of a bus stop) there is the potential for a minor long-term

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positive effect against SA objective 10 through reducing the need to travel in the village. However, it is recognised that future residents are likely to still travel to the larger settlement of Pwllheli and Porthmadog for the greater range of services/facilities and employment opportunities on offer. It is therefore considered that there is also an element of uncertainty with regard to the positive effects against SA Objective 10.

There is the potential for increased levels of traffic; however, given the size of the site options it is unlikely that any increase in traffic from an individual site would be significant. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that impacts on the existing road network are minimised. However, while traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain. Potential for a residual neutral effect SA Objective 3 with an element of uncertainty.

The provision of a range of housing will also have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues at any of the sites that are likely to affect human health, potential for a neutral effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a neutral effect against SA Objective 6.

None of the site options are protected by a landscape designation or are identified as being of high importance for landscape. Development at site SP944, SP945 & SP379 would lead to the loss of greenfield land and therefore have the potential for a minor long-term negative effect against SA Objective 8 through the development of a previously undeveloped area. Development on sites SP945 and SP379 could be seen as encroachment into the open countryside, whereas SP944 is within the built area. However, it should be noted that SP944 is slightly elevated and any residential development would therefore be prominent from the esplanade. It is therefore considered that there is less uncertainty with regard to the potential for residual minor long-term negative effects. Element of uncertainty for sites SP945 and SP379 until more detailed lower level assessments are carried out. The redevelopment of brownfield land on sites SP735 and SP946 could have the potential for a minor long-term positive effect on landscape and townscape; however this will be dependent on the scale, layout and design of proposed development. There is also an uncertain effect for these sites until more detailed lower level studies and assessments have been carried out.

The loss of greenfield land at sites SP379, SP945 & SP944 has the potential for a minor long-term negative effect against SA Objective 9. Development will not lead to the loss of best and most versatile agricultural land at any of the sites. Development at site SP735 could lead to

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the loss of some greenfield land but it would also result in the regeneration of brownfield land. Potential for a minor positive effect against SA Objective 9, with an element of uncertainty as the nature of the effect is dependent on the layout of proposed development. The use of previously developed land at site SP946 has the potential for a major long-term positive effect against SA Objective 9.

Development will not lead to the loss of best and most versatile agricultural land at any of the sites.

Deiniolen												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP964 Land adj Pentre Helen	0 ?	+	+ ?	0 ?	0	0 ?	0	++	- ?	-	+	0
SP966 Land adj Glandinorwic	0 ?	+	+ ?	0 ?	0	0 ?	0	++	-	-	+ ?	0 ?
Summary <p>Both sites are located on greenfield land. SP964 is situated within the settlement boundary, whilst SP966 is adjacent to the settlement boundary. There are no international, national or local biodiversity designations or designated heritage assets within or adjacent to the sites, although it should be noted that the Snowdonia National Park, SSSI and SAC is located 350m away from site SP964, and 600m away from site SP966; however given the size of the sites, it is unlikely that there would be any significant effects alone. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. It is considered that there is suitable mitigation provided through Deposit JLDP policies and available at the project level to ensure that there are no significant negative effects on biodiversity and heritage. Potential for a residual neutral effect against SA Objectives 1 and 5 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure.</p>												

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Neither of the sites are located within or adjacent to a flood risk area, potential for a neutral effect against SA Objective 11, although it should be noted that site SP966 is only separated from an area of flood risk by the road along the southern border of the site, there is therefore an element of uncertainty with this site until project level assessments have been carried out.

The site options are within a reasonable walking distance to the services and facilities available in Deiniolen, which is a Service Village. Potential for a minor long term positive effect against SA Objective 2, although for site SP966 there is an element of uncertainty as the connection to the high street is a relatively steep incline, which can discourage pedestrians. There are bus stops within 400m of both sites, providing access to the larger settlements of Bangor (roughly 9km away) and Caernarfon (roughly 10km away), Bangor also contains the closest railway station to Deiniolen. Given the distances from existing services and facilities and bus connections, there is the potential for a minor positive effect on SA Objective 10 through reducing the need to travel. However, it is considered that the significance of the effect will only be minor as it is likely that people will still need to travel for the wider range of services / facilities and employment opportunities in larger settlements. There is an element of uncertainty against SP966 as there is an incline that could make walking into the services and facilities difficult for some residents.

Development at either of the site options has the potential to increase levels of traffic; however, given the size of the sites, it is unlikely that any increase would be significant. It should be noted that the candidate site assessment requires a Traffic Impact Assessment for site SP966 to ensure that the serving road (leading from the A4244) can cope, especially considering cumulative effects as the adjacent site also has planning permission for housing development. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that impacts on traffic are minimised. Potential for a residual neutral effect on SA Objective 3 with an element of uncertainty for both site options. Whilst traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicle usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However at this stage this is uncertain. There is the potential for cumulative effects should both site options be developed, which would need to be considered further through the SA of the Deposit JLDP.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues likely to affect human health at any of the site options. Potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a

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neutral effect against SA Objective 6.

The site options are not protected by any landscape designations and are not identified as having high visual importance. Development at the sites has the potential for the loss of greenfield land and therefore a minor long term negative effect against SA Objectives 8 and 9 through the development of a previously undeveloped area, although there is an element of uncertainty for landscape until detailed proposals have been submitted. Development at site SP966 could be viewed as encroachment into open countryside, which may affect the character of the area, considering that housing development has been consented in the adjacent site there is also potential for negative cumulative effects. This is reflected in the appraisal by there being less uncertainty against SA Objective 8 for site SP966. It should be noted that development at any of the sites will not lead to the loss of best and most versatile agricultural land.

Although the SA has not identified any significant differences between the site options against the SA Objectives, it should be noted that more potential issues have been identified against site SP966 than site SP964, these issues include; encroachment into open countryside and traffic impacts (especially considering the cumulative effects when housing development has been consented in the adjacent site), and the sites proximity to a flood risk area (considering flood risk is likely to increase in the future as a result of climate change).

Llanberis												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP941 Land adj Victoria Hotel	0 ?	+	+	0 ?	0	?	0	++	- ?	-	+	0
Summary												
The site is located on greenfield land within the development boundary towards the south eastern edge of Llanberis. There are no international, national or local biodiversity designations within or adjacent to the site. It should be noted that there are three SSSIs between												

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250 and 310 metres away from the site. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. However, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects on biodiversity. Potential for a residual neutral effect against SA Objective 1 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure. The site is not within a flood risk area, potential for a neutral effect against SA Objective 11.

There are no designated heritage assets within the site. There is a Grade II Listed Building (Royal Victoria Hotel) and its grounds adjacent to the north west boundary of the site. There are also a number of Listed Buildings in close proximity to the eastern boundary of the site as well as a Scheduled Monument (Dolbadarn Castle) approximately 250m to the north east. There is therefore the potential for development to have negative effects on the setting of these heritage assets. The significance of the effect will be closely linked to the impacts on the landscape. Given the small size of the site along with topography and existing screening provided by trees, it is considered unlikely that development would significantly affect the setting of the heritage assets. It is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects on heritage. Whilst it is considered that suitable mitigation measures exist to address negative effects, at this stage the potential effect against SA Objective 5 is considered uncertain. Lower level assessments carried out as part of a planning application will be able to more accurately determine the nature and significance of effects. Any proposal for development should seek to retain existing trees around the boundary of the site. There are opportunities for development to improve walking access to the Dolbadarn Castle, which could have a minor positive effect against SA Objective 5; however, at this stage this is uncertain.

Even though the site is located towards the edge of the settlement boundary, it is just within reasonable walking distance (1km) to the facilities and services that are available in the village. Potential for a minor positive effect against SA Objective 2. The site has good access to public transport (within 400m of a bus stop) and there are no issues in relation to topography that may hinder accessibility for some residents. Given the distance of the site from existing facilities/ services and public transport there is the potential for development to reduce the need to travel with the potential for a positive effect against SA Objective 10. However, it is recognised that Llanberis is a relatively small Local Service Centre and residents will still need to travel to larger settlements for some service/facilities e.g. large supermarkets so there is also some uncertainty. The reality is that residents are still likely to travel using the private vehicle to access employment opportunities as well as services/ facilities in larger settlements. Potential for a minor long term negative effect against SA Objective 10, with an element of uncertainty. Any proposal for development should seek to contribute to improving walking and cycling routes into the village.

Given the small size of the site development is unlikely to significantly increase traffic and there are no existing capacity issues regarding the highway network. Mitigation provided through JLDP policies and available at the project level should ensure that impacts on the highway

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network are minimised and that there are no negative effects. Potential for a neutral effect, with an element of uncertainty until detailed proposals and assessments have been submitted. While traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.

At this stage it is not known if any employment will be provided on the site. Development would not lead to the loss of any existing employment, potential for a neutral effect against SA Objective 6.

The provision of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues that are likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

The site is not protected by a landscape designation or is identified as having high visual importance. Development at the site has the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objective 8 through the development of a previously undeveloped area. There is also some uncertainty until detailed proposals and assessments have been submitted. The loss of greenfield land also has the potential for a minor negative effect against SA Objective 9. It should be noted that the site does not contain best and most versatile agricultural land.

Llanrug											
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport
	1	2	3	4	5	6	7	8	9	10	11
SP243 Cae'r Eglwys	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+ ?
SP292 Land to	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+ ?

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the rear of Pencae												
SP931 Land adj Tan Rhythalt	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+ ?	0
SP932 Land adj A4086	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+ ?	0

Summary

All sites are located on land classified as greenfield land. SP243 and SP932 are situated within the existing settlement development boundary, whilst SP292 and SP931 directly adjoin the boundary. There are no international, national or local biodiversity designations, or designated heritage assets within, adjacent or in close proximity to the sites. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. However, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects. Potential for a residual neutral effect against SA Objective 1 and 5 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure. The sites are not within a flood risk area, potential for a neutral effect against SA Objective 11.

All of the site options are within a reasonable walking distance to the existing services/ facilities in the village, which is a local service centre. It should be noted that sites SP243 and SP292 are nearer the centre of the village where most of the facilities and services are located. Potential for a minor long term positive effect against SA Objective 2 for all site options. Given the distance from existing facilities/ services and good access to public transport, there is the potential for positive effects against SA Objective 10 through reducing the need to travel. It is considered that the significance of the effect will only be minor as it is likely that people will still need to travel for the wider range of services/facilities and employment opportunities in the larger settlements. The village is located on the A4086 which is a relatively busy road and has good connections to Caernarfon and nearby Llanberis. There are good public transport links to these larger settlements and all site options have good access to public transport with a bus stop within 400m. Potential for a minor long term positive effect for all site options against SA Objective 10. It is considered that the significance of the effect will only be minor as it is likely that people will still need to travel for the wider range of services/facilities and employment opportunities in the larger settlements. SP292 and SP243 are more likely to encourage cycling and walking compared to site options SP931 and SP932 as they are closer to the existing facilities/services in the village. The distance is not significant enough to justify a difference in the significance criteria identified against SA Objective 10.

The provision of a range of housing will also have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues that are

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likely to affect human health for any of the site options, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

Given the small size of the sites they are unlikely to significantly increase traffic, either alone or cumulatively with one another. The evidence does not indicate that there is any access or existing capacity issues regarding the highway network. Mitigation provided through JLDP policies and available at the project level should ensure that impacts on the highway network are minimised and that there are no negative effects. Potential for a neutral effect against SA Objective 3, with an element of uncertainty until detailed proposals and assessments have been submitted. While traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.

At this stage it is not known if any employment will be provided on the site. Development would not lead to the loss of any existing employment, potential for a neutral effect against SA Objective 6.

None of the site options are protected by a landscape designation or are identified as being of high visual importance. Development at all of the sites has the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objective 8 through the development of a previously undeveloped area. Element of uncertainty for all sites until more detailed lower level assessments are carried out. Sites SP 292 and SP243 are within the settlement boundary so negative effects could potentially be less significant compared to options SP931 and SP932 which adjoin the boundary. However, it is not considered that the difference is likely to be significant and does not justify a difference in the significance criteria against SA Objective 8.

The loss of greenfield land also has the potential for a minor long-term negative effect against SA Objective 9. Development will not lead to the loss of best and most versatile agricultural land at any of the sites.

The SA has not found any significant differences between the site options. SP292 and SP243 are more likely to encourage cycling and walking compared to site options SP931 and SP932 as they are closer to the existing facilities/services in the village; however, the differences in distance are not significant. Sites SP 292 and SP243 are within the settlement boundary so negative effects could potentially be less significant compared to options SP931 and SP932 which adjoin the boundary. However, this is uncertain and dependent on the scale, layout and design of development.

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Nefyn												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP488 Land adj Helyg	0 ?	+	+ ?	0	0	0 ?	0	++	-	- ?	+	0
SP339 Land adj Bro Gwylwyr	0 ?	+	+ ?	0 ?	0	0 ?	0	++	-	- ?	+	0
SP681 Former Allotments	0 ?	+	+ ?	0	0	?	0	++	-	- ?	+	0
SP933	0 ?	+	+ ?	0 ?	0	0 ?	0	++	-	- ?	+	0
Summary												
<p>All 4 sites are located on greenfield land, site SP681 is located within the settlement boundary, whilst the other three sites are adjacent to it. Site SP933 is a housing allocation in the current Gwynedd UDP. There are no international, national or local biodiversity designations within or adjacent to the site options, however the Porth Dinllaen I Borth Pistyll SSSI and Seacliffs of Llyn SAC are both within 600m of all the sites, with site SP488 only 100m away. It is considered that there is suitable mitigation provided through Deposit JLDP policies and available at the project level to ensure that there will be no significant negative effects alone, however if all the sites are to be developed then cumulative effects would need to be considered further through the SA of the Deposit JLDP. Potential for a residual neutral effect against SA Objective 1 with an element of uncertainty. Any development proposals should seek opportunities to enhance biodiversity through improvements to green infrastructure.</p>												

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Site SP681 is adjacent to the Nefyn Conservation Area, development at this site option has the potential for a minor negative effect on SA Objective 5. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that there will be no significant negative effects; however at this stage this is uncertain until a detailed proposal has been submitted and project level assessments carried out. Sites SP488, SP339 and SP933 are do not contain or are adjacent to any designated heritage assets. Potential for a residual neutral effect with an element of uncertainty until project level assessments have been carried out. All the site options will require archaeological evaluation prior to development. Potential for a residual neutral effect against SA Objective 5 with an element of uncertainty until project level surveys and assessments have been carried out.

The site options are not located within or adjacent to a flood risk area, potential for a neutral effect against SA Objective 11. The candidate sites assessment has identified that there are isolated incidents of flooding in the public sewerage system at site SP933, however it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects.

The site options are all within a reasonable walking distance (less than 1km) to the facilities and services that are available in Nefyn, a Local Service Centre. Potential for a minor long term positive effect against SA Objective 2. Nefyn is located approximately 9km away from Pwllheli, and each site options is within 400m of bus connections to this larger settlement. Pwllheli also contains the closest train station to Nefyn. Given the distance from existing services and facilities and bus connections, there is the potential for a minor positive effect on SA Objective 10 through reducing the need to travel. However, it is considered that the significance of the effect will only be minor as it is likely that people will still travel to access the wider range of services / facilities and employment opportunities in the larger settlements.

Development at any of the site options has the potential to increase levels of traffic; however given the size of the sites it is unlikely that any increase would be significant. The evidence does not indicate that there are any existing capacity issues with regard to the highway network, however it should be noted that the candidate sites assessment identifies access concerns with sites SP339 and SP933, though it is considered that there is suitable mitigation provided through Deposit JLDP policies and available at the project level to ensure that any impacts on the existing road network are minimised. Potential for a residual neutral effect on SA Objective 3 for all site options with an element of uncertainty for sites SP339 and SP933 given the potential issues in relation to access. Whilst traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicle usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However at this stage this is uncertain. There is the potential for cumulative effects should all the site options be developed, which would need to be considered further through the SA of the Deposit JLDP.

The provision of a range of housing will also have positive effects to promote social inclusion and community cohesion. Improving the provision

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of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues that are likely to affect human health at any of the site options, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a neutral effect against SA Objective 6.

All the site options fall within the Llŷn AONB so there is the potential for negative effects on landscape. The nature and significance of the effect will be dependent on the scale, layout and design of proposed development. However, given the size of the site options and mitigation provided through JLDP policies and available at the project level it is considered unlikely that development at the individual sites will have any major negative effects. These are more likely to occur cumulatively, if all the proposed site options were developed. Potential for a minor long term negative effect against SA Objective 8. The loss of greenfield land has the potential for minor long term negative effects against SA Objective 9. It should be noted that none of the sites contain best or most versatile agricultural land.

Although the SA has not identified any significant differences between the site options against the SA Objectives, it should be noted that all sites require archaeological evaluation prior to development, and site SP933 will also need to address wastewater issues associated with the site. Sites SP339 and SP933 will also need to address access concerns that could impact the scale of development. There is greater uncertainty with regard to the potential effects of development at site SP681 on heritage as it is adjacent to the Nefyn Conservation Area.

Penrhyndeudraeth												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP19 Cae Canol	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	- ?	0

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SP949 Land adj Cae Canol	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	- ?	0
SP950 Land adj Ysbyty Minffordd	?	+	+	0 ?	0	0 ?	0	++	- ?	-	- ?	0
SP986	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	- ?	0

Summary

Sites SP949, SP950 and SP986 represent greenfield land adjoining the settlement boundary, whilst SP19 is an existing UDP designation represents infill greenfield land. There are no international, national or local biodiversity designations within or adjacent to site options SP19, SP986 and SP949. It should be noted that there are SSSIs and European sites within 1km of the three site options. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. Given the small scale of development that is likely to occur on the sites it is considered unlikely that there would be significant effects on designated biodiversity. It is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects on biodiversity as a result of development on sites SP19, SP986 and SP949. Potential for a residual neutral effect against SA Objective 1 with an element of uncertainty until project level surveys and assessments have been carried out. A small section of the north west boundary of site option SP950 is adjacent to the Ysbyty Bron Y Garth SSSI. Given the scale of development it is not likely to significantly affect the designated features or condition of the SSSI. Mitigation provided through JLDP policies and available at the project level should ensure that there are no significant negative effects. An appropriate buffer between built development and the SSSI should help to minimise impacts. Any proposal for development should ensure that impacts on the SSSI are minimised and that appropriate mitigation is provided where necessary to ensure that there are no significant negative effects. In recognition of the proximity of the SSSI, it is considered that the potential effect is uncertain, until more detailed lower level surveys and assessments have been carried out. Any proposal for development at the site options should seek opportunities to enhance biodiversity through improvements to green infrastructure.

None of the site options are within or adjacent to any designated heritage assets. There are some Listed Buildings further down the A487, which includes the Grade II Listed Gorrffwysfa Chapel. Given the distance of the Listed Buildings and mitigation provided through JLDP policies and available at the project level it is considered unlikely that there would not be any significant negative effects. Potential for a residual neutral effect with an element of uncertainty until more detailed project level assessments have been carried out.

The site options are not within or adjacent to a flood risk area, potential for a neutral effect against SA Objective 11.

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The location of the sites near the centre of Penrhyndeudraeth (a Local Service Centre) means they are within walking distance (within 1km) to the facilities and services that are on offer. Potential for a minor positive effect against SA Objective 2. There are good public transport links (bus stop within 400m of all site options) to the nearby larger settlement of Porthmadog and further afield. Despite the presence of a variety of different facilities and services in the village, there is a potential for increased car use as residents travel to larger settlements for more varied services and employment opportunities e.g. in Porthmadog. Potential for a major negative effect against SA Objective 10, with an element of uncertainty.

There is the potential for increased levels of traffic; however, given the scale of proposed development in the village, this is unlikely to be significant. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that impacts on the existing road network are minimised. However, while traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain. Potential for a residual neutral effect against SA Objective 3 with an element of uncertainty, given that development is unlikely to reduce the need to travel. It should be noted that the Council's candidate site appraisal process has identified that the number of new access to the A487 needs to be kept to a minimum, therefore further information is required.

The provision of a range of housing will also have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues that are likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a neutral effect against SA Objective 6.

The site options are not protected by a landscape designation or are identified as having high visual importance. Development at all of the sites has the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objective 8 through the development of a previously undeveloped area. Element of uncertainty for all sites until more detailed lower level assessments are carried out. The loss of greenfield land also has the potential for a minor long-term negative effect against SA Objective 9.

It should be noted that none of the sites contain best and most versatile agricultural land.

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The SA has not identified any significant differences between the site options against the majority of SA Objectives, which is not surprising given their close proximity to each other. The key difference between the site options is that SP950 is adjacent to a SSSI, which means there is a greater level of uncertainty with regard to potential negative effects.

Penygroes												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP597 Land adj Bryn Neuadd	0 ?	+	++	0 ?	0	0 ?	0	++	-	-	+	0
SP953 Land adj Bro Llwyndu	0 ?	+	++	0 ?	0	0 ?	0	++	+	+	+	0
SP952 Land adj Maes Dulyn	0 ?	+	++	0 ?	0	0 ?	0	++	-	-	+	0
Summary Site SP597 is greenfield land directly adjoining the settlement boundary; site SP953 is located within the boundary and is mostly brownfield land with a small section of greenfield; whilst SP952, is greenfield land within the settlement boundary. There are no international, national or local biodiversity designations or designated heritage assets within or adjacent to the sites. The Glynllifon SSSI and SAC is situated approximately 800m from site SP953, however given the size of the site, and the existing development situated between the site and the designated area it is unlikely that there would be any significant effects. The loss of greenfield land could potentially have minor negative effects on biodiversity through the loss of connectivity and fragmentation of green corridors, particularly as all site options contain trees. Brownfield land can also be important to biodiversity but at this stage the value of the site SP953 is unknown. It is considered that there is suitable mitigation provided through Deposit JLDP policies and available at the project level to ensure that there are no significant negative effects on biodiversity. Potential for a residual neutral effect against SA Objectives 1 and 5 with an element of uncertainty until project level surveys and												

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assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure.

None of the sites are located within or adjacent to a flood risk area, potential for a neutral effect against SA Objective 11, however it should be noted that the candidate sites assessment process has identified localised incidents of flooding in the public sewerage system at site SP597, and a culverted watercourse runs through site SP953 in which provisions for a safe flood route would be required.

Even though all three site options are located on the outskirts of the settlement, they are all within a reasonable walking distance (less than 1km) to the facilities and services that are available in Penygroes, a Local Service Centre. Potential for a minor positive effect against SA Objective 2. Penygroes is located approximately 10km from Caernarfon and each of the sites has good access to bus connections to this larger settlement (sites SP952 and SP953 within 400m to bus stops, and site SP597 within 800m), however the closest train station is over 16km away in Criccieth. Given the distance from existing services and facilities and bus connections, there is the potential for a minor positive effect on SA Objective 10 for all the sites through reducing the need to travel. However, it is considered that the significance of the effect will only be minor as it is likely that people will still travel to access a wider range of services / facilities and employment opportunities in larger settlements. Site SP597 is further from a bus stop so this has been reflected in the appraisal by adding some uncertainty against SA Objective 10.

Development at any of the site options has the potential to increase levels of traffic; however, given the size of the sites it is unlikely that any increase would be significant. The evidence does not indicate any access issues, however the candidate sites assessment indicates that the local highway network around site SP952 requires upgrading. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that impacts on the existing road network are minimised. Potential for a residual neutral effect on SA Objective 3 with an element of uncertainty. Whilst traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicle usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However at this stage this is uncertain. There is the potential for cumulative effects should all the site options be development, which would need to be considered further through the SA of the Deposit JLDP.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues likely to affect human health at any of the site options. Potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing

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employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a neutral effect against SA Objective 6.

Development at sites SP952 and SP597 could be viewed as encroachment into open countryside, which has the potential to change the character of the area, however given that the sites are predominantly surrounded by housing development and infrastructure, it is unlikely that any change will be significantly detrimental. Potential for a minor long term negative effect against SA Objective 8 for sites SP597 and SP952. The regeneration of brownfield land on site SP953 has the potential for positive effects on landscape and the setting of the AONB. The loss of greenfield land at sites SP597 and SP952 has the potential for minor long term negative effects against SA Objective 9, whereas the development of brownfield land has the potential for a minor positive effect. It should be noted that none of the sites contain best or most versatile agricultural land.

Compared to the other greenfield sites, the regeneration of brownfield land at Site SP953 has the potential for positive effects on landscape as well as soils.

Pwllheli											
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport
	1	2	3	4	5	6	7	8	9	10	11
SP116 Land adj Lôn Abererch	0 ?	-?	+	?	0	0 ?	0	++	-	-	- ?
SP916 Land adj Caernarfon Rd	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+ ?
SP917 Former Hockey Fields	0 ?	?	+	0 ?	0	0 ?	0	++	- ?	-	?
SP918 Cae Deinio	0 ?	?	+	0 ?	0	0 ?	0	++	- ?	-	?

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Summary

Sites SP916, SP917 and SP918 are located on greenfield sites within the settlement boundary of Pwllheli. SP116 on the other hand represents greenfield land in the open countryside. There are no international, national or local biodiversity designations within or adjacent to the sites. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. However, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects. Potential for a residual neutral effect against SA Objective 1 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure. It should be noted that the Llyn Peninsula and the Sarnau SAC is present along the coast; however, it is considered that development at these sites is unlikely to have a significant negative effect.

Site options SP916, SP917 and SP918 are not within or adjacent to a flood risk area, so there is the potential for a neutral effect against SA Objective 11. It should be noted that NRW have identified through the candidate site assessment process that there is an ordinary watercourse/spring on present on site SP916. At a strategic level it is considered that there are suitable mitigation measures to ensure that there are no adverse effects; however, further more detailed assessments will need to be undertaken at the project level. Part of site SP116 is within an area of medium flood risk with some areas of high flood risk. NRW has recommended through the candidate site assessment process that the site is not included as a potential development site. There are areas of the site to the west that are not within a flood risk area and mitigation measures provided through JLDP policies and available at the project level should help to reduce the significance of the effect. Potential for a residual minor negative effect against SA Objective 11, with an element of uncertainty until a Site Flood Consequence Assessment is carried out.

There are no designated heritage assets within or adjacent to the sites. However, it should be noted that within the village there are a number of Listed Buildings as well as a designated Conservation Area. Development at the site options could have negative effects on the setting of the Conservation Area; however, these are unlikely to be significant once suitable landscape mitigation has been taken into account. It is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects on heritage. Potential for a residual neutral effect for the majority of sites against SA Objective 5 with an element of uncertainty until project level surveys and assessments have been carried out.

The location of SP916, SP917, and SP918 means that they are within reasonably easy walking distance (less than 1 km) to the facilities and services that are available in the village of Pwllheli. However, SP 918 and SP917 are situated up a relatively steep hill, which may hinder accessibility to some residents. Potential for a minor positive effect for SP916 against SA Objective 2 and uncertainty for SP 917 and SP918 given the topography which may hinder accessibility for some residents. SP116 is located on the outskirts of the settlement and not within easy

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walking distance of the services/ facilities in Pwllheli. Potential for a minor negative effect against SA Objective 2. .

SP116 and SP916 are within 400m of a bus stop, whereas SP917 and 918 are approx 500m from a bus stop. There are no significant differences therefore between the site options in terms of distance to public transport. However, sites SP917 and SP918 are situated up a relatively steep hill which may hinder accessibility to the bus stops for some residents. Out of all the site options, it is considered that site SP916 offers the best opportunities to reduce travel as it is within walking distance to public transport and services/ facilities. Potential for minor long term positive effect against SA objective 10, with an element of uncertainty. While sites SP917 and SP918 are within walking distance to public transport as well as key services and facilities the topography may hinder access for some residents. It is therefore considered that there is greater uncertainty as to the potential for positive effects against SA Objective 10. While SP116 is within walking distance to public transport it is not within walking distance to services/facilities. It is therefore considered that development at the site will help to reduce the need to travel. Potential for a minor long term negative effect with an element of uncertainty.

At this stage the available evidence does not indicate that there are any access or capacity issues with the existing road network. Development at the site options has the potential to increase traffic; however, this is unlikely to be significant given the mitigation measures provided through Deposit JLDP policies and available at the project level. It should be noted that sites SP917 and SP918 are located adjacent to a relatively narrow lane; however, given the small size of the sites it is unlikely that traffic would increase significantly. Compared to the other site options, SP116 is likely to result in the use of more private vehicles given the distance from existing services and facilities. While traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain. Potential for a residual neutral effect against SA Objective 3 for sites SP916, 917 and 918 with an element of uncertainty. It is considered that there is greater uncertainty with regard to site SP116 against SA Objective 3.

The provision of a range of housing will also have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues that are likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a neutral effect against SA Objective 6.

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The site options are not protected by a landscape designation or are identified as having high visual importance. Development at all of the sites has the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objective 8 through the development of a previously undeveloped area. Development at site SP116 has the potential for a negative effect of greater significance than the other site options as it is within the open countryside. It is therefore considered that there is less uncertainty with regard to the potential for negative effects against SA Objective 8. Element of uncertainty for the other site options until more detailed lower level assessments are carried out. The loss of greenfield land also has the potential for a minor long-term negative effect against SA Objective 9.

It should be noted that none of the sites contain best and most versatile agricultural land.

The SA has found that there are some key differentiators between the site options, which relate to accessibility to existing services and facilities, reducing the need to travel and the landscape. Site SP116 is not within walking distance to the existing facilities in the village and is therefore unlikely to reduce the need to travel compared to the other options. While sites SP917 and SP918 are within walking distance to existing services/facilities and public transport they are situated up a relatively steep hill which would hinder accessibility for some residents. Part of site SP116 is within a medium/high flood risk area and NRW has recommended that it is not included as a potential allocation.

SP922 Land adj to Caernarfon Road, Pwllheli												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SA Score	0 ?	+	+	0 ?	0	0 ?	0	++	-	-	+ ?	0
Summary												
This large site (3.69ha) is classified as greenfield which is directly adjacent to the development boundary of Pwllheli. There are no international, national or local biodiversity designations within or adjacent to the site. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. However, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects.												

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Potential for a residual neutral effect against SA Objective 1 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure. It should be noted that the Llyn Peninsula and the Sarnau SAC is present along the coast; however, it is not considered that development at this site is likely to have a significant negative effect alone given the distance from the SAC as well as the existing development and infrastructure between the sites.

There are no designated heritage assets within or adjacent to the site. However, it should be noted that within the village there are a number of Listed Buildings as well as a designated Conservation Area. Development at the site could have negative effects on the setting of the Conservation Area; however, it is unlikely to be significant once suitable landscape mitigation has been taken into account. It is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects on heritage. Potential for a residual neutral effect against SA Objective 5 with an element of uncertainty until project level surveys and assessments have been carried out.

The site is not within a flood risk area, potential for a neutral effect against SA Objective 11.

The site is just under 1km so within a reasonable walking distance to existing facilities and services in the village. Given the size of the site there is the potential to provide new facilities/ services; however, at this stage this is uncertain. Potential for a minor positive effect against SA Objective 2. The site has reasonable access to public transport (approx. 480 m away); however, the bus stops are en route to existing facilities/ services in the village so people are likely to either continue walking or choose to drive. Given the distance of the site from existing facilities/ services and public transport there is the potential for development to reduce the need to travel. Any proposal for development should seek to contribute to improving walking and cycling routes into the village.

At this stage the available evidence does not indicate that there are any access or capacity issues with the existing road network. Development at the site has the potential to increase traffic; however, this is unlikely to be significant given the mitigation measures provided through JLDP policies and available at the project level. While traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain. Potential for a residual neutral effect against SA Objective 3.

This large site has the potential to provide a range of facilities alongside housing; however, at this stage the scale and type of development is unknown. The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. Development of this scale can also provide green

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infrastructure which can provide recreation and leisure space and have positive effects on health in the long term; however, this is uncertain at this stage. There are no conflicting land uses or significant issues that are likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues at the site which is likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the site. Development would not lead to the loss of any existing employment, potential for a neutral effect against SA Objective 6.

The site is not protected by a landscape designation or is identified as having high visual importance. Development at the site has the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objective 8 through the development of a previously undeveloped area. There is also an element of uncertainty as the scale, layout and design of development will influence the significance of the effect and more detailed lower level assessments still need to be carried out. The loss of greenfield land also has the potential for a minor negative effect against SA Objective 9. It should be noted that the site does not contain best and most versatile agricultural land.

Development at the site would not integrate well with the existing settlement form and could be viewed as encroachment into open countryside.. The significance of the effect is dependent on the scale, layout and design of development. At this stage it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that negative effects are not significant. Potential for a residual negative effect against SA Objective 8.

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SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP967 Land adj Maes Bleddyn	0 ?	+	+ ?	0	0	0 ?	0	++	-	-	+	0 ?
SP968 Land adj Bron Afon	0 ?	+	+ ?	0 ?	0	0 ?	0	++	-	-	+	0 ?
<p>Summary</p> <p>Both sites are located on greenfield land adjoining the settlement boundary. There are no international, national or local biodiversity designations or designated heritage assets within or adjacent to the sites, though site SP968 is 500m and site SP967 is 800m to Snowdonia National Park, SSI and SAC; however, given the size of the sites, and the existing development buffer between the sites and the biodiversity designations, it is unlikely that there would be any significant effects alone. The loss of greenfield land could potentially have minor negative effects on biodiversity through the loss of connectivity and fragmentation of green corridors, particularly in site SP968 which contains trees protected by Tree Preservation Orders. It is considered that there is suitable mitigation provided through Deposit JLDP policies and available at the project level to ensure that there are no significant negative effects on biodiversity. Potential for a residual neutral effect against SA Objectives 1 and 5 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure.</p> <p>The sites are not within or adjacent to a flood risk area, however the candidate site assessment shows that there are isolated incidents of flooding in the public sewerage system at both sites, and part of site SP968 is susceptible to surface water flooding. Potential for a residual neutral effect against SA Objective 11 with an element of uncertainty until project level surveys and assessments have been carried out.</p> <p>The site options are within excellent walking distance to the limited facilities and services that are available in Rachub, a Service Village. Potential for a minor long term positive effect against SA Objective 2. The village is located approximately 6km from Bangor, and roughly 1.5km from Bethesda. There are bus connections to these larger settlements within 400m of both sites, however the closest train station is located in Bangor. Given the distances from existing services and facilities and bus connections, there is the potential for a minor positive effect on SA Objective 10 through reducing the need to travel. However, it is considered that the significance of the effect will only be minor as it is likely that</p>												

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people will still travel to access the wider range of services / facilities and employment opportunities in larger settlements.

Development at either of the site options has the potential to increase levels of traffic; however given the size of the sites it is unlikely that any increase would be significant. The candidate sites assessment indicates that there are operational and safety concerns over additional traffic using road side connections to the A5 at site SP968 which means development would require an assessment of traffic generation and a Road Safety Audit. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that impacts on the existing road network are minimised. Potential for a residual neutral effect on SA Objective 3 with an element of uncertainty. Whilst traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicle usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However at this stage this is uncertain.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues likely to affect human health at any of the site options. Potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a neutral effect against SA Objective 6.

The site options are not protected by a landscape designation or identified as having high visual importance. Development at both site options has the potential for the loss of greenfield land and therefore a minor long term negative effect against SA Objectives 8 and 9 through the development of a previously undeveloped area, although there is an element of uncertainty until detailed proposals have been submitted. Development at both sites could be viewed as encroachment into open countryside, which has the potential to change the character of the area, however; given the size of the sites and locations adjoining existing residential development it is considered that any change would not be significantly detrimental. It should be noted that neither of the site options contains best or most versatile agricultural land.

The SA has not identified any significant difference between the site options. Both site options have water issues that need to be addressed prior to any development. Evidence suggests that there are safety concerns with regard to traffic at site SP968. The site also contains TPOs that would need to be protected and retained by any proposal for development.

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Tywyn												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP702 Cae Eithin	0 ?	+	+	0 ?	0	0 ?	0	++	-	- ?	+	0
SP952 Land adj Ind Estate	0 ?	+	0 ?	0 ?	0	0 ?	0	++	-	- ?	+	0
Summary												
<p>Both sites are located on greenfield land. SP702 is situated within the development boundary and represents infill land, and site SP952 is a large extension to the village, adjacent to the settlement boundary. There are no international, national or local biodiversity designations or designated heritage assets within or adjacent to the sites, however it should be noted that site SP702 is located 400m away from the Lleyn Peninsula and the Sarnau SAC; however given the existing residential development between the site and the designated area it is not anticipated that there will be any significant negative effects. The loss of greenfield land could potentially have minor negative effects on biodiversity through the loss of connectivity and fragmentation of green corridors. It is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects. Potential for a residual neutral effect against SA Objectives 1 and 5 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure. The sites are not within a flood risk area, potential for a neutral effect against SA Objective 11.</p>												
<p>The location of the sites in the centre of Tywyn, means development would be within a reasonable walking distance (less than 1km) to the facilities and services that are available in this Local Service Centre. Potential for a minor long term positive effect against SA Objective 2. Both sites are within 400m of bus stops, site SP702 is within 400m, and site SP952 within 1km of Tywyn Train Station. Given the excellent public transport connections and distance to services and facilities there is the potential for minor positive effects against SA Objective 10 through reducing the need to travel. It is considered that the significance of the effect will only be minor as it is still likely that people will travel for the wider range of services / facilities and employment opportunities in larger settlements.</p>												

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Development at either of the site options has the potential to increase levels of traffic; however given the size of the sites it is unlikely that any increase would be significant. The evidence does not indicate that there are any existing capacity or access issues with regard to the highway network. Potential for a residual neutral effect on SA Objective 3 with an element of uncertainty. Whilst traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicle usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However at this stage this is uncertain.

The provision of a range of housing will also have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There is a potential for negative effects on health arising from the adjacent industrial estate to site SP952, although it is considered that there is suitable mitigation available through JLDP policies to ensure that there will be no significant negative effects, potential for a residual neutral effect against SA Objective 2 with an element of uncertainty. There are no conflicting land uses or significant issues that are likely to affect human health in site SP702, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a neutral effect against SA Objective 6.

The site options are not protected by a landscape designation or are identified as having high visual importance, although it should be noted that site SP952 is located only 300m from Snowdonia National Park and the distance between the site and the NP is predominantly open countryside, development could be viewed as encroachment into open countryside with the potential to change the character of the area. Development at all of the sites has the potential for the loss of greenfield land which will have a minor negative effect against SA Objectives 8 and 9 through the development of a previously undeveloped area, although there is an element of uncertainty until detailed proposals have been submitted. It should be noted that development at any of the sites will not lead to the loss of best and most versatile agricultural land.

Development at site SP702 has the potential to integrate better into the existing built form than site SP952. Site SP952 could be seen as encroachment into open countryside in the setting of Snowdonia National Park, the site would also need to address potential health issues associated with the adjacent industrial estate.

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SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP682 Land adj school	0 ?	+	+ ?	0 ?	0	0 ?	0	++	-	- ?	+	0
SP969 Land adj Tyn Lon	0 ?	+	+ ?	0 ?	0	0 ?	0	++	-	- ?	+	0
SP980 land adj Lon Ty'r Gof	0 ?	+	+ ?	0 ?	0	0 ?	0	++	-	- ?	+	0
SP995 Old Hafod Lon School	+	+	+	0?	0	0?	0	++	+	-?	+	0
C10 Employment Site	0?	+	+	0?	0	0?	++	0	-	-?	+	0
Summary												
Sites SP980, SP682 and C10 (employment allocation) are greenfield land located immediately adjacent to the settlement boundary whilst site SP995 represents brownfield land. Site SP969 is greenfield and an existing UDP housing allocation within the built form of Y Ffor. There are no international, national or local biodiversity designations or designated heritage assets within or adjacent to the site options. The loss of greenfield land could potentially have minor negative effects on biodiversity through the loss of connectivity and fragmentation of green corridors, particularly as SP 682, SP969 and SP980 contain trees. Employment activity on site C10 could potentially create pollution or disturbance to biodiversity. However, ilt is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects on biodiversity. Potential for a residual neutral effect against SA Objectives 1 and 5 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure. None of the sites are located within or adjacent to an area of flood risk, potential for a neutral effect against SA Objective 11.												

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All of the housing site options are within a reasonable walking distance (less than 1km) to the limited facilities and services that are available in Y Ffor, a Service Village. Potential for a minor long term positive effect against SA Objective 2. The village is located roughly 4.5km from Pwllheli and 25km from Caernarfon, and there are bus connections to these larger settlements within 400m of each of the sites, however the closest train station is in Pwllheli. Given the distance from existing services and facilities and bus connections, there is the potential for a minor positive effect on SA Objective 10 through reducing the need to travel. However it is considered that the significance of the effect will only be minor as it is likely that people will still travel to access the wider range of services / facilities and employment opportunities in larger settlements.

Development at any of the site options has the potential to increase levels of traffic; however, given the size of the sites it is unlikely that any increase would be significant. The candidate sites assessment indicates that road works would be required at site SP969 to move the existing speed restrictions. Parking would also be required at this site for the adjacent primary school. Parking would also be required at site C10. Sites SP682 and SP995 are located close to a main road in which residents currently park, highways have identified that it would be beneficial if development could provide parking to support the reduction of obstruction on the main road. Mitigation available through the Deposit JLDP policies and available at the project level should ensure that any impacts on the existing road network are minimised. Potential for a residual neutral effect on SA Objective 3 with an element of uncertainty. Whilst traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. Depending on the employment use at site C10, there is the potential for increased pollution on a local level. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicle usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However at this stage this is uncertain. There is the potential for cumulative effects should all the site options be development, which would need to be considered further through the SA of the Deposit JLDP.

The provision of a range of housing will also have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents, whilst the provision of new employment opportunities will have the same effect upon this objective. There are no conflicting land uses or any significant issues likely to affect human health at any of the housing site options. Depending on the employment use at site C10, could potentially have a negative effect on public amenity. Potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

Development at site C10 will lead to the creation of additional employment opportunities. With regards to the housing sites there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a neutral effect against SA Objective 6.

There is the potential for negative effects on landscape at sites SP682, SP969, SP980 and C10. The nature and significance of the effect will

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be dependent on the scale, layout and design of proposed development. However, given the size of the site options and mitigation provided through JLDP policies and available at the project level it is considered unlikely that development at the individual sites will have any major negative effects. These are more likely to occur cumulatively, if all the proposed site options were developed. Potential for a minor long term negative effect against SA Objective 8. The loss of greenfield land has the potential for minor long term negative effects against SA Objective 9. It should be noted that none of the sites contain best or most versatile agricultural land.

Development at sites SP969, SP980 and C10 could be viewed as encroachment into open countryside, with the potential to change the character of the area, especially given the size of the sites. Development at site SP682 and SP995 are more likely to integrate within the existing built form than sites SP969, SP980 and C10 which could be viewed as large extensions to the village.

No significant differences between the housing site options were identified by the appraisal. Development at sites SP682 and SP995 have the potential to integrate better with the existing built form than sites SP969 and SP980, which could be viewed as large extensions to the village. However, at this stage this is uncertain and dependant on the scale, layout and design of proposed development. There are traffic issues that would need to be addressed prior to development at site SP969.

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Amlwch												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP245 Land at Madyn Farm	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+ ?	0
SP561 Land adj Cae Rheinwas	0 ?	+	+	0 ?	0	- ?	0	++	-- ?	-	+ ?	0 ?
SP247 Land adj Tan y Bryn	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+ ?	0
SP900 Land adj Football Ground	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+ ?	0
SP981 Land adj Manyn Farm	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+ ?	0
SP985 Land adj Maes Mona	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	++	+ ?	0
Summary												
<p>All sites apart from SP985 are located on greenfield land adjacent to the development boundary. There are no internationally, national or local biodiversity designations within or adjacent to the sites. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. However, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects. Potential for a residual neutral effect against SA Objective 1 with an element of uncertainty until project level surveys and assessments have been carried out. It is noted that there is a known Great Crested Newt breeding pond on site SP245 which means an alternative habitat would be required for this protected species if development were to occur here. It is also noted that there are mature trees and hedgerows present on site SP247. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure.</p> <p>There are no designated heritage assets within or adjacent to the sites. For the majority of sites, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects. Potential for a residual</p>												

APPENDIX 6 – SA OF SITES

neutral effect for the majority of sites against SA Objective 5 with an element of uncertainty until project level surveys and assessments have been carried out. The Amlwch Port Conservation Area is located less than a km from the north east of the Town. The Amlwch Conservation Character Appraisal (2009) suggests that housing development at site SP561 has the potential to harm and impede outward views from the Conservation Area. It is therefore considered that there is the potential for a minor long-term negative effects on heritage, with an element of uncertainty until more detailed lower level studies have been carried out.

The majority of sites are not within a flood risk area, so there is the potential for a neutral effect against SA Objective 11. A small section of site SP561 is at risk during an extreme flood event. It is considered that any proposal for development could avoid this section of the site. Potential for a residual neutral effect against SA Objective 11, with an element of uncertainty in recognition of the small area of flood risk.

All sites are situated in convenient locations near the centre of the settlement making them accessible to the services and facilities on offer in the village. The sites to the south (SP247, SP245 & SP981) are located slightly further away from the centre; however the difference in distance is not considered significant as all sites are still within 1 km. Potential for a minor long-term positive effect against SA Objective 2. Taking this into account along with good access to sustainable transport modes (all sites within 400m of a bus stop) there is the potential for a minor long-term positive effect against SA objective 10 through reducing the need to travel in the village. However, it is recognised that future residents are likely to still travel to the larger settlement of Llangefni (14 miles away) for the greater range of services/facilities and employment opportunities on offer. It is therefore considered that there is also an element of uncertainty with regard to the positive effects against SA Objective 10. It should be noted that there are no suitable footpaths from Sites SP245 & SP981 into the village. Any proposal for development would need to ensure that suitable footpaths and cycle ways are provided to try and help to reduce the need to travel by car.

It should be noted that the Town Council are concerned about the potential levels of growth and implications for emergency services, health service and the Welsh language. The SA assumes that at any proposal for development can make appropriate and timely provision or contributions for necessary supporting infrastructure and other community facilities or services.

There is the potential for increased levels of traffic; however, given the size of the site options, individually they are unlikely to result in a significant increase in traffic. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that impacts on the existing road network are minimised. If all sites were to be developed there is the potential for minor long-term negative effects on traffic; however, at this stage this is uncertain. While traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor long term negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain. Potential for a residual neutral effect against SA Objective 3 with an element of uncertainty. It should be noted that there are minor obstacles in terms of highway access for sites SP935 and SP971. It is

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considered likely that there will be suitable measures to address these minor issues at the project level.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues that are likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a neutral effect against SA Objective 6.

The majority of the sites have either low or medium importance for landscape. There is the potential for minor long-term negative effects against SA Objective 8 for greenfield sites SP900, SP247, SP245 & SP981 as there will be development on a previously undeveloped area. There is the potential for a minor long-term positive effect on landscape for site SP985 through the regeneration of the brownfield site. Site SP561 is identified as having high visual importance, it is therefore considered that there is the potential for a major long-term negative effect on the landscape. It should be noted that development at SP245 and SP981 would have a poor visual association with the rest of the settlement and that sites SP900 and SP247 are well located in terms of the settlement pattern. Element of uncertainty for all sites until more detailed lower level assessments are carried out. The loss of greenfield land also has the potential for a minor long-term negative effect against SA Objective 9 for the majority of sites. Site SP985 is entirely brownfield land so there is the potential for a major long-term positive effect against SA Objective 9.

Development will not lead to the loss of best and most versatile agricultural land at any of the sites.

The SA has found that there are some key differences between the sites. Compared to the other sites, development at SP561 has the potential for a greater negative effect on landscape given its high visual importance. This also has implications for the setting of the Amlwch Conservation Area and therefore potential for minor negative effects on heritage. Compared to the other sites, SP985 has the potential for positive effects on the landscape and prudent use of land as it is brownfield land.

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Amlwch												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP378 Cae Syr Rhys,	0 ?	+	+ ?	-	0	0 ?	0	++	- ?	- ?	+	0
<p>Summary</p> <p>The site is a relatively large area of greenfield land (4.26ha) located adjacent to the settlement boundary. There are no international, national or local biodiversity designations or designated heritage assets within or adjacent to the site. The loss of greenfield land could potentially have minor negative effects on biodiversity through the loss of connectivity and fragmentation of green corridors, particularly as the site contains trees and hedgerows. It is considered that there is suitable mitigation provided through Deposit JLDP policies and available at the project level to ensure that there will be no significant negative effects on biodiversity or heritage. Potential for a residual neutral effect against SA Objectives 1 and 5 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure. The site is not located within or adjacent to an area of flood risk, however it should be noted that the land roughly 150m to the south of the site is located within an area of medium flood risk. Potential for a neutral effect against SA Objective 11.</p> <p>The site is located within a reasonable walking distance (less than 1km) to the services and facilities within Amlwch, which is an Urban Service Centre. There is the potential for a major positive effect against SA Objective 2 due to the nature of the location of Amlwch offering a wide range of services and facilities, however this is reduced to a minor positive effect as concerns exist over the pressures growth would place on the existing emergency and health services in Amlwch. There are bus stops within 400m of the site, however the closest train station is over 20km away in Valley. Given the distance from existing services and facilities and bus connections, there is the potential for a minor positive effect on SA Objective 10 through reducing the need to travel, however, it is considered minor given potential capacity issues relating to existing services/facilities.</p> <p>Development at the site has the potential to increase levels of traffic and greenhouse gas emissions, especially given the large size of the site. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that impacts on the existing road network are</p>												

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minimised, and in the longer-term greenhouse gas emissions are likely to reduce as a result of stringent emissions controls on new vehicles via Euro standards. However at this stage this is uncertain. Potential for a minor negative effect against SA Objective 3 with an element of uncertainty until lower level surveys and assessments have been carried out.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues that are likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the site and development would not lead to the loss of any existing employment. Potential for a neutral effect against SA Objective 6.

The site is not protected by a landscape designation, or identified as having high visual importance, however it should be noted that the site is within 200m of the Anglesey AONB and is therefore likely to form part of the AONB setting. Development at the site has the potential for the loss of greenfield land and therefore a minor long term negative effect against SA Objectives 8 and 9 through the development of a previously undeveloped area, although there is an element of uncertainty until detailed proposals have been submitted. Development could be viewed as encroachment into open countryside, which could affect the character of the area, however given that the site is bordered by housing development to the north and south it is unlikely that any change will be significantly detrimental. The site does not contain best or most versatile agricultural land.

Benllech												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP233 Land adj Pant y Cydun	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+	0 ?

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SP792 Land adj Tudno View	0 ?	+	++	0 ?	0	0 ?	0	++	- ?	-	+	0
SP924 Wendon Café Site	0 ?	+	++	0 ?	0	0 ?	0	++	- ?	-	+	0 ?

Summary

Sites SP233 and SP792 are located on greenfield land adjacent to the settlement development boundary, whilst SP924 is greenfield land within the boundary. There are no international, national, or local biodiversity designations or designated heritage assets within or adjacent to the sites. The loss of greenfield land could potentially have minor negative effects on biodiversity through the loss of connectivity and fragmentation of green corridors, particularly in site SP942 which contains trees, is in close proximity to the coastal beach line (roughly 70m). Site SP924 is approximately 400m from the Menai Strait and Conwy Bay SAC and Liverpool Bay SPA; however, given the size of the site it is unlikely that there would be any significant effects alone. This is less likely for sites SP233 and SP792 given that the sites are bordering and predominantly surrounded by existing residential development and infrastructure, including the A5025. It is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects on biodiversity. Potential for a residual neutral effect against SA Objective 1 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure.

None of the sites are within or adjacent to a flood risk area, potential for a neutral effect against SA Objective 11, although it should be noted that SP924 is only separated from the flood risk area by Bay View Road. It is noted that there are minor surface water issues associated with site SP233 meaning there is also some uncertainty against SA objective 11. NRW commented through the Council's candidate site appraisal that the lower elevation along the beach frontage in relation to site SP942 could mean that there are flooding issues in relation to sea level rise. Taking this into account it is considered that there is an element of uncertainty for site SP942 against SA Objective 11.

SP792 and SP233 are situated in convenient locations near the centre of the Benllech, a Local Service Centre, making them within a reasonable walking distance of the limited services and facilities in the village. Site SP924 is located further afield towards the eastern edge of the settlement but still within 1km of the main high street. Potential for a minor long term positive effect against SA Objective 2. The village is located approximately 7 miles from the larger settlement of Llangefni and 10 miles from Bangor. There are good public transport links (bus stops within 400m of each site option) to these larger settlements, however the closest train station is over 10km away in Llanfairpwll. Given the distance from existing services and facilities and bus connections, there is the potential for a minor positive effect on SA Objective 10 through reducing the need to travel. However, it is considered that the significance of the effect will only be minor as it is likely that people will still need to travel for the wider range of services/facilities and employment opportunities in larger settlements.

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Development at any of the site options has the potential to increase levels of traffic; however, given the size of the sites it is unlikely that any increase would be significant. The evidence does not indicate that there are any existing capacity issues with regard to the highway network. It should be noted that there is a potential access issue associated with SP792 around the A5025, although it is considered likely that this could be mitigated at the project level. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that impacts on the existing road network are minimised. Potential for a residual neutral effect on SA Objective 3 with an element of uncertainty. However, while traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicle usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However at this stage this is uncertain. There is the potential for cumulative effects should all the sites options be developed, which would need to be considered further through the SA of the Deposit JLDP.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues likely to affect human health at any of the site options. It should be noted that site SP924 is adjacent to a car park; however this is unlikely to result in any significant negative effects. Potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a neutral effect against SA Objective 6.

The site options are not protected by a landscape designation or are identified as having high visual importance. Although development at site SP942 would need to be sympathetic of the Red Wharf Bay AONB setting. Development at all of the sites has the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objective 8 and 9 through the development of a previously undeveloped area, although there is an element of uncertainty until detailed proposals have been submitted. The sites are all identified as being provisional Grade 3 agricultural land; it is not known at this stage if this is Grade 3a or 3b. The potential loss of best and most versatile agricultural land has the potential for a minor negative effect against SA Objective 9.

Although the SA has not identified any significant differences between the site options against SA Objectives, it should be noted that site SP924 is in a more sensitive receiving environment than sites SP233 and SP792 due to the nature of the site located on the coastal edge of the settlement, containing trees and as part of the Red Wharf Bay AONB setting.

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Bodedern												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP59 Cae Sarn Garnau	0 ?	+	+ ?	0 ?	0	0 ?	0	++	- ?	-	+	0
SP172/722/173/171 Tir ger Llwyn Angharad	0 ?	+	+ ?	0 ?	0	0 ?	0	++	- ?	-	+	0
Summary												
<p>Both sites are located on greenfield land immediately adjacent to the settlement boundary towards the southern edge of the village. There are no international, national or local biodiversity designations or designated heritage assets within or adjacent to the sites, although it should be noted that Bodedern Conservation Area is less than 350m away. The loss of greenfield land could potentially have minor negative effects on biodiversity through the loss of connectivity and fragmentation of green corridors. However it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects on biodiversity or heritage. Potential for a residual neutral effect against SA Objective 1 and 5 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure. The sites are not located within a flood risk area, potential for a neutral effect against SA Objective 11.</p> <p>The location of SP172/722/173/171 adjacent to London Road which runs through the centre of Bodedern means that it is within easy walking distance to the facilities and services that are available in the village, which is a Local Service Centre. Site SP59 is located behind existing housing estates and though the site is situated further afield from the main roads of the villages, it is still within a reasonable walking distance (less than 1km) to services and facilities. Potential for a minor long term positive effect against SA Objective 2. The village is located approximately 7 miles from the larger settlement of Holyhead. There are bus stops within 400m of both sites, however the closest train station</p>												

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is over 4km away in Valley. Given the distance from existing services and facilities and bus connections, there is the potential for a minor positive effect on SA Objective 10 through reducing the need to travel. However, it is considered that the significance of the effect will only be minor as it is likely that people will still need to travel for the wider range of services / facilities and employment opportunities in larger settlements.

Development at either of the site options has the potential to increase levels of traffic; however, given the size of the sites it is unlikely that any increase would be significant. The evidence does not indicate that there are any existing capacity issues with regard to the highway network, however it should be noted that there is a potential access issue with site SP59 (site access would be through the new housing development at Bron y Graig) though it is considered that this could be mitigated at the project level. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that impacts on the road network are minimised. Potential for a residual neutral effect on SA Objective 3 with an element of uncertainty. While traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicle usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However at this stage this is uncertain.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues likely to affect human health at either of the site options. Potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a neutral effect against SA Objective 6.

The site options are not protected by a landscape designation or identified as having high visual importance. Development at either site has the potential for the loss of greenfield land and therefore minor long-term negative effects against SA Objectives 8 and 9 through the development of a previously undeveloped area, although there is an element of uncertainty until detailed proposals have been submitted. As the sites are located on the edge of the settlement boundary, it could be seen as encroachment into open countryside which has the potential to change the character of the area, however given the size of the site, and the nature of the site being predominantly located at the rear of existing new development, it is not anticipated that this change will be significantly detrimental. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that there will be no significant negative effects. Potential for a residual minor long term negative effect against SA Objective 8, with an element of uncertainty until more detailed lower level assessments have been carried out. The loss of

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greenfield land also has the potential for a minor negative effect against SA Objective 9, however it should be noted that development at either site will not lead to the loss of best and most versatile agricultural land.

The SA has not identified any significant differences between the site options against SA Objectives, which is not surprising given their close proximity to each other.

Cemaes												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP926 Land rear of Holyhead Rd	0 ?	+	+	0 ?	0	0 ?	0	++	- ?	-	+ ?	0
Summary												
<p>There are no international, national or local biodiversity designations within or adjacent to the site. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. However, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects. Potential for a residual neutral effect against SA Objective 1 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure. It should be noted that the Tre'r Gof SSSI is approx 700m to the north west of the site; however, it is not considered that there are any environmental pathways for impacts to occur.</p> <p>The site is not within or adjacent to a flood risk area, potential for a neutral effect against SA Objective 11.</p> <p>There are no designated heritage assets within or adjacent to the site. However, it should be noted that there is a designated Conservation Area in the north of the village. Development at the site could have negative effects on the setting of the Conservation Area; however, it is unlikely to be significant once suitable landscape mitigation has been taken into account. It is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects on heritage. Potential</p>												

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for a residual neutral effect against SA Objective 5 with an element of uncertainty until project level surveys and assessments have been carried out.

The site is within walking distance (within 1km) to the existing facilities and services on offer in the village. Given the size of the site there is the potential to provide new facilities/ services; however, at this stage this is uncertain. Potential for a minor positive effect against SA Objective 2. The site has good access to public transport (within 400m of a bus stop) and there are no issues in relation to topography that may hinder accessibility for some residents. Given the distance of the site from existing facilities/ services and public transport there is the potential for development to reduce the need to travel with the potential for a positive effect against SA Objective 10. However, it is recognised that residents will still need to travel to larger settlements for some service/facilities e.g. supermarkets, so there is also some uncertainty. Any proposal for development should seek to contribute to improving walking and cycling routes into the village.

At this stage the available evidence does not indicate that there are any access or capacity issues with the existing road network. Development at the site has the potential to increase traffic; however, this is unlikely to be significant given the mitigation measures provided through Deposit JLDP policies and available at the project level. While traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor long term negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain. Potential for a residual neutral effect against SA Objective 3.

This large site has the potential to provide a range of facilities alongside housing; however, at this stage the scale and type of development is unknown. The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. Development of this scale can also provide green infrastructure which can provide recreation and leisure space and have positive effects on health in the long term; however, this is uncertain at this stage. There are no conflicting land uses or significant issues that are likely to affect human health, potential for a neutral effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues at the site which is likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a

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neutral effect against SA Objective 6.

The site is not protected by a landscape designation or is identified as having high visual importance. However, the LANDMAP landscape and visual layer is high. Development at the site has the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objective 8 through the development of a previously undeveloped area. There is also an element of uncertainty as the scale, layout and design of development will influence the significance of the effect and more detailed lower level assessments still need to be carried out. The site is identified as being provisional Grade 3 agricultural land; it is not known at this stage if this is Grade 3a or 3b. The potential loss of best and most versatile agricultural land as well as greenfield land has the potential for a minor negative effect against SA Objective 9.

Gaerwen												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP130 Land adj Gaerwen Uchaf Farm	0 ?	-	+	?	0	0 ?	0	++	- ?	-	-	-?
C38 Employment Site	0?	+	+	0?	0	0?	++	0	-	-	-	0
Summary												
Housing site SP130 represents greenfield land within the current settlement boundary of Gaerwen whilst site C38 is allocated for employment use and is located outside the boundary on greenfield land. There are no international, national or local biodiversity designations within, adjacent or in close proximity to the sites. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. Employment activity on site C38 could potentially create pollution or disturbance to biodiversity. However, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to												

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ensure that there are no significant negative effects. Potential for a residual neutral effect against SA Objective 1 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure.

There are no designated heritage assets within or in close proximity to the sites. However, it should be noted that within the village there are a number of Listed Buildings as well as a designated Conservation Area. It is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no negative effects on heritage. Potential for a neutral effect against SA Objective 5 with an element of uncertainty until project level surveys and assessments have been carried out.

The sites are not within a flood risk area; however, the County Council have major concerns regarding surface water running down towards Pentre Braw and the Afon Gors where there are existing issues with flooding (relevant to site SP130). They also have concerns regarding the capacity of the sewerage system to accommodate more development. Mitigation provided through JLDP policies and available at the project level should be able to ensure that flooding issues are not exacerbated elsewhere and that there are no significant negative effects. In recognition of the concerns expressed by the County Council through the candidate site assessment process it is considered that there is the potential for a minor negative effect against SA Objective 11, with an element of uncertainty until more detailed lower level assessments are carried out.

Despite being classed as a Local Service Centre, there are not many existing services/facilities available in the village; however, it should be noted that the Garwen Industrial Estate is within walking distance of the site. Potential for a negative effect against SA Objective 2 given the lack of facilities and services within walking distance. People will most likely travel to the larger settlements, such as Llangefni and Bangor, to meet their needs, particularly given the proximity of the A55. Despite the site having good access to public transport (bus stop within 400m) it is likely that most people will drive to the larger settlements. It is therefore considered that development will not reduce the need to travel with the potential for a minor long term negative effect against SA Objective 10.

This large housing site has the potential to provide a range of facilities alongside housing; however, at this stage the scale and type of development is unknown. The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. Development of this scale can also provide green infrastructure which can provide recreation and leisure space and have positive effects on health in the long term; however, this is uncertain at this stage. There are no conflicting land uses or significant issues that are likely to affect human health, potential for a neutral effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

As part of the candidate site assessment process the North Wales Trunk Road Agency has stated that there are existing capacity issues in

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relation to the Britannia Bridge at peak times. Development at both sites could exacerbate this issue as people travel to access the services/facilities and employment opportunities available in Bangor and the increased employment opportunities at site C38. At this stage it is not known exactly how much development will be proposed at site SP130, which makes it difficult to consider the impacts on traffic. Mitigation measures provided through Deposit JLDP policies and available at the project level, such as improvements to public transport infrastructure and new services/facilities should help to minimise impacts on traffic. However, at this stage their provision is uncertain. Given the existing capacity issues it is considered that there is the potential for a minor long term negative effect against SA Objective 3. There is the potential for cumulative effects with development at other site options within the plan area. This will need to be considered further through the SA of the Deposit JLDP. There is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. Depending on the employment use at site C38, there is the potential for increased pollution on a local level. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain. Potential for a residual neutral effect against SA Objective 3.

SP130 has the potential to provide a range of facilities alongside housing; however, at this stage the scale and type of development is unknown. The provision of a range of housing will have positive effects to promote social inclusion and community cohesion, whilst the provision of new employment opportunities will have the same affect upon this objective. Improving the provision of new housing stock should also be beneficial to the health of local residents. Development of this scale can also provide green infrastructure which can provide recreation and leisure space and have positive effects on health in the long term; however, this is uncertain at this stage. There are no conflicting land uses or significant issues that are likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

Development at site C38 will lead to the creation of additional employment opportunities. At this stage it is not known if any employment will be provided on site SP130. Development would not lead to the loss of any existing employment, potential for a neutral effect against SA Objective 6.

Both sites are not protected by a landscape designation or are identified as having high visual importance. Site C38 is located between the A5 and A55 which act as ready made boundaries which should help alleviate any negative impacts upon the landscape. Development at both sites would result in the loss of greenfield land and therefore a long-term negative effect against SA Objective 8 through the development of a previously undeveloped area. Given the size of the sites there is the potential for a significant negative effect on the landscape; however, this will be dependent to some extent on the final scale, layout and design of development. Mitigation provided through JLDP policies and available at the project level should help to reduce the significance of the negative effect. Potential for a residual long term negative effect against SA Objective 8, with an element of uncertainty until further more detailed assessments have been carried out.

Site SP130 is identified as being provisional Grade 3 agricultural land; it is not known at this stage if this is Grade 3a or 3b. The potential loss of

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best and most versatile agricultural land as well as greenfield land has the potential for a minor negative effect against SA Objective 9. In terms of any potential impacts upon the landscape, the Site SP130 is located within the built form of the settlement and blends in well with the existing built environment. However, there are concerns that the large size of the site would adversely affect the local landscape and character of the settlement.

It should be noted that there are isolated incidents of flooding in the public sewerage system in Gaerwen that would need to be resolved to allow development to proceed. Given the size of the site, the local sewerage system may be inadequate. There are also surface water issues in the village which would need to be mitigated prior to development taking place.

Gwalchmai												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP316 Land adj Fron Deg	0 ?	+	+	0 ?	0	0	0	++	- ?	-	+	0
SP411 Land at Tyddyn Carrog	0 ?	+	+	0 ?	0	0	0	++	- ?	-	+	0
SP481 Tir ger Wylfa Terrace	0 ?	+	+	0 ?	0	0	0	++	- ?	-	+	0
Summary All sites are located on greenfield land immediately adjacent to the settlement boundary. There are no international, national or local biodiversity designations or designated heritage assets within or adjacent to the sites. The loss of greenfield land could potentially have minor negative effects on biodiversity through the loss of connectivity and fragmentation of green corridors, particularly as both sites contain trees and hedgerows. Site SP316 and SP481 are approximately 600m from the edge of the Cors Bodwrog SSSI, whilst site SP411 is less than 150m away. Given the size of the sites it is unlikely that there would be any significant effects. It is considered that there is suitable mitigation												

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provided through JLDP policies and available at the project level to ensure that there are no significant negative effects on biodiversity. Potential for a residual neutral effect against SA Objective 1 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure. Neither of the sites are located within or adjacent to a flood risk area, potential for a neutral effect against SA Objective 11.

The sites are located within a reasonable walking distance to the facilities and services that are available in the village, which is a Service Village. Potential for a minor long term positive effect against SA Objective 2. The village is located approximately 6 miles from the larger settlement of Llangefni, and both sites are located within 400m to bus stops connecting the village with this larger settlement. The closest train station however is over 6km away in Ty Croes. Given the distance from existing services and facilities and bus connections, there is the potential for a minor positive effect on SA Objective 10 through reducing the need to travel. However, it is considered that the significance of the effect will only be minor as it is likely that people will still need to travel for the wider range of services / facilities and employment opportunities in larger settlements.

Development at the site options has the potential to increase levels of traffic; however, given the size of the sites it is unlikely that any increase would be significant. The candidate site assessments carried out by the Council do not indicate that there are any existing capacity or access issues with regard to the highway network. Mitigation provided through the Deposit JLDP policies and available at the project level should ensure that impacts on the existing road network are minimised. Potential for a residual neutral effect on SA Objective 3 with an element of uncertainty. Whilst traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicle usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However at this stage this is uncertain.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues likely to affect human health any either of the site options. Potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a neutral effect against SA Objective 6.

The site options are not protected by a landscape designation or are identified as having high visual importance. Development at either of the

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sites has the potential for the loss of greenfield land and therefore a minor long term negative effect against SA Objectives 8 and 9 through the development of a previously undeveloped area, although there is an element of uncertainty until detailed proposals have been submitted. Development at site SP411 could be seen as encroachment into open countryside and while it may lead to a change in the character of the area, it is not anticipate that this change will be significantly detrimental, given the proximity existing residential development. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that negative effects are not significant. The loss of greenfield land has the potential for a minor negative effect against SA Objective 9, however it should be noted that development will not lead to the loss of best and most versatile agricultural land.

Although the SA has not identified any significant differences between the site options against the SA Objectives, it should be noted that site SP411 is in a more sensitive receiving environment than site SP316 and SP481 due to its close proximity to the SSSI and encroachment into open countryside.

Holyhead												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP228 Land adj Stad Waunfawr	0 ?	-?	+	-?	0	0 ?	0	++	- ?	-	+ ?	0
SP296 Land adj Tyddyn Bach	0 ?	-?	+	- ?	0	0 ?	0	++	- ?	-	+ ?	0
SP66 Land adj Cae Rhos	0 ?	-?	+	0 ?	0	0 ?	0	++	-	-	+ ?	0 ?
SP190 Land at yr Ogof	0 ?	-?	+	0 ?	0	0 ?	0	++	-	-	+ ?	0
Summary												

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Sites SP228 and SP66 are classified as greenfield land adjoining the settlement development boundary, whilst SP296 and SP190 represent greenfield land within the settlement boundary. There are no international, national or local biodiversity designations within or adjacent to the sites. The loss of greenfield land at the site options could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. It should be noted that there are a number of SSSIs and European sites situated around the town. However, given the location and size of the sites it is considered that development would be unlikely to have significant effects. Suitable mitigation is provided through JLDP policies and available at the project level to ensure that there are no significant negative effects on biodiversity as a result of development on the site options alone. Potential for a residual neutral effect for the site options against SA Objective 1 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure.

There are no international, national or local heritage designations within or adjacent to the sites. There are a number of Listed Buildings as well as a Conservation Area within the town. Given the mitigation provided through JLDP policies and available at the project level it is unlikely that there will be any significant negative effects on heritage. While development may lead to a change in the character of the immediate area, it is not anticipated that this change will be significantly detrimental to the setting of heritage assets due to the relative size of Holyhead. Potential for a residual neutral effect against for all site options against SA Objective 5 with an element of uncertainty until project level surveys and assessments have been carried out.

Available evidence indicates that the site options are not within or adjacent to an area of flood risk. Potential for a neutral effect against SA Objective 11. The Highways Department has indicated through the candidate site assessment process that there are major drainage problems which leads to the whole road flooding at site SP66. In recognition of this there is also an element of uncertainty for site SP66 against SA Objective 11.

All of the site options are just over 1 km away from existing services/ facilities in the town. While this is not within reasonable walking distance, it is recognised that Holyhead provides a wide range of facilities/services and employment opportunities. Potential for a minor long term negative effect against SA Objective 2. It should be noted that there are no significant differences in terms of the distance from existing facilities/ services between the site options. All of the site options are within 400m of a bus stop and none of them are within 1km of the railway station. Potential for a minor positive effect against SA Objective 10 through reducing the need to travel. There is also an element of uncertainty given the distance of existing facilities/ services; however, given the wide range on offer including employment opportunities in Holyhead there is still the potential to reduce the need to travel. Any proposal for development should seek to improve walking and cycling routes into the town as well as public transport.

The Highways Department has indicated through the candidate site appraisal process that there may be capacity issues for the highway network if both sites SP228 and SP296 are developed. The candidate site appraisal also identifies that there is a potential issue regarding

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access for sites SP228 and SP190. Development at all the site options have the potential to increase traffic; however, this is unlikely to be significant given the mitigation measures provided through JLDP policies and available at the project level. Given the potential capacity issues identified by the Highways Department it is considered that there is the potential for a minor negative effect against SA Objective 3 for site options SP228 and SP296. At this stage the available evidence does not indicate that there are any capacity issues with the existing road network for site options SP66 and SP190, potential for a residual neutral effect against SA Objective 3. There is an element of uncertainty for all sites until more detailed lower level assessments have been carried out. While traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.

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

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing employment, potential for a neutral effect for all site options against SA Objective 6.

None of the site options are protected by a landscape designation or are identified through the candidate site assessment as having high visual importance. Site options SP66 and SP190 are in close proximity to the Anglesey AONB and the candidate site assessment identifies that site SP190 is elevated above adjacent land and could be considered a prominent location. Development at all the site options will lead to the loss of greenfield land and therefore have a minor long-term negative effect against SA Objective 8 through the development of a previously undeveloped area. Given the proximity of the sites SP66 and SP190 to the AONB there is the potential for impacts on its setting and therefore a negative effect of greater significance on landscape than site options SP228 and SP296. Mitigation provided through JLDP policies and available at the project level should help to ensure that none of the sites have major negative effects on the landscape. There is also an element of uncertainty as the scale, layout and design of development will influence the significance of the effect and more detailed lower level assessments still need to be carried out. In recognition of the proximity of the AONB it is considered that there is less uncertainty with regard to the potential negative effects on the landscape of development at sites SP 66 and SP190.

The loss of greenfield land at all the site options also has the potential for a minor negative effect against SA Objective 9. It should be noted that none of the sites contain best and most versatile agricultural land.

The SA has found that the key differences between the site options relate to the capacity of the road network and proximity of the AONB. The Highways Department has indicated through the candidate site assessment process that there may be potential capacity issues for the existing highway network if both sites SP228 and SP296 are developed. It was considered that there is the potential for a minor negative effect against

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SA Objective 3 for those sites, whereas sites SP66 and SP190 were considered likely to have a residual neutral effect. The proximity of sites SP66 and SP190 to the Anglesey AONB means that they have the potential for a negative effect of greater significance compared to the other site options. However, at this stage this is uncertain as the scale, layout and design of development will influence the significance of the effect and more detailed lower level assessments still need to be carried out.

Holyhead												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP296 Land adj Tyddyn Bach	0 ?	++	+ ?	0 ?	0	0 ?	0	++	- ?	- ?	++	0
Summary												
<p>The site is classified as greenfield land within the settlement boundary. There are no international, national or local biodiversity designations or designated heritage assets within or adjacent to the site. It should be noted however, that the site is within 1km of the Holy Island Coast SSSI / SAC / SPA and the Tre Wilmot SSSI though it is not anticipated that there will be any major effects given the amount of development between the site and the designated habitats. The loss of greenfield land could potentially have minor negative effects on biodiversity through the loss of connectivity and fragmentation of green corridors, particularly as the site contains trees. It is considered that there is suitable mitigation provided through Deposit JLDP policies and available at the project level to ensure that there will be no significant negative effects on biodiversity. Potential for a residual neutral effect against SA Objectives 1 and 5 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure. The site is not located within an area of flood risk, potential for a neutral effect against SA Objective 11.</p> <p>The site is located towards the north west of the settlement and, is within a reasonable walking distance (less than 1km) to the extensive variety of facilities and services that are available in Holyhead, an Urban Service Centre. Potential for a major long term positive effect against SA Objective 2. There are excellent public transport links, with bus connection within 400m of the site, and a train station roughly 1km away. Given</p>												

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the distances from excellent provisions of services and facilities, and given the excellent public transport connections, there is the potential for a major positive effect against SA Objective 10 through reducing the need to travel.

Development at the site has the potential to increase level of traffic and greenhouse gas emissions, however given the size of the site, and the excellent public transport connections, it is considered that any increase is unlikely to be significant. The evidence indicates that there are existing capacity issues with the road network however, which will need to be considered at the project level. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that impacts on the existing road network are minimised, potential for a residual neutral effect on SA Objective 3 with an element of uncertainty. Though greenhouse gas emissions are likely to increase in the short term, in the longer-term it is likely that these will reduce as a result of stringent emissions controls on new vehicle via Euro standards, however this remains uncertain at this time.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the site and development would not lead to the loss of any existing employment. Potential for a neutral effect against SA Objective 6.

The site is not protected by a landscape designation or identified as having high visual importance. Development at the site has the potential for the loss of greenfield land and therefore a minor negative effect against SA Objectives 8 and 9 through the development of a previously undeveloped area, although there is an element of uncertainty until detailed proposals have been submitted. Development could be viewed as encroachment into open countryside, which may change the character of the area, however it is considered that any change is not likely to be significantly detrimental given the close proximity to existing development and roads. The site is not identified as containing best and most versatile agricultural land.

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Llanerchymedd												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP82 Land adj Tyn y Ffynnon	0 ?	- ?	+ ?	0 ?	0	0 ?	0	++	-	-	- ?	0
SP502 Land rear of Maes Athen	0 ?	- ?	+ ?	0 ?	0	0 ?	0	++	-	-	- ?	0
SP615 Land adj Eithinog	0 ?	- ?	+ ?	0 ?	0	0 ?	0	++	-	-	- ?	0
SP340 Land adj Hafod y Foel	0 ?	- ?	+ ?	0 ?	0	0 ?	0	++	-	-	- ?	0
Summary												
<p>All four site options are greenfield land located immediately adjacent to the settlement boundary. There are no international, national or local biodiversity designations or designated heritage assets within or adjacent to the sites. The loss of greenfield land could potentially have minor negative effects on biodiversity through the loss of connectivity and fragmentation of green corridors. However, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects. Potential for a residual neutral effect against SA Objective 1 and 5 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure. The sites are not within a flood risk area, potential for a neutral effect against SA Objective 11.</p> <p>All of the site options are within reasonable walking distance of the limited facilities and services that are available in this Service Village. However, it is unlikely that the poor range of existing facilities / services and employment opportunities will be sufficient to satisfy all the needs of new residents. It is therefore considered that there is the potential for a minor long-term negative effect against SA Objective 2. Sites SP82 and SP502 are within 400m of a bus stop, sites SP615 and SP340 are within 800m of a bus stop with connections to the larger settlements of Llangefni (roughly 7 miles away) and Amlwch (roughly 5 miles away); however, given the lack of existing facilities and services, it is considered that development will not reduce the need to travel. Potential for a minor negative effect against SA Objective 10, with an element of</p>												

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uncertainty.

Development at any of the site options has the potential to increase levels of traffic, however given the size of the sites it is unlikely that any increase would be significant. The evidence does not indicate that there are any existing capacity issues with regard to the highway network, however it should be noted that there are potential access issues with site SP502 which will require a new pedestrian link. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that there will be no significant negative effects on the existing road network. While traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicle usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain. Potential for a residual neutral effect on SA Objective 3 with an element of uncertainty, given that development is unlikely to reduce the need to travel. There is also the potential for cumulative effects should all the sites options be developed, which would need to be considered further through the SA of the Deposit JLDP.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues that are likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is unknown if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a neutral effect against SA Objective 6.

The site options are not protected by a landscape designation or are identified as having high visual importance. Development at all of the sites has the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objectives 8 and 9 through the development of a previously undeveloped area, however the sites are not identified as containing best and most versatile agricultural land.

The SA has not identified any significant differences between the site options against SA Objectives, which is not surprising given their close proximity to each other.

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Llanfairpwll												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP721	0 ?	+	+?	0 ?	0	0 ?	0	++	-	-	0?	0
Summary												
<p>This site is classified as greenfield which is adjacent to the development boundary of Llanfair Pwll. There are no international, national or local biodiversity designations within or adjacent to the site. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. However, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects. Potential for a residual neutral effect against SA Objective 1 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure.</p> <p>There are no designated heritage assets within or adjacent to the site. It is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects on heritage. Potential for a residual neutral effect against SA Objective 5 with an element of uncertainty until project level surveys and assessments have been carried out.</p> <p>The site is not within a flood risk area, potential for a neutral effect against SA Objective 11.</p> <p>The site is within 1km to existing facilities and services in the village so is within reasonable walking distance. The site has good access to public transport (within 400m of a bus stop). Given the distance of the site from existing facilities/ services and access to public transport there is the potential for development to reduce the need to travel. It is also recognised that people are still likely to travel to the larger settlements, such as Bangor, to access a greater range of services/facilities and employment opportunities. Potential for an uncertain effect against SA Objective 10.</p> <p>At this stage the available evidence does not indicate that there are any capacity issues with the existing road network. Development at the site has the potential to increase traffic; however, this is unlikely to be significant given the mitigation measures provided through JLDP policies and available at the project level. Potential for a residual neutral effect against SA Objective 3. While traffic is not considered likely to increase</p>												

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significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues that are likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the site. Development would not lead to the loss of any existing employment, potential for a neutral effect against SA Objective 6.

The site is not protected by a landscape designation or is identified as having high visual importance. Development at the site has the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objective 8 through the development of a previously undeveloped area. There is also an element of uncertainty as the scale, layout and design of development will influence the significance of the effect and more detailed lower level assessments still need to be carried out. The loss of greenfield land also has the potential for a minor negative effect against SA Objective 9. It should be noted that the site does not contain best and most versatile agricultural land.

Llangefni											
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport
	1	2		3	4	5	6	7	8	9	10
SP657: Land adj. Maes Derwydd	0 ?	-	+ ?	0 ?	0	0 ?	0	++	- ?	-	-
SP658/SP58: Land	0 ?	+	+ ?	0 ?	0	- ?	0	++	- ?	-	+

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at Gwernhefin												
SP833: Bodelis Fields	0 ?	-	+ ?	0 ?	0	0 ?	0	++	- ?	- ?	-	0 ?
SP902: Land adj. Ty Hen Estate	0 ?	-	+ ?	0 ?	0	0 ?	0	++	- ?	-	-	0 ?
SP903/904: Land at Coleg Menai	0 ?	+	+ ?	0 ?	0	0 ?	0	++	- ?	- ?	+	0 ?
SP970: Land adj. Tyn Coed	0 ?	+	+ ?	0 ?	0	0 ?	0	++	- ?	- ?	+	0
SP990	0 ?	+	+ ?	0 ?	0	0 ?	0	++	- ?	- ?	+	0
SP991	0 ?	+	+ ?	0 ?	0	0 ?	0	++	- ?	- ?	+	0
SP1000 Hen Ysgol y Bont	0?	+	+	0?	0	0?	0	++	+	++	+	0
SP1001 Land adj Coleg Menai	0 ?	+	+ ?	0 ?	0	0 ?	0	++	- ?	- ?	+	0
Summary												
<p>The site options are all located on greenfield land apart from SP1000 which represents brownfield land. Most of the site options are adjacent to the settlement boundary, apart from sites, SP991 and SP904 which are within the settlement boundary. There are no international, national or local biodiversity designations within or adjacent to the site options. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors, particularly as all sites contain trees and / or hedgerows. It is considered that there is suitable mitigation provided through Deposit JLDP policies and available at the project level to ensure that there will be no significant negative effects. Potential for a residual neutral effect against SA Objective 1 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure.</p> <p>There are no designated heritage assets within or adjacent to the sites, however it should be noted that sites SP658/SP58 is an elevated site, its setting being an important and sensitive receptor contributing to the special quality of the area, potential for a minor residual negative effect on the Conservation Area designation with an element of uncertainty as effects will be dependent upon scale, form, layout and density of development. It is considered that there is suitable mitigation provided through Deposit JLDP policies and available at the project level to</p>												

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ensure that there will be no significant negative effects. Potential for a residual neutral effect against SA Objective 5 for all other sites, with an element of uncertainty until detailed proposals have been submitted.

The site options are not located within or adjacent to an area of flood risk, potential for a neutral effect against SA Objective 11. It should be noted however that the candidate site assessments has identified concerns over isolated incidents of flooding in the public sewerage system at sites SP657, SP833, SP902 and SP903/904, and surface water issues on Lôn Penmynydd affecting site SP903/904. It is considered that there is suitable mitigation provided through Deposit JLDP policies and available at the project level to ensure that there will be no significant negative effects, however there is an element of uncertainty until project level surveys and assessments have been carried out.

Most of the site options are within a reasonable walking distance (less than 1km) of the services and facilities available in Llangefni, which is an Urban Service Centre, with a potential for a minor long term positive effect against SA Objective 2. It should be noted that site SP990 is adjacent to a large employment area and therefore has better access to existing employment opportunities compared to the other site options. However sites SP657, SP833 and SP902 are over 1km from the existing services and facilities with the potential for a minor negative effect. There are bus stops within 400m of all the site options, however the closest train station is approximately 8km away in Llanfairpwll. Given the distances from existing services and facilities and bus connections for those sites scored positively, there is the potential for a minor positive effect on SA Objective 10 through reducing the need to travel. Those sites outside of reasonable walking distances have the potential for minor negative effects on SA Objective 10, as it is likely that there will be people who will travel by private car to access services and facilities.

Development at any of the site options has the potential to increase levels of traffic, particularly in the larger site options; SP657, SP658/SP58, SP833, SP970 and SP990. The candidate site assessments carried out by the Council do not indicate any capacity or access issues for the majority of the sites, however sites SP657 and SP833 would require access and highways improvements prior to development, and site SP903 is located in an area with major traffic issues and major parking problems. It is considered that there is suitable mitigation provided through the Deposit JLDP policies and available at the project level to ensure that there will be no major negative impacts on the existing highways network, potential for a residual neutral effect on SA Objective 3 with an element of uncertainty until project level surveys and assessments have been carried out. Whilst traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicle usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However at this stage this is uncertain. There is the potential for significant cumulative effects should all the site options be developed, which would need to be considered further through the SA of the Deposit JLDP.

The provision of a range of housing will have positive effect to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues likely to

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affect human health at any of the site options. Potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the sites and development would not lead to the loss of any existing employment. Potential for a neutral effect against SA Objective 6 for all site options. It should be noted that site SP990 is adjacent to a large employment area and therefore has better access to existing employment opportunities compared to the other site options.

The site options are not protected by any landscape designations or are identified as having high visual importance. Development has the potential for the loss of greenfield land at all of the site options, and therefore has the potential for a minor long term negative effect against SA Objectives 8 and 9 through the development of a previously undeveloped area, although there is an element of uncertainty until detailed proposals have been submitted. Development at sites SP833, SP902, SP657, SP658/SP58, SP1001 and SP990 could be viewed as encroachment into the open countryside, with the potential to change the character of the area. This is most prominent at site SP658/SP58 which is an elevated site in the south of the settlement. Development at sites SP658/SP58, SP657 and SP902 could lead to the loss of best and most versatile agricultural land, with potential for minor long term negative effects against SA Objective 9.

Sites SP970, SP991, SP903, SP1000 and SP990 are all in what it considered to be more sustainable locations due to their proximity to the town centre, the other site options are further afield and therefore less likely to contribute towards sustainability objectives. Site SP658/SP58 is considered to be more sensitive to change given its elevation and impacting views of the site. Due to the number of large site options within the settlement, it is considered that there is the potential for both major positive and negative cumulative effects if all of the site options are developed. This will need to be considered further through the SA of the Deposit JLDP.

Menai Bridge											
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport
	1	2		3	4	5	6	7	8	9	10
	11										
SP264 land adj	0 ?	-	+	0?	0	0 ?	0	++	- ?	-	?

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Maes yr Hafod												
SP985 Tyddyn Mostyn	0 ?	+	++	-?	0	0 ?	0	++	- ?	-	+	0
SP289 Ty Mawr	0 ?	+	++	-?	0	0 ?	0	++	- ?	-	+	0
SP1002 Lon y Gamfa	0?	-	++	0?	0	0?	0	++	-?	-	?	0

Summary

All four of the site options are located on greenfield land; however, SP985, SP289 and SP1002 are situated within the UDP development boundary, whereas SP264 represents land immediately adjoining the boundary. There are no internationally, national or local biodiversity designations or designated heritage assets within or adjacent to the sites. The loss of greenfield land could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. However, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects. Potential for a residual neutral effect against SA Objective 1 and 5 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure. The candidate site assessment process identifies that there could potentially be archaeological assets at site SP264. It is therefore considered that there is a greater level of uncertainty compared to the other site options against SA Objective 5.

With regards to SA Objective 5, development at SP264 could potentially have a negative impact upon archaeological assets. An appropriate archaeological assessment will be required prior to development. There is uncertainty as to the impact against SA5 at this stage.

The sites are not within a flood risk area, potential for a neutral effect against SA Objective 11.

Sites SP289 and SP985 are considered to be within walking distance (less than 1 km) from the existing services and facilities in the village, whereas site SP264 and SP1002 are not (over 1 km). The footpath along the B5420 into the village is also sloping which could hinder accessibility for some residents. Potential for a minor positive effect against SA Objective 2 for site options SP 289 and SP985. Potential for a minor long term negative effect for site SP269 against SA Objective 2. It should be noted that site SP264 is situated adjacent to a small employment site. All of the site options have good access to public transport (bus stop within 400m). Potential for minor long-term positive effect for sites SP289, SP985 and SPT40 against SA Objective 10 as they are within walking distance to existing facilities/services and public transport. The potential for development at sites SP264 and SP1002 to reduce the need to travel is more uncertain given the distance from existing facilities/ services and incline of footpaths. It is acknowledged that residents will still travel into Bangor for some services/facilities but

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as Menai Bridge is a Local Service Centre and given the proximity of Bangor this is not considered significant.

While none of the sites are likely to significantly increase the levels of traffic, the candidate site assessment process indicates that the existing highway network isn't suitable to deal with development at sites SP289 and SP985. There are also potential issues with access to the existing highway network for both sites. Mitigation provided through JLDP policies and available at the project level should ensure that there are no significant negative effects. Potential for a minor negative effect against SA Objective 3 for site SP289 and SP985, with an element of uncertainty until more detailed lower level assessments have been carried out. As part of the candidate site assessment process the North Wales Trunk Road Agency stated that there are existing capacity issues in relation to the Britannia Bridge at peak times. They infer that development at SP264 could exacerbate the issue. Given the size of the site and small number of dwellings required for the village it is unlikely that development would contribute significantly to the levels of traffic. There are suitable mitigation measures available to ensure that there are no significant negative effects. Potential for a residual neutral effect, with an element of uncertainty until more detailed lower level assessments have been carried out. There is the potential for cumulative effects with development at other site options within the plan area. This will need to be considered further through the SA of the Deposit JLDP. While traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues at any of the site options that are likely to affect human health, potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the sites. Development at the site options would not lead to the loss of any existing employment. Site SP264 is adjacent to a small employment; however, sites SP289, SP985 are closer to the employment opportunities in the village. No significant differences between the site options, potential for a neutral effect against SA Objective 6.

The site options are not protected by a landscape designation or are identified as having high visual importance. Development at all of the sites has the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objective 8 through the development of a previously undeveloped area. Site SP264 is located between a small employment site and residential area so represents a logical extension to the settlement as development would not extend the built form into the open countryside as is the case for site SP1002. Site SP289 and SP985 represent infill sites. It is therefore unlikely that development at any of the site options will have significant negative effects on the landscape. Element of uncertainty for the other site options until more detailed lower level assessments are carried out. The

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loss of greenfield land also has the potential for a minor long-term negative effect against SA Objective 9.

It should be noted that none of the sites contain best and most versatile agricultural land.

The SA has found that there are some key differentiators between the site options, which relate to accessibility to existing services and facilities, reducing the need to travel and the suitability of the existing highway network. Sites SP985 and 289 are within walking distance to existing facilities/services in the village, whereas sites SP264 and SP1002 are not. There is also an incline from the village to site SP264 along the B5420 that could hinder accessibility for some residents. It was therefore considered that development would be less likely to reduce the need to travel. While none of the sites are likely to significantly increase the levels of traffic, the candidate site assessment process indicates that the existing highway network isn't suitable to deal with development at sites SP289 and SP985 and that providing suitable access could be problematic.

Newborough												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP463 Cae Plas	0 ?	+	+?	0 ?	0	0 ?	0	++	- ?	-	+	0
SP969 Land adj Church Street	0 ?	+	+?	0 ?	0	0 ?	0	++	- ?	+	+	0
Summary Site SP969 is located on both greenfield and brownfield land predominantly within the settlement boundary, whilst site SP463 is wholly greenfield land located immediately adjacent to the settlement boundary. There are no international, national or local biodiversity designations within or adjacent to the sites. However it should be noted that site SP463 is located within 400m, and site SP969 within 550m of the Newborough Warren SSSI and Abermenai to Aberffraw SAC, and both sites are also around 1km away from the Anglesey Coast SAC.												

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saltmarsh and intertidal substrate habitats, and Newborough Warren NNR. Given the size of the site options, it is unlikely that there would be any significant effects. The loss of greenfield land could potentially have minor negative effects on biodiversity through the loss of connectivity and fragmentation of green corridors. It is considered that there is suitable mitigation provided through Deposit JLDP policies and available at the project level to ensure that there will be no significant negative effects on biodiversity. Potential for a residual neutral effect against SA Objective 1 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure.

Neither of the sites contain or are adjacent to any designated heritage assets, however site SP969 requires archaeological evaluation (as revealed by a current development application), potential for a residual neutral effect with an element of uncertainty until project level assessments have been carried out. Neither of the sites are located within or adjacent to a flood risk area, potential for a neutral effect against SA Objective 11.

The site options are located within a reasonable walking distance to the facilities and services that are available in the village, which is a Service Village. Potential for a minor long term positive effect against SA Objective 2. The village is located approximately 9 miles from the larger settlement of Llangefni, and both sites are within 400m to bus connections to this larger settlement. The sites are however over 6km away from the nearest train station in Bodorgan. Given the distance from existing services and facilities and bus connections, there is the potential for a minor positive effect on SA Objective 10 through reducing the need to travel. However, it is considered that the significance of the effect will only be minor as it is likely that people will still need to travel for the wider range of services / facilities and employment opportunities in larger settlements.

Development at either of the site options has the potential to increase levels of traffic; however given the size of the sites it is unlikely that any increase would be significant. The evidence does not indicate that there are any existing capacity or access issues with regard to the highway network. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that impacts on the existing road network are minimised. Potential for a residual neutral effect on SA Objective 3 with an element of uncertainty. Whilst traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicle usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However at this stage this is uncertain. There is the potential for cumulative effects should both sites be developed, which would need to be considered further through the SA of the Deposit JLDP.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues likely to affect human health at either of the site options. Potential for a minor positive effect against SA Objective 2 with an element of uncertainty until

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detailed proposals have been submitted.

At this stage it is unknown if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a neutral effect against SA Objective 6.

Site SP969 is within the Anglesey AONB and site SP463 is adjacent to it so there is the potential for negative effects on its setting. The nature and significance of the effect will be dependent on the scale, layout and design of proposed development. However, given the size of the site options and mitigation provided through JLDP policies and available at the project level it is considered unlikely that development at the individual sites will have any major negative effects. These are more likely to occur cumulatively, if all the proposed site options were developed. Potential for a minor long term negative effect against SA Objective 8 with an element of uncertainty. Development at site SP969 would utilise some brownfield land with the potential for minor positive effects; however, at this stage this is uncertain. The loss of greenfield land at site SP463 has the potential for minor long term negative effects against SA Objective 9. As site SP969 is partly brownfield land there is the potential for a minor positive effect against SA Objective 8. It should be noted that none of the sites contain best or most versatile agricultural land.

The SA did not identify any significant differences between the site options. Development at either site option has the potential to have negative effects on the Anglesey AONB and therefore landscape. Despite being within the AONB, development at site SP969 has the potential to integrate better with the existing built form as it is partly brownfield land and surrounding by existing development. Site SP463 is entirely greenfield and could be viewed as an extension into the countryside.

Pentraeth												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP773 Land at	0 ?	+	+?	- ?	0	0 ?	0	++	-	-	+	- ?

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Glanrafon												
SPSP222 Pentraeth Nursery	0 ?	+	+?	- ?	0	0 ?	- ?	++	+ ?	++	+	0
Summary												
<p>Site SP773 is located on greenfield land adjacent to the settlement development boundary. Site SP222 is located on brownfield land within the settlement boundary. There are no international, national or local biodiversity designations or designated heritage assets within or adjacent to the sites, however it should be noted that both sites are within 1km to the Gwenfro and Rhos Y Gad SSSI and Anglesey Fens SAC. Given the size of the sites it is unlikely however that there would be any significant effects. It is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there will be no significant effects on biodiversity. Potential for residual neutral effect against SA Objectives 1 and 5, with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure.</p> <p>Site SP222 is not located within or adjacent to a flood risk area, potential for a neutral effect against SA Objective 11. Site SP773 however is adjacent to an area of medium to low flood risk, which also encompasses the south east border of the site. It is considered that there is suitable mitigation provided through Deposit JLDP policies and available at the project level to ensure no significant negative effects. Potential for a minor negative effect against SA Objective 11 for site SP773 with an element of uncertainty until detailed proposals have been submitted.</p> <p>Both sites are located adjacent to the B5205 which runs through the village, and within a reasonable walking distance (less than 1km) of the services and facilities available in the village, which is a Local Service Centre. Potential for a minor long term positive effect against SA Objective 2. The village is located approximately 5 miles from the larger settlement of Llangefni. There are public transport links within 400m of both sites to this larger settlement, however the closest train station is over 7km away in Llanfairpwll. Given the distance from existing service and facilities and bus stops, there is the potential for a minor positive effect against SA Objective 10 through reducing the need to travel. However, it is considered that the significance of the effect will only be minor as it is likely that people will still need to travel for the wider range of services / facilities and employment opportunities in larger settlements..</p> <p>Development at either of the site options has the potential to increase levels of traffic; however given the size of the sites it is unlikely that any increase would be significant. The candidate site appraisal process indicates that there is a potential capacity issue on the A55 and that transport assessments would be required. Give the potential capacity issues it is considered that there is the potential for minor negative effects on SA Objective 3 with an element of uncertainty until detailed proposals have been submitted. Mitigation provided through Deposit JLDP policies and available at the project level should ensure that impacts on the existing road network are minimised. There is also the</p>												

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potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicle usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However at this stage this is uncertain. There is potential for cumulative effects if both site options are developed, which would need to be considered further through the SA of the Deposit JLDP.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues likely to affect human health any either of the site options. Potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the sites. Development could lead to the loss of the existing garden centre at site SP222 with the potential for a minor negative effect on SA Objective 6 with an element of uncertainty until detailed proposals have been submitted. There are no significant differences in terms of access to other existing employment opportunities in the village.

The site options are both located adjacent to the Anglesey AONB; however, evidence suggests that neither of them are of high importance or would have adverse impacts on important views/vistas. Development at site SP773 has the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objectives 8 and 9 through the development of a previously undeveloped area. Development could also be viewed as encroachment into open countryside at this site, which could lead to a change the character of the area, though it is not anticipated that this change will be significantly detrimental due to the residential connections to the north and south of the site, it should be noted however that the sloping topography of the site could make development prominent from some locations. Development at site SP222 would utilise brownfield land with the potential for minor positive effects against SA Objectives 8 and 9. There is an element of uncertainty for site SP222 against SA Objective 8 as positive effects will be dependent on the scale, layout and design of development. The sites do not contain best and most versatile agricultural land.

While both sites are adjacent to each other and the Anglesey AONB, the appraisal has identified some differences. These include an area of flood risk adjacent to site SP773 and the loss of an existing employment site at site SP222. Development at site SP773 would lead to the loss of greenfield land with potential negative effects on landscape and soils, whereas development at site SP222 would result in the use of previously developed land which could have positive effects.

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Rhosneigr												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP241 Land adj Trewan Cottage	0 ?	+	+ ?	0 ?	0	0	0	++	- ?	-	+	0 ?
SP928 Land adj School	0 ?	+	+ ?	0 ?	0	0	0	++	-	-	+	0 ?
SP927 Land adj Sisal y Mor	0 ?	+	+ ?	0 ?	0	0	0	++	-	-	+	0
Summary												
<p>All three site options are located on greenfield land immediately adjacent to the settlement boundary. There are no international, national or local biodiversity designations or designated heritage assets within or adjacent to the sites, however all site options are relatively close to the three SSSIs within Rhosneigr. Site SP241 is around 200m from Rhosneigr SSSI, site SP927 is roughly 100m away from Llyn Maelog SSSI, and site SP928 is around 350m from the Llyn Maelog SSSI and around 400m from the Rhosneigr SSSI. All three sites are within 1km of the Rhosneigr Reefs SSSI. It is considered that there is suitable mitigation available through the JLDP policies and at the project level to ensure there will be no significant negative effects on biodiversity or heritage designations. The loss of greenfield land could potentially have minor negative effects n biodiversity through loss of connectivity and fragmentation of green corridors, however it is considered that there is suitable mitigation available through JLDP policies and at the project level to ensure that there are no significant negative effects. Potential for a residual neutral effect against SA Objective 1 and 5 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure.</p> <p>The sites are not within a flood risk area, potential for a neutral effect against SA Objective 11. It should be noted however that sites SP241 and SP928 have both experienced isolated flooding in the public sewerage system that would need to be overcome prior to development, it is considered that is suitable mitigation available through JLDP policies and at the project level to ensure that there will be no significant negative effects. however there is an element of uncertainty for these sites until project level surveys and assessment have been carried out.</p>												

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The site options are all within a reasonable walking distance (within 1km) to the services and facilities available in the village, which is a Local Service Centre. Potential for a minor long term positive effect against SA Objective 2. The site options all have excellent access to public transport with a bus stop within 400m of each site, and a railway station just under 1km away. Given the distance from existing facilities and services and excellent access to public transport there is the potential for positive effects against SA Objective 10 through reducing the need to travel. It is considered that the significance of the effect will only be minor as it is likely that people will still need to travel for the wider range of services, facilities and employment opportunities in the larger settlements.

Given the size of the sites, development is unlikely to significantly increase the levels of traffic on the roads. The evidence does not indicate that there are any existing capacity issues with regard to the highway network, however it should be noted that there is a potential access issue with site SP927 which may limit the scale of development on site (access is via the Sisal y Môr estate). It is considered that there is sufficient mitigation available through the JLDP policies and available at the project level to ensure that there are no significant negative effects on traffic. Potential for a residual neutral effect on SA Objective 3 with an element of uncertainty. While traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicle usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain. There is potential for cumulative effects should all the site options be developed, which would need to be considered further through the SA of the Deposit JLDP.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. There are no conflicting land uses or significant issues likely to affect human health at any of the site options. Potential for a minor positive effect against SA Objective 2 with an element of uncertainty until detailed proposals have been submitted.

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and there are no significant differences in terms of access to existing employment opportunities in the village. Potential for a neutral effect against SA Objective 6.

Site SP927 is within the Anglesey AONB, and site SP928 is adjacent to it. Development has the potential for a minor negative effect on the landscape, however it is considered that there is suitable mitigation through Deposit JLDP policies and available at the project level to ensure that there will be no major negative effects. Site SP241 is not protected by a landscape designation or identified as having high visual importance, although the site is located near the beach and coastal edge of the settlement. Development at all of the sites has the potential for the loss of greenfield land and therefore a minor long-term negative effect against SA Objectives 8 and 9 through the development of a

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previously undeveloped area, although there is an element of uncertainty until detailed proposals have been submitted. The sites are all identified as being provisional Grade 3 agricultural land; it is not known at this stage if this is Grade 3a or 3b. The potential loss of best and most versatile agricultural land has the potential for a minor negative effect against SA Objective 9.

Though there are no significant differences between the site options, sites SP927 and SP928 are deemed to be in a more sensitive landscape setting than site SP241.

Valley												
SA Objective	Biodiversity	Community & Health		Climate Change	Welsh Language	Cultural & Heritage	Economy	Housing	Landscapes	Waste & Minerals	Transport	Water
	1	2		3	4	5	6	7	8	9	10	11
SP944 Former Mart	0 ?	+	?	0 ?	0	0 ?	0	++	+	++	+	0
Summary												
<p>The site is brownfield land which lies within the settlement development boundary. There are no international, national or local biodiversity designations within or adjacent to the site. The site is brownfield land, which can also have high biodiversity value. It is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects on biodiversity as a result of development. It should be noted that there are SSSIs within 1 km of the site but given its location within the settlement boundary and surrounded by existing development there are no pathways for impacts to occur. Potential for a residual neutral effect against SA Objective 1 with an element of uncertainty until project level surveys and assessments have been carried out. Any proposals for development should seek opportunities to enhance biodiversity through improvements to green infrastructure.</p> <p>There are no designated heritage assets within or adjacent to the site. It is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects on heritage. Potential for a residual neutral effect against SA Objective 5 with an element of uncertainty until project level surveys and assessments have been carried out.</p>												

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The site is not within a flood risk area, potential for a neutral effect against SA Objective 11.

The location of the site near the centre of Valley means that it is within easy walking distance to the limited facilities and services that are available in the village. Potential for a positive effect against SA Objective 2, with an element of uncertainty given the limited facilities. The village is located approximately 4 miles from the larger settlement of Holyhead. There are good public transport links to this larger settlement with a bus stop within 400m of the site. Given the close proximity to existing services and facilities as well as good access to public transport there is the potential for a positive effect against SA Objective 10. In recognition of the limited facilities/services available and that people are still likely to travel to Holyhead the significance of this effect is only likely to be minor. There is also an element of uncertainty.

At this stage the available evidence does not indicate that there are any access or capacity issues with the existing road network. Development at the site has the potential to increase traffic; however, this is unlikely to be significant given the mitigation measures provided through JLDP policies and available at the project level. Potential for a residual neutral effect against SA Objective 3. While traffic is not considered likely to increase significantly, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.

The provision of a range of housing will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents. The site was previously a cattle mart so there is the potential for contamination to be present. Any proposal for development would need to be accompanied by a soil assessment and set out appropriate measures to remediate any contamination if necessary. There is also a railway adjacent to the southern boundary of the site creating noise pollution that could have negative effects on health. Potential for an uncertain effect against SA Objective 2 until more detailed lower level assessments have been carried out.

At this stage it is not known if any employment will be provided on the sites. Development would not lead to the loss of any existing employment and the close proximity of the 3 options means that there are no significant differences in terms of access to existing employment. Potential for a neutral effect against SA Objective 6.

The site is not protected by a landscape designation or is identified as being of high visual importance. As brownfield land there is an opportunity to improve the landscape in the village. Potential for a minor long term positive effect against SA Objective 8, with an element of uncertainty as the nature and significance of the effects are dependent on the scale, layout and design of development. There is the potential for a major long-term positive effect against SA Objective 9 as the site is entirely brownfield land.

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Appendix 8- SA of Strategic Policies

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		Assessment	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	++	<p>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.</p> <p>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.</p> <p>A choice of travel modes will have some positive effects on health by facilitating healthier lifestyles for cycling and walking.</p> <p>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.</p>	<p>The policy could be strengthened by including <i>mixed</i> or <i>balanced</i> communities to help address the identified issue for age unbalanced communities in the area. This recommendation has now been incorporated into the policy.</p> <p>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.</p>
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 <i>quality</i> and <i>affordable</i> . 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.ccg.gov.uk/landscape--wildlife/managing-land-and-sea/sustaining-ecosystem-services.aspx>

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	waste		objective 2 states “ <i>wherever possible</i> ” 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 ... <i>and progressing the objectives in the Western Wales RBMP</i> OR making this explicit in the accompanying text. This recommendation has now been incorporated into the policy.
Summary				
<p>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.</p> <p>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.</p> <p>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.</p>				

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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	Assessment	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 “ <i>wherever practical</i> ” whilst PS17 seeks to <i>ensure that the Plan area realises its potential as a leading area</i> 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>

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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	++	<p>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.</p> <p>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.</p> <p>The requirement for the highest possible standard of water efficiency will have positive effects on sustainable water management.</p> <p>Maintaining the flow and quality of water does not positively progress objectives to improve water quality in the Western Wales River Basin Management Plan³ (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.</p>	<p>It is recommended that the policy makes clear the sequential approach to development and flood risk.</p> <p>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.</p> <p>The extent of possibilities will be made more certain through more detailed policies such as on design, sustainable construction and operation/occupation.</p> <p>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, <i>in line with objectives in the Western Wales RBMP</i> OR by adding an overarching criterion (new no 4) – <i>to meet with the objectives in the Western Wales RBMP</i>. This recommendation has now been incorporated into the policy.</p>
Summary <p>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.</p> <p>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.</p>				

³ <http://www.environment-agency.gov.uk/research/planning/125095.aspx>

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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 projects⁴. 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 Holyhead, 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

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affordable housing.
<p>(iii) Local Service Centres</p> <p><u>Anglesey</u></p> <p>Beaumaris, Benllech, Bodedern, Cemaes, Gaerwen, Llanfairpwll, Menai Bridge, Pentraeth, Rhosneigr, Y Fali</p> <p><u>Gwynedd</u></p> <p>Abermaw, Abersoch, Bethesda, Criccieth, Llanberis, Llanrug, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn</p> <p>Description of role</p> <p>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.</p>
<p>(iv) Villages</p> <p>Service Villages</p> <p><u>Anglesey</u></p> <p><u>Gwynedd</u></p> <p>Local Villages</p> <p><u>Anglesey</u></p> <p><u>Gwynedd</u></p> <p>Coastal/ Rural Villages</p> <p><u>Anglesey</u></p> <p><u>Gwynedd</u></p>

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<p>Description of role</p> <p>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.</p>				
<p>(v) Clusters</p> <p>To be confirmed</p> <p>Description of role</p> <p>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.</p>				
<p>(vi) <u>Complementary distribution pattern</u></p> <p>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.</p>				
SA Objective		Asses- ment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures
1	Biodiversity	+/-	<p>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.</p> <p>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</p>	<p>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.</p>

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			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	+	<p>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.</p> <p>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.</p> <p>However, it will be important that development reflects the existing character of areas.</p>	None
3	Climate change	-	<p>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.</p> <p>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.</p>	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	++	<p>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.</p> <p>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.</p> <p>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.</p>	Detailed policies should ensure that land allocated for employment purposes should be in accessible locations 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	+/-	<p>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.</p> <p>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.</p> <p>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.</p>	<p>Detailed policies should promote good design principles and only permit development that reflects the scale and character of the existing environment.</p> <p>Developments should not have a significant impact on areas such as AONB's / the National Park.</p>
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.

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			on the scale and location of development.	Sustainable waste management schemes will need to be incorporated into development in appropriate circumstances.
10	Transport & access	+	<p>By focusing growth in areas that already have good services and facilities, this policy will improve access for the resident population.</p> <p>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.</p> <p>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.</p>	Detailed policies should facilitate development close to existing transport networks.
11	Water & flood risk	+/-	<p>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.</p>	Detailed policies should promote water efficiency and adaptation methods in new developments to address the impacts of climate change (e.g. SUDS)
Summary				
<p>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.</p>				

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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	+/-	<p>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.</p> <p>Different types of development are likely to have different types of impacts upon important biodiversity assets. The exact impact will depend on a</p>	<p>Mitigation and enhancement measures in the Deposit Plan will be important in protecting important biodiversity assets in the Plan Area.</p> <p>The policy would be improved if a caveat is included to ensure the protection the social, environmental and economic features of the area:</p> <p>In areas designated as Countryside subject to its environmental, social and infrastructure capacity to</p>

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			<p>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.</p> <p>Policy PS15 (Conserving and Enhancing the Natural Environment) seeks to protect important biodiversity, including protected species and habitats.</p>	<p>accommodate change, development will be limited to that which requires a rural location and is for one or more of the following:</p>
2	Community & health	+	<p>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.</p>	<p>See suggested amendment in SA Objective 1 above.</p>
3	Climate change	+	<p>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.</p>	<p>None</p>
4	Welsh language	+	<p>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.</p> <p>See Welsh Language Impact Assessment for more details.</p>	<p>Detailed policies should help support community viability e.g. by providing housing for local people so that the existing Welsh speaking population is retained.</p>
5	Heritage/culture	+/-	<p>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.</p>	<p>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.</p> <p>Policy PS16 also contributes towards the protection and enhancement of cultural and heritage assets.</p>
6	Economy, employment	++	<p>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.</p>	<p>Detailed policies should ensure that land allocated for employment purposes should be in accessible locations and serviced by an effective sustainable transport network.</p>

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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				
<p>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.</p>				

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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.	<p>The Policy could be strengthened by including “Biodiversity schemes” to the list of possible green infrastructure that could be required.</p> <p>It is also recommended that the list of infrastructure facilities should also relate to the the protection and enhancement of ecosystem services:</p> <p>Green Infrastructure <u>and ecosystem services</u></p>
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	+	<p>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.</p> <p>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.</p> <p>The policy also facilitates the development of renewable energy and low carbon developments.</p>	<p>The policy could be strengthened by emphasising the requirement for sustainable transport infrastructure and services:</p> <p>• Traffic movements <u>Sustainable Transport Infrastructure</u></p>
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.

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			<p>enhance the existing built environment.</p> <p>However, new infrastructure may be delivered by above and below ground development that could disturb archaeology.</p>	
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.	<p>The Policy would be strengthened by stipulating the need for housing for local need.</p> <ul style="list-style-type: none"> Affordable housing, <u>including for local need</u>
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.	<p>The Policy could be further improved by requiring sustainable waste management infrastructure:</p> <ul style="list-style-type: none"> <u>Sustainable</u> 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	+/-	<p>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.</p> <p>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.</p>	The Policy could be strengthened by requiring <u>sustainable water management schemes</u> 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 projects have 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.	<p>The Policy could be strengthened by referring to the need to assess any potential impact upon the historic environment in point 3:</p> <p>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)...</p>

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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

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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	+/-	<p>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.</p> <p>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.</p>	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

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			<p>detrimental impact upon the language.</p> <p>However, the Policy does contain a caveat which states that any development should not cause an unacceptable adverse impact upon the Welsh language.</p>	<p>circumstances.</p>
5	Heritage/culture	+/-	<p>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.</p>	<p>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.</p>
6	Economy, employment	++	<p>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.</p>	
7	Housing, affordable	0	<p>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.</p>	
8	Landscape & townscape	-	<p>There is the potential for the development of a new nuclear power station to have 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.</p>	<p>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.</p>
9	Land, minerals, waste	-	<p>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.</p> <p>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</p>	<p>The affects of operational (Non-nuclear) waste on existing waste management services could be mitigated by the implementation of an operational waste management plan.</p> <p>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.</p>

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			<p>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.</p> <p>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).</p> <p>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.</p> <p>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.</p>	
10	Transport & access	-	<p>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.</p> <p>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.</p>	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	-	<p>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.</p> <p>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</p>	Detailed policies in the Plan should seek to minimise impacts on the water environment.

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			protection and that there is no need for coastal protection measures.	
Summary				
<p>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.</p>				

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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- ment	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.	<p>The Deposit Plan should include specific policies aimed at preserving habitats and maintaining biodiversity.</p> <p>The Policy could be strengthened referring to the need to protect the natural environment:</p>

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				<u>“Whilst ensuring the protection of the natural and built environment</u> the Councils will facilitate economic growth...
2	Community & health	+	<p>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.</p> <p>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 people⁵. Long-term positive effects.</p>	None
3	Climate change	-	<p>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.</p> <p>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.</p> <p>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.</p>	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	+/-	<p>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.</p> <p>The exact impact upon historic heritage assets depends on the location of</p>	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).

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			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	+/-	<p>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.</p> <p>The channelling of development to identified growth areas would protect the countryside and decrease development pressure on peripheral settlements.</p>	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	-	<p>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.</p> <p>Waste issues are not addressed. Increased employment opportunities will lead to an increase in the production of waste.</p>	Detailed policies should facilitate the need for sustainable waste management facilities in appropriate circumstances.
10	Transport & access	+/-	<p>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.</p> <p>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.</p>	<p>The policy could be improved by adding “accessible” before “appropriate locations” in point 4.</p> <p>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 <u>accessible</u> locations within the settlement strategy;</p>

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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 be 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

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			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.	<p>minimised as much as possible.</p> <p>4. supporting new tourist provision and initiatives <u>in sustainable locations</u> 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;</p>
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.	<p>The Policy could be strengthened by requiring proposals to protect the historic environment:</p> <p>Whilst ensuring the protection of the natural, <u>and</u> built <u>and</u> <u>historic</u> environment, particularly areas covered by international, national and local designations the Councils will support the development of a year-round local tourism industry by:</p>
6	Economy, employment	++	<p>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.</p> <p>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.</p>	
7	Housing, affordable	0	No significant effects identified.	None

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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 <u>in sustainable and accessible locations</u> 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 from the adverse impacts caused by development. The impact is therefore likely to be neutral.	None
2	Community & health	++	<p>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.</p> <p>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</p>	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. <u>5. encouraging the conversion and re-use of existing buildings within town centres</u>
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 minimise 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

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			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				
<p>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.</p>				

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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	+/-	<p>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.</p> <p>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.</p>	<p>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.</p> <p>The Deposit Plan should encourage the development of brownfield sites wherever possible.</p>

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			<p>On the other hand, concentrating growth in defined settlements, in line with the settlement strategy, should help protect biodiversity within the remaining countryside.</p> <p>Strategic policy PS15 (Conserving and Enhancing the Natural Environment) seeks to protect important biodiversity, including protected species and habitats.</p>	
2	Community & health	+ /-	<p>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.</p> <p>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.</p> <p>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.</p> <p>Smaller settlements would receive a proportionally lesser amount of development, therefore protecting these communities from change.</p>	None
3	Climate change	-	<p>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.</p> <p>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.</p>	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	+/-	<p>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.</p> <p>Providing affordable housing could help retain the existing Welsh-speaking</p>	<p>The policy could include reference to the need for “local” affordable housing:</p> <p>1. Maximising the delivery of affordable housing (including for local need) across the Plan area;</p>

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			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	+/-	<p>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 policies and the location/ spatial distribution of new development.</p> <p>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.</p>	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	+	<p>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.</p> <p>The level of housing proposed will also help to accommodate new workers required by Anglesey's growing renewables and energy industries.</p> <p>Despite this, there may be some doubt as to the deliverability of this level of housing, given current house building rates.</p>	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	+/-	<p>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.</p> <p>There is also, however some possibility for enhanced townscape effects, should projects include a significant element of regeneration of existing</p>	The Deposit Plan should include preference for brownfield sites as opposed to greenfield land.

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			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.	<p>The Deposit Plan should encourage the development of sustainable waste management in new housing developments.</p> <p>The Deposit Plan should encourage higher density development (where appropriate).</p>
10	Transport & access	+/-	<p>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.</p> <p>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.</p>	<p>Specific policies should address the layout, access and opportunities for public transport, walking and cycling in new developments.</p> <p>The Policy could be strengthened by specifying the need to develop in accessible locations.</p>
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				
<p>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.</p>				

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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.	<p>The Policy could be strengthened by stipulating that affordable housing will be provided where there is a need for such developments:</p> <p>In order to address the need for affordable housing, <u>where there is evidence of need</u>, the Councils will seek a proportion of affordable homes from residential development in perpetuity. <u>Contributions from smaller developments will be negotiated on a case by case basis.</u></p>
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				
<p>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.</p>				

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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:				
<ol style="list-style-type: none"> 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		Assessment	Commentary (including the cumulative nature, magnitude, timing, duration and reversibility of effects where known)	Recommendations / Mitigation and Enhancement Measures
1	Biodiversity	+	<p>Well managed sites will reduce any pressures on the integrity of protected biodiversity.</p> <p>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.</p>	None
2	Community & health	+	<p>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.</p> <p>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.</p> <p>Further details are provided by Welsh national guidance⁶</p>	<p>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.</p> <p>Play spaces for children are not mentioned and could be considered in the more detailed planning policies.</p>
3	Climate change	0	<p>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.</p>	None
4	Welsh language	0	<p>No significant effects identified.</p>	None

⁶ <http://wales.gov.uk/docs/ds/jlg/publications/equality/110928gypsytravelleren.pdf>

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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.				

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Strategic Policy PS14 Conserving and enhancing the natural environment				
<p>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:</p> <ol style="list-style-type: none"> 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- ment	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.	<p>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.</p> <p>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 habitats⁷.</p> <p>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</p>

⁷ TAN5: Nature Conservation and Planning (2009).

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				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.	<p>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.</p> <p>It is recommended that the policy includes safeguarding the flow of ecosystem services from our natural capital⁸ as part of GI networks for positive effects on human health and well-being. These recommendations have now been incorporated into the policy.</p>
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.	<p>Please refer to the ecosystem services and GI recommendation for SA objective 1.</p> <p>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.</p> <p>Policies should encourage upper catchment management, especially of areas of peat which are crucial for carbon storage, water level regulation and water quality.</p>
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,	0	No significant effects identified.	None

⁸ Sustaining Ecosystems Services for Human Well-Being CCW (2011)

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	affordable			
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 ... <u>and their settings...</u> to enhance the positive sustainability effects. This recommendation has now been incorporated into the policy.
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.	<p>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.</p> <p>Policies should encourage upper catchment management, especially of areas of peat which are crucial for carbon storage, water level regulation and water quality.</p>
Summary				
<p>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.</p> <p>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.</p>				

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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		Assessment	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 identity 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

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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				
<p>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 identity as well as the levels of participation in culture.</p> <p>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.</p>				

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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		Assessment	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				
<p>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.</p> <p>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.</p>				

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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		Assessment	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				
<p>The Councils will contribute to regional and local demand for a continuous and secure supply of minerals by:</p> <ol style="list-style-type: none"> 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

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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				
<p>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.</p> <p>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.</p>				

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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:				
<ol style="list-style-type: none"> Using appropriate mechanisms to ensure that suitable measures that mitigate negative impacts are provided or a contribution is made towards them; Refusing development that due to its size, scale or its location, would cause significant harm to the character and language balance of a community; Encouraging all signage by public bodies and by commercial and business companies to be bilingual; Encouraging the use of Welsh place names for new developments, house and street names 				
SA Objective		Assessment	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	+	<p>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.</p> <p>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.</p>	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

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	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				
<p>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.</p>				

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Strategic Policy PS20 Community Infrastructure				
<p>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:</p> <ol style="list-style-type: none"> 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		Assessment	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.	<p>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.</p> <p>A detailed specific policy on GI would help ensure implementation and effectiveness of enhancement. This recommendation has now been incorporated into the policy.</p>

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2	Community & health	++	<p>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.</p> <p>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.</p> <p>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.</p> <p>The requirement for accessibility by walking and cycling will help encourage healthier lifestyles.</p>	<p>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.</p> <p>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.</p>
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 provided 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

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11	Water & flood risk	+/-	proximity to the community and accessible by walking and cycling. 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				
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The policy may provide a range of job opportunities but this is dependent on the amount of new social infrastructure that is developed.</p> <p>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.</p>				

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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		Assessment	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).

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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				
<p>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.</p> <p>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.</p>				

¹¹ The Anglesey and Gwynedd Joint Local Development Plan - Sustainability Appraisal Scoping Report (July 2011).

Appendix 8- SA of Strategic Policies

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.

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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.

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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.

APPENDIX 9: SA Screening of Focused Changes

Chapter 1 – Executive Summary

Ref	Section	Rep. ID	Proposed Focussed Change	Justification	SA Screening
NF 1	1.32 table 3	1098	Supporting the energy sector - by supporting development (e.g. nuclear, biomass, solar power and wind development) where any significant adverse impacts (e.g. noise, air quality, traffic and visual impact) have been avoided <u>or mitigated to acceptable levels.</u>	To ensure internal consistency	Minor change that does not significantly affect the findings of the SA.

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Chapter 3: Policy Context (National, Regional and Local)

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF	2	3.7 – 3.9	<p>1099, 1100, 1101</p> <p>3.7 A site near the Wylfa nuclear power station in the north of the island of Anglesey has been identified by the UK Government in the National Policy Statement as a possible potentially suitable site for a new nuclear power station by 2025. <u>Because of its importance to the UK</u> constructing the new nuclear power station is a Nationally Significant Infrastructure Project under the Planning Act 2008. Because of its importance to the UK, As a <u>Nationally Significant Infrastructure Project</u> the development of <u>a nuclear power station on</u> this site will be the subject of a different approval process to the one that a local planning authority usually goes through. Under the new <u>Nationally Significant Infrastructure Project consenting procedure in the Planning Act 2008</u>, an application for a Development Consent Order will be submitted to the National Infrastructure Department within the Planning Inspectorate. <u>The Planning Inspectorate will consider the application and make a recommendation to the Secretary of State for Energy as to</u> and they will decide whether the application should be approved or not. <u>The Secretary of State will then decide to grant the Development Consent Order or not.</u></p> <p><u>3.8A In Wales the Development Consent Order cannot except in very limited circumstances also consent development that is classed as “associated development”. Instead in Wales such associated development is consented under the Town and Country Planning Act 1990 by</u> In contrast to the procedure in England, it will be the local <u>planning</u> authority that determines applications for developments associated with the main site. <u>Although not strictly associated development in terms of how it is defined under the Planning Act this Plan uses the term for such development which supports the Nationally Significant Infrastructure Project.</u> Associated developments <u>for the Wylfa Newydd Project</u> may include:</p>	For correctness	Minor changes that do not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<ul style="list-style-type: none"> • Facilitating work on the main site • Route Road improvements along the A5025 on or from the existing route • Transport and freight logistics Logistical infrastructure and park and travel • Temporary construction worker accommodation for construction workers <p>3.9 In July 2011, six National Policy Statements were approved for Energy. These National Policy Statement provides the national policy that is used to assess proposals for major energy projects and decisions on them are made by the Secretary of State National Infrastructure Department. National Policy Statements EN1 (Overarching National Policy Statement for Energy), EN-3 (National Policy Statement for Renewable Energy), EN-5 (National Policy Statement for Electricity Networks Infrastructure) and EN-6 (National Policy Statement for Nuclear Power Generation) are those which are likely to be related to the Plan area because of the likely development of major infrastructure projects with land use implications, e.g. construction of a new nuclear power station at Wylfa; improvements to the National Grid electricity transmission network. Volume II of National Policy Statement EN-6 identifies the indicative boundary of the site for the new nuclear power station on Anglesey; EN-6 does however recognise that such boundaries shown in the NPS may vary from the site boundary which is ultimately is proposed for development consent to account for changes required by detailed layout, additional construction land, etc.</p> <p>3.9 Although the main objective of The Planning Act 2008 and National Policy Statements create a framework within which the Secretary of State must assess and determine nationally significant infrastructure projects. Local development plans are expected to be prepared in accordance with the national policy statements and is to provide guidance to the Planning Inspectorate to make decisions on relevant major projects, as such the</p>		

APPENDIX 9: SA Screening of Focused Changes

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			process of preparing the Plan must address these <u>National Policy Statements</u> fully and interpret them when preparing any relevant policies.		
NF	3 3.10 Table 5	1081	<p>North Wales <u>Joint Local</u> Transport Plan (TAITH) <u>(2015)</u></p> <p><u>The vision is to remove barriers to economic growth, prosperity and well-being by delivering safe, sustainable, affordable and effective transport networks. The Plan identifies six outcomes, which are:</u></p> <ol style="list-style-type: none"> <u>1. Connections to key destinations and markets – within and between North Wales and other regions and countries (with a particular focus on accessibility to the Enterprise Zones and an improvement in the vitality and viability of towns and other key centres);</u> <u>2. Access to employment;</u> <u>3. Access to services;</u> <u>4. Increasing levels of walking and cycling;</u> <u>5. Improved safety and security;</u> <u>6. Benefits and minimised impacts on the environment.</u> <p>The plan aims to deliver safe, sustainable and efficient</p>	For correctness	Minor changes for consistency which do not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>transport networks to support the economic and social activities of various communities and businesses in North Wales, giving consideration to its strategic European role.</p> <p>It is intended to deliver this vision by:</p> <ul style="list-style-type: none"> • Optimising accessibility to employment, education, health and services for all the various communities in north Wales • Improving the quality and provision of passenger transport across North Wales and into and out of the Region • Facilitating the efficient movement of goods to support the Region's industry and trade and its Regional Gateway functions • Providing, promoting and improving modes of transport and a sustainable infrastructure in order to minimise the negative impacts of transport on the local and global environment • Improving the safety of all modes of transport • Improving the efficiency and use of the transport network • Upgrading and maintaining the transport infrastructure, providing significant new infrastructure as required <p>Mid Wales <u>Joint Local</u> <u>The vision is to plan for and deliver in partnership an</u></p>		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>Transport Plan (2015) (TRACC)</p> <p><u>integrated and affordable transport system in the region that facilitates economic development, ensures access for all to services and opportunities, sustains and improves the quality of community life and makes an active contribution to the management of carbon and the quality of the environment. The Plan identifies five outcomes, which are:</u></p> <ol style="list-style-type: none"> <u>1. Access to key destinations and markets within Mid Wales and to and from other key destinations and markets;</u> <u>2. Access to employment and services with a focus on tackling access to the Enterprise Zone and Local Growth Zones;</u> <u>3. Improving health and well- being by increasing walking and cycling;</u> <u>4. Improved safety and security;</u> <u>5. Benefits and minimised impacts on the environment.</u> <p>The Plan aims to plan for, and provide in partnership, an integrated transport system in the TraCC Region that facilitates economic development, ensures access for all to services and opportunities, maintains and improves community and respects the environment. The Priorities of the TraCC Regional Transport Plan are</p>		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>as follows:</p> <ul style="list-style-type: none"> ● Reduce demand for travelling. ● Reduce impact of migration on the local and global environment. ● Improve security of property and personal safety of all transport users. ● Improve travel accessibility to services, jobs and facilities in all sectors of society. ● Improve quality and integration of the public transport system, including the social transport function. ● Provide, promote and improve sustainable modes of transport. ● Maintain and improve the existing highway and transport infrastructure. ● Ensure that travel and accessibility issues are integrated appropriately in decisions relating to land use. ● Improve the effectiveness, dependency and co-ordination of movements in mid Wales and between mid Wales and other regions in England and Wales. ● Provide a co-ordinated and integrated travel and transport network through effective partnership working. 		

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Chapter 5: Vision and Strategic Objectives

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 4	5.4	1103	<p>In Anglesey, the Anglesey Energy Island Programme has identified the following vision in the New Nuclear Build at Wylfa Supplementary Planning Guidance (2014) in order to set the Council's aspirations for Wylfa Newydd, which is essential to transform the Island's economy in the future and provide a long term and sustainable quality of life for Anglesey's residents:</p> <p>"The New Nuclear Station at Wylfa is a positive driver for the transformation of the economy and communities on Anglesey, providing sustainable employment opportunities, improving the quality of life for the existing and future generations and enhancing local identity and distinctiveness."</p> <p><u>The Councils consider that the Wylfa Newydd Project provides a unique and unprecedented opportunity for Anglesey and project promoters to work together to contribute to the socio-economic transformation of Anglesey and the wider North Wales region, providing sustainable employment opportunities, improving quality of life for existing and future generations and enhancing local identity and distinctiveness.</u></p>	To ensure internal consistency	Minor changes that do not significantly affect the findings of the SA.
NF 5	Vision – bullet point 5	1104	<p>By 2026</p> <ul style="list-style-type: none"> • which boasts an appropriately skilled workforce • where its residents and businesses are able to grasp new transformational economic opportunities in order to thrive and prosper • which promotes economic activity amongst young people • which has a varied, well connected, sustainable and broad economic base that makes the best use of local strengths and opportunities, and where the benefits deriving from the varied economic base are kept local • which is recognized as a leading location for a variety of renewable and low 	To ensure internal consistency	Minor change that does not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			carbon energy sectors and knowledge based industries, which will have contributed to transforming the local economy, <u>including hosting a new generation nuclear power station, generating low carbon energy and catalysing regeneration in the Plan area</u>		
NF 6	Theme 3	1105	<u>SO[x] support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating a suitable network of Wylfa Newydd Project-related associated development sites while ensuring that adverse effects of the Wylfa Newydd Project on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided.</u>	For clarity and to ensure internal consistency	Minor change that does not significantly affect the findings of the SA.
NF 7	Theme 4 SO14	116	SO14 To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy <u>to support economic growth.</u>	For clarity and to ensure internal consistency	Minor change that does not significantly affect the findings of the SA.
NF 8	Theme 5 Key Outputs	306	Key outputs: <ul style="list-style-type: none"> developments given permission in Conservation Areas will have maintained or improved their historic character; no Scheduled Ancient Monument will have been lost due to development; 	To ensure internal consistency	Minor change that does not significantly

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<ul style="list-style-type: none">no development given planning permission will have resulted in a loss of a site of international or national nature conservation value <u>or damage to any of their features.</u>Development permitted within or adjacent current or future World Heritage Sites will have maintained or improved their historical character.		affect the findings of the SA.

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Chapter 6: The Strategy

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening	
NF	9	6.11	302	It seeks to establish a strong network of settlements that make the Plan area more self-sufficient in terms of access to jobs, affordable homes, and services such as education and training, shops, and leisure. The priority will be to meet needs as locally as possible and to retain as much benefits as possible from investment locally, recognising that the magnitude of investment in Wylfa Newydd has the potential to benefit areas beyond the Plan area. The Plan balances the importance of sustaining rural economies with the need to protect the countryside, <u>including the natural environment</u> . A full list of settlements, where they sit in the settlement hierarchy and the implications is included in Appendix 4.	To ensure internal consistency of the Plan	Minor change that does not significantly affect the findings of the SA.
10	6.24 & 6.25	959,960, 972, 973, 985, Council	<p>6.24 The Gwynedd and Anglesey Single Integrated Plan (2014) identifies the need to ensure that the Welsh language thrives. Gwynedd’s Welsh Language Strategy (2013) and Planning Policy Wales recognise that the land use planning system can contribute to sustaining and strengthening the Welsh language in communities. <u>The Planning (Wales) Act introduces legislative provision for the Welsh language in the planning system. Section 11 requires local planning authorities to take the Welsh language into account when undertaking a sustainability appraisal, as part of Plan preparation. This ensures that the appraisal must include an assessment of the likely effects of the plan on the use of Welsh language in the community.</u></p> <p><u>Therefore, having assessed the densities of Welsh language use across the Plan area, and the legislative and policy context it is considered to be an issue that requires addressing in the Plan.</u></p>		Minor changes that do not significantly affect the findings of the SA.	

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>Subsequently, sustaining and strengthening the Welsh language is an objective within the Sustainability Appraisal (SA) framework. An iterative Welsh Language Impact Assessment (WLIA) has informed the SA. The results of the WLIA are recorded in a report of its findings, which is published alongside the Deposit Plan. <u>Strategic objective SO1 re-enforces the sustainability objective.</u></p> <p>6.25 It is therefore considered necessary for the Plan to contain a specific policy to <u>set out the circumstances where the Councils will need to consider the impact of development on the Welsh language and culture</u> address the Welsh language. Additionally the protection and enhancement of the language within the Plan area is promoted through various policies in the Plan. <u>Table 7 in Chapter 3 draws attention to these policies.</u> The policies facilitate the type of development that can <u>help</u> create the right circumstances to contribute to maintaining and creating Welsh speaking communities, e.g. mixture of housing (tenure and type), employment opportunities, community services and facilities. Supplementary Planning Guidance will be prepared that will expand on relevant Policies in the Plan in order to achieve sustainable communities.</p>		
NF 11	6.26	1113	<p>The anticipated transformational economic change arising from the unique scale of major infrastructure projects on the Isle of Anglesey and the Island's Enterprise Zone status will be the biggest driver of spatial and social change over the Plan period. It is important that the Plan acts as a facilitator of economic development. This will be achieved through a policy framework that supports the principles of each Authority's Strategic Plans, the Anglesey and Gwynedd Single Integrated Plan, Employment Plans and the Anglesey Energy Island Programme. <u>Specifically, the Plan will facilitate the timely development of the Wylfa Newydd Project in accordance with the National</u></p>	To ensure internal consistency of the Plan	Minor change that does not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<u>Policy Statements.</u>		
NF 12	6.28	1114	Delivery of Wylfa Newydd and other major strategic projects will require significant private sector investment. They will require major investments in infrastructure, bringing major economic, social and environmental opportunities, as well as challenges. The Plan has an important role in facilitating the sustainable development of these projects whilst protecting the unique culture, heritage and natural environment of the area. The Councils in partnership with Welsh Government, <u>project promoters</u> , and business organisations will promote and support sustainable economic development. In order to boost economic activity on Anglesey the Island has been identified as an Enterprise Zone. As indicated in Chapter 3, the assignment of Enterprise Zone status to the island of Anglesey complements the existing Anglesey Energy Island Programme, set up to bring high skilled jobs to the area from major energy investments and establish the island as a world renowned centre of excellence in low carbon energy generation. Nine key sites on the Island have been identified in respect of being subject to focussed support. The Welsh Government has also identified the Snowdonia Enterprise Zone, which, although located in the Snowdonia National Park, could help spread prosperity beyond the Park's administrative boundaries.	For clarity	Minor change that does not significantly affect the findings of the SA.
NF 13	6.40	117, 218	The basic housing requirement (the target) for the Plan area, i.e. 7,184, <u>which takes account of the vacancy rate</u> , is based on assessment of all the evidence and is directly related to the Plan area's growth prospects and the Councils' aspirations. It is considered that linking housing requirements to wider economic prospects improves the robustness and deliverability of the Plan's Strategy. It is anticipated that it will contribute to providing an opportunity and	For clarity	Minor change that does not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			scope to live and work in the Plan area. The level of growth reflects the impacts of the recession as well as the transformational economic prospects expected later on during the Plan period. The Plan will facilitate the development required to complement each Council's strategic plans and programmes. This should mean that the area will start to become a more age-balanced area, more independent and less reliant on outside sources of labour, with scope for reducing levels of out commuting and be on its way to becoming a sustainable and more self-contained set of communities.		

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Chapter 7.1 – Managing Growth and Development – Safe, Healthy, Distinctive and Vibrant Communities

Welsh Language and Culture

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 14	7.1.3	120, 959, 960, 972, 973, 985	<p>7.1.3 Where development is proposed, consideration must be given to the enhancement and protection of the language and culture. <u>Key to this is sustaining existing communities. The Plan, along with national planning policy and guidance, offers a number of policy approaches that although not directly referring to the Welsh language, along with other partner initiatives, will have a positive impact. The strategy recognises that a large proportion of the existing population live in rural settlements and therefore supports rural as well as urban communities.</u></p> <p><u>Probably of most importance to sustaining local communities and strengthening the language is the need to promote healthy local economies. This approach provides opportunities for people to remain within the Plan area rather than seeking jobs elsewhere. The Plan includes a series of Policy that will facilitate this objective, encouraging economic opportunities close to where people live which will have a positive effect on the vibrancy of the community and the Welsh language. Additionally, it is expected that any retail, industrial or commercial development demonstrates an understanding of the linguistic composition of the area where the planning application relates and recognition of the status of Welsh as the official language in Wales. There should be a commitment to treat Welsh and English on an equal basis. Policies will help ensure that the right level and type of need is met and that the rate at which the development comes forward allows the development to be absorbed without damaging the character of the community. Additionally policies will aim to retain existing community facilities and facilitate replacement facilities or new facilities, as appropriate.</u></p>	To ensure internal consistency	Minor changes for consistency, which do not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			7.1.4 Strategic Policy PS1 sets the context for the assessment of the potential impact of proposals upon the language and culture and will also inform the scale and location of new development as proposed within the settlement strategy.		
NF	15	Policy PS1	<p>127, 800, 937, 955, 958, 1115, 959, 960, 972, 973, 985</p> <p>STRATEGIC POLICY PS1: WELSH LANGUAGE AND CULTURE</p> <p>The Councils will promote and support the use of the Welsh Language in the Plan area. This will be achieved by:</p> <ol style="list-style-type: none"> 1. <u>Requiring a Welsh Language Statement, which will set out how the proposed development will protect, promote and enhance the Welsh language, where the proposed development falls within one of the following categories:</u> <ol style="list-style-type: none"> a) <u>Retail, industrial or commercial development employing more than 50 employees and/ or with an area of 1000 sq m or more; or</u> b) <u>Residential development which will individually or cumulatively provide more than the indicative housing target set out for the settlement in Policies TAI 14 – 18; or</u> c) <u>Residential development of 5 or more housing units on allocated or windfall sites that doesn't propose to provide an adequate range of sizes and types of housing units;</u> 2. <u>Requiring a Welsh Language Impact Assessment, which will set out how the proposed development will protect, promote and enhance the</u> 	For clarity and to ensure internal consistency of the Plan	The policy has been strengthened by the inclusion of a requirement for a Welsh Language Statement and Welsh Language Impact Assessment for certain developments. Potential to enhance positive effects under the Cultural Heritage topic in Section 6 of the Deposit SA Report (Feb 2015). However, the changes are

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p><u>Welsh Language, where the proposed development:</u></p> <p>a) <u>involves a windfall site; and</u></p> <p>b) <u>will attract or accommodate significant numbers of people than originally anticipated in the Plan's policies and proposals;</u></p> <p>3. Using appropriate mechanisms to ensure that suitable measures that mitigate negative impacts are provided or a contribution is made towards them <u>mitigating those impacts;</u></p> <p>4. Refusing proposals that due to its size, scale or its location, would cause significant harm to the character and language balance of a community;</p> <p>5. <u>Requiring Encouraging all operational</u> signage by public bodies and by commercial and business companies to be bilingual;</p> <p>6. <u>Encouraging the use Expect that</u> of Welsh place names <u>are used</u> for new developments, house and street names.</p>		not considered to significantly affect the overall findings of the SA
NF	16	7.1.4	<p>800, 937, 955, 958, 1115, 959, 960, 972, 973, 985</p> <p><u>It is intended that all of the measures outlined in the paragraphs that precede this Policy will support communities and the Welsh language. Nonetheless, in order to make informed judgment at a planning application stage information will be sought in relation to applications where development, if permitted, would come forward at a rate or scale different to that envisaged at the Plan preparation stage, as set out in criteria 1 and 2. Pre-application advice should be sought from the LPA as to whether a Statement or an Assessment should be provided.</u> The Welsh Language will be promoted through different policies within the Plan. The range of opportunities provided by the strategic and detailed policies, including a variety of different dwelling types, local</p>	For clarity and to ensure internal consistency of the Plan	Minor changes for consistency, which do not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			employment growth and protecting and enhancing the cultural heritage will contribute towards improving the vitality of the Welsh language. Supplementary Planning Guidance will be published to provide further advice on the matter.		

Infrastructure and developer contributions

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 17	7.1.7 – 7.1.9	1118 1119 1120	<p>7.1.7 A new planning charge came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. These Regulations allow local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes transport schemes, flood defences, schools, hospitals and other health and social care facilities, parks, green spaces and leisure centres.</p> <p>7.1.8 After the 6th April 2015 only 5 contributions from section 106 agreements, since 6th April 2010, can be included within a fund for sharing resources, for example contribution towards play areas from a number of developments within a settlement.</p> <p>7.1.8 The Community Infrastructure Levy (CIL) <u>regime was introduced in an effort to create a more standardised tariff regime in respect of identified infrastructure for developers and councils to work from and therefore to reduce the time taken to negotiate individual planning obligation agreements for developments</u> is a voluntary mechanism. It was <u>therefore</u> designed to supersede the present section 106 system. <u>Introduction of a CIL regime</u></p>	To add clarity and accuracy to the Plan.	Minor changes that do not significantly affect the findings of the SA.

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			<p><u>however is not compulsory - it is a voluntary mechanism and requires</u> However, evidence is required to show that the market is viable to allow for this it.</p> <p><u>7.1.9 However the CIL Regulations do limit the use of section 106 agreements from 6th April 2015. From this date the Councils may only pool contributions from up to five section 106 agreements (entered into from 6th April 2010) to a fund or to provide infrastructure. Previously unlimited contributions, could be included within a fund for sharing resources, for example contribution towards play areas from a number of developments within a settlement could be pooled.</u></p> <p><u>7.1.9A</u> The Plan intends to allow contributions through Section 106 Agreements where <u>they meet the statutory tests of: being necessary to make the development acceptable in planning terms; directly related to the development; fairly and reasonably related in scale and kind to the development; and they are within the pooling restrictions</u> the Regulations continue to allow this (see paragraph above). The Councils are investigating the possibility of introducing a CIL, by having regard to the impact upon viability of development. The CIL will be subject to a separate process and documents to the Plan. Information will be gathered upon the costs of preparing strategic infrastructure, the different sources to pay for the infrastructure and viability of sites. Discussions will also be held with other developers and stakeholders who have an interest and information about the area.</p>		
NF 18	Policy PS2	1122, 119	<p>The Councils will expect new development to ensure sufficient provision of essential infrastructure (either on-site or to service the site) is either already available or provided in a timely manner to make the proposal acceptable, by means of a planning condition or obligation. <u>Subject to meeting the statutory tests, maintenance payments may be required pursuant to section 106 agreements</u> It may happen that planning obligations are required for</p>	To add clarity and accuracy to the policy in accordance with the regulations.	Minor changes that do not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>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.</p> <p>Where the essential, <u>enabling and necessary</u> infrastructure is required as a consequence of a scheme and cannot be provided on site, financial contributions will be requested, within limits allowed by legislation, to get essential investment off site. If the effect of the development is cumulative, the financial contributions may be accumulated, within legislative constraints, in order to alleviate the cumulative effect.</p>		
NF	19 Policy ISA 1	697, 1115, 511, 959, 960, 972, 973, 985	<ol style="list-style-type: none"> 1. Affordable housing 2. Sports and leisure facilities 3. Education facilities 4. <u>Employment and training facilities</u> 5. Recreation and open space 6. Transport infrastructure including public transport 7. Healthcare facilities 8. Nature conservation 9. Recycling and waste facilities 10. Renewable and low carbon infrastructure 11. Cultural and community facilities 12. <u>Welsh language measures</u> 13. Broadband infrastructure 14. Regeneration <u>Public Realm</u> 15. Flood risk management measures 16. Service and utilities infrastructure, including water supply, drainage, 	<p>For clarity and ensure internal consistency</p> <p>To demonstrate that appropriate regard is made to National Policy and Guidance.</p>	Minor changes that do not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			sewers, gas and electricity 17. Other contribution considered appropriate to the proposal <u>Archaeological and historic assets</u>		
NF	20	7.1.10 – 7.1.12	<p>1125 7.1.10 New development will often require new or rely on existing infrastructure, services and facilities to make proposals acceptable in land use planning terms. <u>The list included in the Policy is not intended to be exhaustive or limiting, but it gives an indication of the potential scope of infrastructure which may be required. Statutory</u> community benefits, related to proposed development and necessary for the grant of planning permission, can be sought from developers providing they <u>meet the meet the tests in the Community Infrastructure Levy Regulations 2010 as set out in paragraph 7.1.6</u> are fairly and reasonably related in scale and in kind to the proposal. <u>Topic Paper 13 on Community infrastructure differentiates between essential and preferred infrastructure.</u> It is important that the provision of infrastructure for a development site is located and designed in such a way as to minimise the impact on the natural and built environment. The amenities of local residents should also be protected. Statutory Benefits community infrastructure contributions will be secured either through planning <u>Section 106</u> obligations as set out in <u>under</u> the Town and Country Planning Act 1990, <u>as planning permission conditions</u> or, <u>in the event a CIL charging regime is introduced by the Councils,</u> through levy CIL receipts under the Community Infrastructure Levy Regulations 2010.</p> <p><u>Where the deliverability of a development may be compromised by the scale of planning obligations and other costs, a viability assessment may be necessary. This should be informed by the particular circumstances of the site and proposed development in question. Assessing the viability of a particular site requires more detailed analysis than at plan level.</u></p>	To ensure clarity and consistency	Minor changes that do not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>7.1.11 Statutory Benefits A planning obligation is a legally binding agreement entered into between a local authority and a developer. Planning obligations are a means by which <u>financial and non financial</u> contributions can be secured to enhance the quality of a development, provide community benefits and infrastructure, and mitigate any negative impacts that may arise as a consequence of development. The type and value of Statutory Benefits planning obligations sought in connection with a <u>development</u> planning permission will be considered on a case by case basis. <u>Particularly the Councils will look to use Statutory Benefits to secure appropriate contributions from developers where existing</u> Where infrastructure provision is not available or is inadequate, the Council will look to the developer to make an appropriate contribution.</p> <p>7.1.12 The tests set out in Circular 13/97 and the Community Infrastructure Levy Regulations 2010 will be used to determine when it would be appropriate to seek Statutory Benefits planning obligation. Supplementary Planning Guidance will be published to provide further advice on the matter.</p>		
NF 21	7.1.15	959, 960, 972, 973, 985, 127, 800,937, 955, 958, 1115	7.1.15 Policy ISA2 aims to protect existing community facilities and encourage the development of new facilities where appropriate. Local leisure and community facilities are important to the health, social, educational, linguistic and cultural needs of the Plan Area, as well as its economic well-being. For the purposes of this policy, community facilities are defined as facilities used by local communities for health, leisure, social and educational purposes and include schools, libraries, leisure centres health care provision, theatres, village halls, cemeteries, places of worship, public houses, and any other facility that fulfils a role of serving the community.	For clarity	Minor change that does not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 22	Policy ISA 5	304	2. Contribute financially towards new <u>facilities including equipment, improving existing facilities on readily accessible sites or improving accessibility to existing open spaces</u> or improved facilities including equipment elsewhere	To add clarity and accuracy to the Plan.	Minor change that does not significantly affect the findings of the SA.

Sustainable transport, development and accessibility

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 23	Policy PS4	148, 664, 1131	<p>Development will be located so as to minimise the need to travel. The Councils will support 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.</p> <p>The Council will endeavour to improve accessibility and seek to change travel behaviour. This will be achieved by working with our partners to:</p> <ol style="list-style-type: none"> 1. Maintain an appropriate public transport service, recognising alternative ways of maintaining travel opportunities; 2. Maintain and improve stations, infrastructure and services on the main Railway Lines including access to disabled people <u>and other rail-related improvements;</u> 3. <u>Where possible safeguard,</u> improve, and enhance <u>and promote</u> the public footpaths and <u>public rights of way (including footpaths, bridleways and</u> 	To ensure clarity.	Minor changes that seek to provide clarity and do not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p><u>byways</u>) and cycleway networks to improve safety, accessibility (including disabled people) by these modes of travel <u>and to increase health, leisure, well-being and tourism benefits for both local residents and visitors;</u></p> <p>4. Support schemes that will improve park and ride / share facilities for areas of employment, new development <u>and</u> freight transfer facilities; and other rail-related improvements</p> <p>5. Allocating or safeguarding land where appropriate to facilitate the key strategic transport schemes.</p> <p>The Councils will also require <u>appropriate</u> transport infrastructure elements to be delivered as part of major infrastructure development schemes <u>either in kind or through section 106 obligations.</u></p> <p>Planning obligations or other appropriate mechanisms for development on all major development sites will be sought to mitigate their impact on the Plan area's transportation system in accordance with Strategic Policy PS2 in addition to promoting an integrated transport system.</p>		
NF	24 Policy TRA 1	1132	<p><u>1). Improvements to Existing Infrastructure</u></p> <p>Improvements to the existing transport network will be granted provided they conform to the following criteria:</p> <ul style="list-style-type: none"> i. The choice of route and/or site minimises the impact on the built and natural environment, landscapes and property; and ii. Permanent land-take is kept to the minimum that is consistent with good design and high quality landscaping; and iii. In the case of cycle ways, park and ride schemes, roads and roadside service areas, the scheme will help to improve road safety; and iv. In the case of new roads a full range of practicable solutions to the transport problem has been considered and road enhancement provides the optimum solution; and 	To ensure clarity.	Proposed changes provide further clarity and help to strengthen the policy in relation to the requirement for transport assessments for large developments. Minor changes that do not

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>v. In the case of roadside service areas, the scheme must adjoin the strategic road network, focus primarily on serving the needs of motorists, not impede the movement of strategic traffic and in line with Strategic Policy PS12 not undermine retail provision in the Sub-Regional Centre, Urban and Local Service Centres or Villages.</p> <p><u>2. Transfer Between Transport Modes</u></p> <p>In order to facilitate the transfer between transport modes and help to minimise travel demand and reduce car dependency, the following proposals will be granted:</p> <p>i. Improvements to existing rail and bus interchanges, including measures to facilitate access by active travel modes and disabled people with particular access needs;</p> <p>ii. Strategically located park and ride facilities, supported by attractive, frequent and reliable bus services;</p> <p>iii. Strategically located facilities for overnight lorry parking and freight transfer;</p> <p>iv. High quality driver and passenger facilities including but not limited to, seating, information, toilet facilities;</p> <p>v. Facilities for park and share in appropriate locations in or near settlements on the strategic highway network;</p> <p>vi. Facilities for coach parking, taxis and passenger drop off;</p> <p>vii. Facilities for interchange with water-based transport.</p> <p><u>3. Transport Assessments</u></p> <p><u>Proposals for large-scale development or developments in sensitive areas that substantially increase the number of journeys made by private vehicles will be refused unless they include measures as part of a Transport Assessment and/or a Travel Plan.</u> In line with Policy PCYFF1, a Transport Assessment should</p>		significantly affect the findings of the SA.

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			<p>be provided. Where the Transport Assessment reveals the need for a Transport Implementation Strategy this will need to be secured through a planning obligation.</p> <p><u>4. Transport Schemes</u></p> <p>Improvements to the strategic transportation network in the plan area will be secured through safeguarding and provision of land. Schemes include:</p> <p>i. A487 Caernarfon to Bontnewydd ii. Llangefni Link-Road iii. A5025 Valley to Wylfa Newydd / Amlwch to Wylfa Newydd and other transport infrastructure improvements associated with new nuclear development at Wylfa Newydd including a Corporate Hub</p>		
NF	25 7.1.44	1133	<p>7.1.44 The number of trips along the road network to Wylfa Newydd could be reduced by creating a Corporate Hub. Employees who do not need to attend the site could conduct meetings and training with the Corporate Hub, which could be combined with a Park and Ride facility to allow onward travel to the Wylfa Newydd site. <u>Councils will work with the promoter of the Wylfa Newydd Project to develop an appropriate scheme of transport solutions to mitigate the effects of the construction and operation of the new power station. In addition to the road upgrades referred to above such solutions are likely to include development of park and ride schemes and construction logistics centres to control the numbers and timing of traffic movements to the power station site. The promoter and the Councils will work together in partnership to develop an appropriate Integrated Traffic and Transport Strategy (ITTS) in respect of the Wylfa Newydd Project.</u></p>	To ensure clarity.	The proposed changes help to provide further clarity in terms of mitigation for the potential traffic impacts arising from the Wylfa Newydd Project. However, the proposed changes do not significantly affect the overall findings of the SA.
NF	26 Policy	1096	7.1.44A <u>In line with national policy and guidance, maximum car parking</u>	To demonstrate	Minor change

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
	TRA 2		<u>standards should be used within the Plan area as a form of demand management.</u> [New paragraph inserted before paragraph 7.1.45]	that appropriate regard is made to national policy and guidance.	that does not significantly affect the findings of the SA.
NF 27	Policy TRA 3	161	Proposals that inhibit the potential of re-opening of disused or redundant railway infrastructure for railway use or for alternative transport purposes will be refused. <u>Where appropriate and viable, the possible re-opening of disused railway infrastructure for railway use or alternative transport purposes will be promoted and encouraged.</u>	To ensure clarity.	Minor change that does not significantly affect the findings of the SA.

Chapter 7.2 – Managing Growth and Development – Sustainable Living

Sustainable development and climate change

Ref	Section	Rep ID	Focussed Change	Justification	SA Screening
NF 28	Policy PS5	1056, 167, 168, 852, 853, 768	STRATEGIC POLICY PS5: SUSTAINABLE DEVELOPMENT <u>Development will be supported</u> Proposals will only be permitted where it is demonstrated that they are consistent with the principles of sustainable development. All proposals <u>should</u> are required to : 1. Accord with national planning policy and guidance in accordance with Policy PCYFF1; 2. Alleviate the causes of climate change and adapting to those impacts	To ensure clarity and accuracy to the Plan. To demonstrate that appropriate	Minor changes that do not significantly affect the findings of the SA.

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			<p>that are unavoidable in accordance with Strategic Policy PS6;</p> <p>3. Give priority to effective use of land and infrastructure, prioritizing wherever possible the reuse of previously developed land and buildings within the development boundaries of Sub Regional Centre, Urban and Local Service Centres, Villages or in the most appropriate places outside them in accordance with Strategic Policy PS15, PS10 and PS11;</p> <p>4. Promote greater self-containment of Centres and Villages by contributing to balanced communities that are supported by sufficient services; cultural, arts, sporting and entertainment activities; a varied range of employment opportunities; physical and social infrastructure; and a choice of modes of travel;</p> <p>5. Protect, support and promote the use of the Welsh language in accordance with Strategic Policy PS1;</p> <p>6. Preserve and enhance the quality of the built and historic environment assets (including their setting), improving the understanding, appreciation of their social and economic contribution and sustainable use of them in accordance with Strategic Policy PS17;</p> <p>7. Protect and improve the quality of the natural environment, its landscapes and biodiversity assets, including understanding, and appreciating them for the social and economic contribution they make in accordance with Strategic Policy PS16;</p> <p>8. Reduce the effect on local resources, avoiding pollution and incorporating sustainable building principles in order to contribute to energy conservation and efficiency; using renewable energy; reducing / recycling waste; using materials from sustainable sources; and protecting soil quality;</p> <p>9. Reduce the amount of water used and wasted; reducing the effect on water resources and quality; managing flood risk and maximizing use of sustainable drainage schemes; and progressing the objectives of the Western Wales River Basin Water Management Plan.</p>	regard is made to National Policy and Guidance.	

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			<p>Proposals should also where appropriate:</p> <ol style="list-style-type: none"> 10. Meet the needs of the local population throughout their lives in terms of their quality, types of tenure and affordability of housing units in accordance with Strategic Policy PS13; 11. Promote a varied and responsive local economy that encourages investment and that will support our Centres, Villages and rural areas in accordance with Strategic Policy PS10; 12. Support the local economy and businesses by providing opportunities for lifelong learning and skills development in accordance with Strategic Policy PS10; 13. Reduce the need to travel <u>by private transport</u> and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with Strategic Policy PS4; 14. Promote high standards of design that make a positive contribution to the local area, accessible places, that can respond to future requirements and that reduce crime, antisocial behaviour and the fear of crime in accordance with Policy PCYFF2 15. <u>Promote co-location of developments to optimise opportunities for renewable energy where appropriate.</u> 		
NF 29	Policy PCYFF1	1136, 774, 124, 123, 171, 172	<p>POLICY PCYFF1: DEVELOPMENT CRITERIA</p> <p>A proposal <u>should demonstrate its compliance with:</u></p> <ol style="list-style-type: none"> 1. Must comply with all relevant policies in the Plan; 2. Must comply with national planning policy and guidance. <p><u>Proposals should</u></p>		Minor changes that do not significantly affect the findings of the SA.

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Ref	Section	Rep ID	Focussed Change	Justification	SA Screening
			<p>3. <u>give priority to sites</u> will be approved within defined development boundaries or the built form of identified clusters listed in the settlement framework set out in Strategic Policy PS15, <u>unless a rural location is essential or there is a specific locational requirement</u>, subject to detailed material planning considerations;</p> <p>4. make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances <u>or site constraints</u> that dictate a lower density);</p> <p>5. provide appropriate amenity space to serve existing and future occupants;</p> <p>6. have regard to the generation, treatment and disposal of waste;</p> <p>7. Include, where applicable, provision for the appropriate management and eradication of invasive species;</p> <p>Additionally, planning permission will be refused where the proposed development would have an unacceptable adverse impact on:</p> <p>8. Prominent public views into, out of, or across any settlement or area of open countryside;</p> <p>9. Vehicular access to and from the highway network and public transport, cycling and pedestrian infrastructure (in line with Policy TRA4);</p> <p>10. The highway network as a result of the volume and type of traffic generated from a proposal (in line with Policy TRA4);</p>		

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			<p>11. The health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance;</p> <p>12. The quality of ground or surface water;</p> <p>13. The best and most versatile agricultural land</p> <p>14. Land safeguarded allocated for other development/ uses, or impairs the development and use of adjoining land.</p>		
NF 30	Policy PCYFF 2	778	7.ii Not preventing precluding the reasonable use of other adjacent land because of the layout and form of the development.	To ensure accuracy	Minor change that does not significantly affect the findings of the SA.
NF 31	Policy PCYFF 3	943	1.Demonstrate how the proposed development conforms with the Landscape Character Assessment, or Seascape Character Area Assessment <u>or other detailed assessments adopted by the Local Planning Authority;</u>	To ensure clarity.	Minor change that does not significantly affect the findings of the SA.
NF 32	Policy PCYFF 4	1057 1058	Developers should carefully consider the most appropriate carbon management measure, or group of measures, at the conception of a development scheme. This may be an individual measure or a combination of both energy efficiency and renewable energy measures. The most appropriate technology for the site and the surrounding area should be used. In all cases, schemes should be of the highest aesthetic quality in line with Policy PCYFF2 and take into consideration the potential cumulative impacts of a combination	To ensure clarity and accuracy	The policy has been strengthened by now seeking the production of an energy

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			<p>of carbon management measures.</p> <p><u>An energy assessment can help identify the most suitable carbon management options for a development and should be undertaken prior to deciding upon the most suitable course of action to take. The potential options for energy efficiency and renewable energy generation are listed below:</u></p> <p>Potential Options for Energy Efficiency:.....</p>		<p>assessment.</p> <p>Overall, the proposed changes do not significantly affect the findings of the SA.</p>

Renewable Energy Technology

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 33	7.2.24	Council	<p>7.2.24 In 2012 Renewable Energy Capacity Studies were prepared for Gwynedd (county) and Anglesey to assess the potential capacity for renewable sources of energy. The purpose of the Studies was to help each Council understand the potential resources from each renewable energy technology. The Studies considered a number of on-shore technologies, e.g. onshore wind, hydropower, biomass. Off-shore resources were acknowledged in the Studies but they do not contribute to the renewable energy capacity figures of the Plan area. <u>In September 2015 the Welsh Government provided an updated 'Practice Guidance: Planning for Renewable and Low Carbon Energy – A Toolkit for Planners'.</u> This had an additional section on how to assess the potential for solar farm developments. A letter dated the 10</p>	To demonstrate that appropriate regard is made to National Policy and Guidance.	Minor change for consistency, which does not significantly affect the findings of the SA.

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			<p><u>December 2015 by the Minister for Natural Resources stated his expectations for energy policies in LDPs. He expects allocations or identification of areas of search for local-authority scale (5MW to 25MW) renewable energy schemes or other low carbon technologies. In light of this the Councils have commissioned additional work to ascertain any potential areas for solar farm development. In addition an assessment against the areas Landscape Sensitivity and Capacity Study will ascertain whether any local-authority scale areas of search should be identified in the Plan.</u> The Studies found that while the Plan area had a high natural resource for renewable energy, it also has a large number of high quality landscapes that reduces what is deployable. The following Strategic Policy provides a positive framework to deliver energy from renewable energy resources.</p>		
NF 34	Policy PS7	607, 765	<p>STRATEGIC POLICY PS7: RENEWABLE ENERGY TECHNOLOGY</p> <p>The Councils will seek to ensure that the Plan area wherever feasible and viable realises its potential as a leading area for initiatives based on renewable or low carbon energy technologies by promoting:</p> <ol style="list-style-type: none"> 1. renewable energy technologies within development proposals which support energy generation from a variety of sources which include biomass, marine, waste, water, ground, solar and wind, including micro generation; 2. free-standing renewable energy technology development 	To ensure consistency	The proposed changes will help to reduce the impact of overhead lines on the landscape by placing them underground in sensitive locations unless it causes significant harm to other

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			<p>This will be achieved by:</p> <ul style="list-style-type: none"> i. ensuring that installations in areas covered by international or national landscape designations and visible beyond their boundaries, or areas of local landscape value, in accordance with Strategic Policy PS16 do not individually or cumulatively compromise the objectives of the designations especially with regard to landscape character, visual impact, and residential amenity <u>and amenity of housing used by visitors on holiday</u>; ii. ensuring that installations in accordance with PS16 do not individually or cumulatively compromise the objectives of international, national and local nature conservation designations; iii. supporting installations outside designated areas provided that the installation would not cause significant demonstrable harm to landscape character, biodiversity, residential amenity, <u>amenity of housing used by visitors on holiday</u>, either individually or cumulatively. <p><u>To lessen the visual impact of new overhead lines associated with such installations, especially in sensitive locations, the lines should be placed underground unless this causes significant harm to other acknowledged interests or the viability of the scheme, which cannot be negated or mitigated.</u></p>		acknowledged interests. Minor changes that do not significantly affect the findings of the SA.
NF 35	Policy	608, 711,	POLICY ADN1: ON-SHORE WIND ENERGY	To ensure that	Minor changes

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	AND 1	713, 894, 950	<p>No Large-Scale or Very Large-Scale wind farms / wind turbines will be permitted in the Plan area.</p> <p>Other on shore wind turbine proposals will be permitted subject to an assessment of their environmental and sustainability impacts:</p> <ol style="list-style-type: none"> 1. Medium-Scale wind farms / wind turbines will only be granted on urban / industrial brownfield sites or when the proposal involves the repowering of existing wind farms / wind turbines. 2. Micro-Scale and Small-Scale wind turbine proposals will be granted outside the AONB, SLA and the setting of the <u>AONB, SLA</u>, National Park and World Heritage Site. 3. In the AONB, SLA and the setting of the <u>AONB, SLA</u>, National Park and World Heritage Site only Domestic-Scale wind turbine proposals well related to existing settlements / buildings will be granted. <p>All proposals should conform to the following criteria:</p> <ol style="list-style-type: none"> i. the proposal will not have an unacceptable impact upon visual amenity or landscape character through: the number, scale, size, design and siting of turbines and associated infrastructure especially in areas designated for their historic or landscape value; ii. the proposal will not result in demonstrable harm to biodiversity including statutorily protected sites and species in particular bats and birds; iii. the proposal will not result in significant harm to the safety or 	<p>the policy can be easily interpreted.</p> <p>To demonstrate that the Plan has full regard to emerging data and evidence.</p> <p>[Note – the Welsh version has additional minor changes in relation to the term ‘turbines’ replacing the term ‘windmills’ within the policy]</p>	<p>that do not significantly affect the findings of the SA.</p>

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			<p>amenity of sensitive receptors including effect from noise, shadow flicker and impact on public health, and will not have an unacceptable impact on roads, rail or aviation safety;</p> <p>iv. the proposal will not result in significant harm to the residential visual amenities of nearby residents;</p> <p>v. the proposal will not result in unacceptable electromagnetic interference to communications installations, radar or air traffic control systems, emergency services communications, or other telecommunication systems;</p> <p>vi. the proposal will not have unacceptable cumulative impacts in relation to existing wind turbines, those implemented and those which have permission, and other prominent landscape features;</p> <p>vii. turbines and associated infrastructure will, at the end of the operational life of the facility, be removed and an appropriate land restoration and aftercare scheme agreed.</p> <p>A proposal will be considered as falling within the category that represents the biggest type for which it qualifies.</p>		

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 36	7.2.33	713, 950, 1066	7.2.33 Since no Strategic Search Area has been identified within the area no Large or Very Large scale wind farms / turbines will be supported.	<p>To ensure clarity.</p> <p>To ensure</p>	Minor change that does not significantly affect the findings

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening						
			<p>[The only change within the table is in relation to Very large typology and this is shown below]</p> <p>Table 13: wind turbine typology used in policy ADN1</p> <table><tr><th>Wind Energy Typology</th><th>Indicative Output (broad output category)</th><th>Supplementary Criteria (meets one or more of the criteria) (determines whether this typology applies or whether a larger one does)</th></tr><tr><td>VERY LARGE</td><td>Over 25MW</td><td><ul style="list-style-type: none">• Turbines over and including 10 in number• Turbines over 110 metres to blade tip• Viewed as a very large scale wind farm</td></tr></table>	Wind Energy Typology	Indicative Output (broad output category)	Supplementary Criteria (meets one or more of the criteria) (determines whether this typology applies or whether a larger one does)	VERY LARGE	Over 25MW	<ul style="list-style-type: none">• Turbines over and including 10 in number• Turbines over 110 metres to blade tip• Viewed as a very large scale wind farm	<p>consistency.</p> <p>[Note – the Welsh version has additional minor changes in relation to the term ‘turbines’ replacing the term ‘windmills’ within the table]</p>	<p>of the SA.</p>
Wind Energy Typology	Indicative Output (broad output category)	Supplementary Criteria (meets one or more of the criteria) (determines whether this typology applies or whether a larger one does)									
VERY LARGE	Over 25MW	<ul style="list-style-type: none">• Turbines over and including 10 in number• Turbines over 110 metres to blade tip• Viewed as a very large scale wind farm									

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 37	7.2.49	771	<p>Local planning authorities should demonstrate that they have considered Shoreline Management Plans, which provide a large-scale assessment of the risks associated with coastal processes, and should provide the primary source of evidence in defining the coastal change management area and inform land allocation within it. The West of Wales Shoreline Management Plan (SMP) 2 sets a range of policies for the coastline, which are ‘hold the line’, ‘no active intervention’ or ‘managed realignment’, per policy epoch. The policy epochs are up to 2025, 2026 to 2055 and 2056 to 2105. A copy of the SMP 2 can be viewed at http://www.westofwalessmp.org/content.asp?nav=23&parent_directory_id=10. Planning Policy Wales states that Local Authorities should help reduce the risk of flooding and the impact of coastal erosion by avoiding inappropriate development in vulnerable areas. A Coastal Change Management Area (CChMA) is defined where the accepted shoreline management plan policy is for ‘no active intervention’ or ‘managed realignment’ during the Plan period. Appendix 6 provides a schedule of coastal areas defined as the Coastal Change Management Area. <u>The coastal areas included in the CChMA are those where the SMP 2 set a ‘no active intervention’ or ‘managed realignment’ policy approach either up to 2025 or between 2026 and 2055 policy epochs or both policy epochs.</u></p>	For clarity and to ensure internal consistency of the Plan	Minor change that does not significantly affect the findings of the SA.
NF 38	Policy ARNA 1	771, 864, 1070	<p>A Coastal Change Management Area (CChMA) is identified in Appendix 6.</p> <p>New <u>Residential</u> Development</p> <p>Proposals for new dwellings, replacement dwellings, subdivisions of existing buildings to residential use or conversion of existing buildings to residential use</p>	For clarity	Minor changes that do not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>will be refused in the CChMA.</p> <p>Relocation of Existing Permanent Dwellings in the Countryside</p> <p>Proposals for the relocation of existing permanent dwellings in the countryside located in the CChMA <u>predicted to be</u> affected by coastal erosion will be permitted provided they conform to the following criteria:</p> <ol style="list-style-type: none"> 1. The development replaces a permanent dwelling which is affected or threatened by erosion within 20 years of the date of the proposal; and 2. The relocated dwelling is located an appropriate distance inland with regard to CChMA and other information in the Shoreline Management Plan and where possible it is in a location that is: <ol style="list-style-type: none"> (i) in the case of an agricultural dwelling, within the farm holding or within or immediately adjacent to existing settlements, <u>or</u> (ii) within or immediately adjacent to existing settlements close to the location from which it was displaced; 3. The existing site is either cleared and made safe; <u>and</u> 4. The proposal should result in no detrimental impact on the landscape, townscape or biodiversity of the area. <p><u>New or Existing Non-Residential Buildings, Extensions to Existing Dwellings,</u></p>		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>Community Facilities or Services or Infrastructure</p> <p>5. New non-residential permanent buildings not associated with an existing use or building will not be permitted in areas within the CChMA predicted identified as being at risk from coastal change during the first indicative policy epoch up to 2025.</p> <p>6. {outside the indicative policy epoch up to 2025} <u>Proposals for the following types of new non-residential development will be permitted on sites within the CChMA predicted as being at risk from coastal change during the second indicative policy epoch (2026 – 2055), subject to a compliant Flood Consequence Assessment or a Stability Assessment:</u></p> <ul style="list-style-type: none"> i. <u>development</u> directly linked to the coastal area (e.g. beach huts, cafés, tea rooms, shops, short let holiday accommodation, <u>touring caravan sites</u>, camping sites, leisure activities); and ii. providing substantial economic and social benefits to the community; and iii. where it can be demonstrated that there will be no increased risk to life, nor any significant risk to property; <u>and</u> iv. subject to either time-limited and/ or season-limited planning permission, as appropriate. <p>7. Redevelopment of, or extensions to, existing non-residential property or intensification of existing non-residential land uses <u>on sites within the CChMA</u>, where it can be demonstrated <u>by a TAN15 compliant Flood Consequences Assessment or a Stability Assessment</u> that</p>		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>there will be no increased risk to life, nor any significant risk to property and subject to a time-limited planning permission (where appropriate).</p> <p>Extensions to Existing Dwellings, Community Facilities or Services or Infrastructure</p> <p>Proposals for the following types of development will be permitted in the CChMA, subject to a TAN 15 compliant Flood Consequences Assessment <u>or a Stability Assessment</u>:</p> <ol style="list-style-type: none"> 8. limited residential extensions that are closely related to the existing scale of the property and therefore doesn't result in a potential increase in the number of people living in the property; 9. ancillary development within the curtilage of existing dwellings that require planning permission subject to prior consent from Natural Resources Wales if it is located within 7m of a main river; 10. key community infrastructure, which has to be sited in the CChMA to provide the intended benefit for the wider community and there are clear plans to manage the impact of coastal change on it and the services it provides; 11. essential infrastructure, e.g. roads, provided that there are clear plans to manage the impact of coastal change on it, and that it will not have an adverse impact on rates of coastal change elsewhere. 		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>New or Replacement Coastal Defence Schemes</p> <p>Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the Shoreline Management Plan, and there will be no material adverse impact on the environment.</p> <p>Managing Development</p> <p>Planning conditions will be applied or a planning obligation will be secured where there is a need to: limit the planned life of a development or seasonal use; remove a time-limited development or existing dwellings on cessation of use; review relevant planning permissions; manage the occupancy of a relocated dwelling.</p>		
NF 39	7.2.54	1070	<p><u>In terms of non-residential development,</u> subject to the timeframe anticipated for loss of the property as a result of coastal erosion, appropriate uses could include holiday lets, community facilities, business uses, sports pitches and playing fields, sites for events such as markets and show grounds, subject to their location and accessibility. Occupants and/or owners would be expected to acknowledge that the use could be for a restricted time or season only in the risk assessment and consider the benefits against the risks associated with taking over a property with a limited lifetime.</p>	For clarity	Minor change that does not significantly affect the findings of the SA.

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Chapter 7.3 Managing Growth and Regeneration – Economy and Regeneration

Major Infrastructure Projects

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 40	7.3.1 – 7.3.9	866	*Some of the amendments made to this section of the Plan relate to rearranging the section within the Deposit Draft version*	To ensure the internal consistency of the Plan this section will be reworded and restructured. Further, to ensure clarity the terminology used when referring to National Significant Infrastructure Projects will be amended.	Proposed changes provide further clarification and seek to ensure consistency. Overall, the proposed changes are minor and do not significantly affect the findings of the SA.
		1139			
		1156	MAJOR INFRASTRUCTURE PROJECTS <u>NATIONAL SIGNIFICANT INFRASTRUCTURE PROJECTS AND ASSOCIATED DEVELOPMENTS</u>		
		1140			
		1141	7.3.1 Context		
		1142	<ul style="list-style-type: none"> The UK has a legally binding target to cut emissions by 80% by 2050, with an interim target of at least 34% below base year levels by 2020 (Climate Change Act 2008) 		
		1143	<ul style="list-style-type: none"> A key aim of national policy is to improve the country's energy security 		
		1144	<ul style="list-style-type: none"> National Policy Statements establish the need for particular Nationally Significant Infrastructure Projects <u>(NSIPs – as defined by the Planning Act 2008), including specifically for power generation.</u> 		
		1146	<ul style="list-style-type: none"> A site adjacent to Wylfa has been selected by the UK Government <u>as a potentially suitable site</u> for construction of a new nuclear power station. <u>Such a project would be an NSIP, as would be the separate National Grid proposal to provide transmission lines from the new nuclear station.</u> 		
		1147	<ul style="list-style-type: none"> These known NSIPs national significant infrastructure project could have major infrastructure implications for the Plan area in the form of new electricity transmission lines and associated development 		
		1148			
		1149			
		1150			
		1151	Introduction		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
		1152 1153	<p>7.3.2 Major Infrastructure NSIPs are large-scale projects of national importance such as new trunk roads, airports, ports, power stations (including nuclear), electricity transmission lines, waste water treatment works and chemical works.</p> <p>7.3.3 For the purpose of the Plan, Major Infrastructure Projects include those defined as Nationally Significant Infrastructure Projects in the Planning Act 2008.</p> <p>7.3.3 The approval process for a development consent order (being the form of consent for NSIP) is set out in paragraphs 3.7 – 3.10. As noted in those paragraphs while the decision maker for development consent order is the relevant Applications for Development Consent Orders for Nationally Significant Infrastructure Projects are examined by the Planning Inspectorate with the final decision to grant or refuse permission being made by Secretary of State (following examination and recommendation by the Planning Inspectorate) for Energy and Climate Change. local authorities or other statutory bodies would be are the decision maker for associated or related development not included within the main Development Consent Orders application, and national policy will be a material consideration as appropriate. Where associated or ancillary development is related to the construction or operation of a NSIP, these proposals will be considered under Strategic Policies PS8 and PS9, as well as other relevant policies in the Plan.</p> <p>7.3.4 The Planning Inspectorate will examine applications for new Nationally</p>		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>Significant Infrastructure Projects development, using the criteria of national need, benefits and impacts as set out in relevant policy. For energy infrastructure this will include the relevant National Policy Statements for Energy Infrastructure (EN-1- 6). <u>The energy NPSs set out national policy against which proposals for major energy projects will be assessed and examined by the Planning Inspectorate.</u> In accordance with the National Policy Statements, the Planning Inspectorate may also consider other matters that are important and relevant to its decisions, including the existing land use development plan, this Plan when it carries sufficient weight as a material planning consideration or the Plan is adopted, the Anglesey Energy Island Programme, Destination Management Plans, Single Integrated Plan, New Nuclear Build Supplementary Planning Guidance and other relevant documents. In terms of a Development Consent Order application, a local authority's role is largely discretionary under <u>set out in the Planning Act 2008;</u> however they will be invited to assess the adequacy of consultation and local impacts and report on these to the Planning Inspectorate in a Local Impact Report. Similarly applications may be made to other <u>statutory bodies.</u> organisations such as for a jetty the Marine Management Organisation, where the Local Authority is also a statutory consultee. In Wales the local planning authorities are the determining authorities for any development associated with the Development Consent Order application, for example, construction workers accommodation, logistic centres, and park and ride facilities.</p> <p>7.3.13 The scale and impact of <u>NSIPs</u> Major Infrastructure Projects <u>will be mitigated through</u> may require an appropriate and comprehensive</p>		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>package of <u>planning permission conditions, planning or highway agreements and CIL receipts (if a CIL charging schedule is implemented)</u>. developer contributions to mitigate and compensate for any new and increased levels of impact and harm. These contributions will be negotiated as part of the planning process, including through section 106 agreements and the Community Infrastructure Levy if this is implemented.</p> <p>7.3.14 In addition the Councils may require packages of community benefits to be provided by the developer to offset and compensate the community for the burden imposed by hosting a project. Any such fund will be used to off-set the burden on the locality, and would identify potential legacy uses, including transport, social, economic and community infrastructure which would benefit the community in the long term.</p> <p>7.3.15 Community benefits may be sought through the provisions of the Local Government Acts, the Planning Acts, or other legislation, or alternatively through voluntary agreement with the project provider, or in accordance with an industry protocol.</p> <p>7.3.16 Community benefits contributions are monetary payments from a developer for the benefit of communities hosting a development. Community benefits contributions are separate and distinct from the planning process. They are not a material consideration which can be taken into account in determining whether to grant consent or to respond positively or otherwise to a consultation request. Any payment made is not designed to cover the direct effects of the development and they cannot properly be judged to be necessary to</p>		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>make a development acceptable in planning terms</p> <p>7.3.9 There are currently two proposed NSIPs at the pre-application stage which are located within the Plan area:</p> <ul style="list-style-type: none"> i. A new nuclear power station near to Wylfa, Wylfa Newydd, proposed by Horizon Nuclear Power, as identified in the National Policy Statement for Nuclear Power Generation (EN-6); ii. Improvements/ new National Grid Transmission Lines connecting the proposed Wylfa Newydd with Pentir and beyond proposed by National Grid. <p>7.3.9 It is important that the emerging Plan sets out a policy framework to assist the Councils to assess and respond to NSIPs Major Infrastructure Projects proposals coming forward, including for example:</p> <ul style="list-style-type: none"> i. providing advice to inform project promoters during the development of their proposals for consultation and project development; ii. responding to formal consultations during project development and on applications to other determining bodies such as Planning Inspectorate and the Marine Management Organisation (MMO); iii. suggesting appropriate requirements for inclusion in the Development Consent Order and obligations (such as Section 106 and Community Infrastructure Levy – if adopted); iv. determining applications for associated, ancillary or related development 		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>outside the Development Consent Order;</p> <p>v. <u>commenting on</u> assessing the adequacy of consultation,</p> <p>vi. assessing the impacts of the project both positive and negative in the Local Impact Report that Planning Inspectorate will invite the Council(s) to submit after the application for any Development Consent Order is submitted,</p> <p>vii. making representations as part of the formal examination of the Development Consent Order by the Planning Inspectorate,</p> <p>viii. in determining any approvals subsequent to consent (including planning <u>permission</u> 'conditions'), and in discharging functions as the enforcing authority.</p> <p>7.3.11 Strategic Policy PS8 is an overarching policy relating to <u>any application for a NSIP (other than Wylfa Newydd) or for development proposals associated with or ancillary to such an NSIP application</u> Major Infrastructure Projects whether determined by the Secretary of State, the Isle of Anglesey County Council, Gwynedd Council or any other agency. <u>Strategic Policy PS8 does not relate to any NSIP application for development at Wylfa Newydd, or development proposals associated with or ancillary to that application.</u></p>		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 41	Policy PS8	866	STRATEGIC POLICY PS8: PROPOSALS FOR LARGE INFRASTRUCTURE PROJECTS	To ensure the internal consistency of the Plan this section will be reworded and restructured.	
		1139	<u>NATIONAL SIGNIFICANT INFRASTRUCTURE PROJECTS AND ASSOCIATED DEVELOPMENTS</u>		
		1156	In their role as authorities giving permission for associated development or as consultees for applications to other bodies, within the context of national policy statements and national planning policy, the Councils will aim to ensure that development makes a positive contribution to achieving the vision and strategic objectives set out in the Plan. In doing so, consideration will be given to the nature, scale, range and possible impact of any development. The Councils will therefore aim to ensure conformity, as far as is appropriate or relevant, with the following criteria: 1. The development and associated/ancillary infrastructure, including any proposals for accommodation, education and training facilities, employment, supply chains, and transport, community, environmental and green infrastructure, will contribute to a balance of positive outcomes for local communities, visitors and the environment; and 2. An assessment is submitted of how a consideration of alternative options influenced the proposals; and 3. A comprehensive assessment is provided of the proposal’s environmental (landscape, built, historic and natural), social (including health and amenity), linguistic and cultural, transport and economic impacts (positive, negative and cumulative) during the construction, operation and decommissioning and restoration (if relevant) phases, as well as measures to be achieved where appropriate to avoid, reduce, alleviate and/or off-set the harm done; and 4. Provision of contributions to the Council or other appropriate and agreed organization to offset any adverse impacts and harm caused by the project through effective engagement with local communities and the Council at the pre-application stage. The objective will be to identify measures, projects and services to enhance the long term well-being and sustainability of the communities affected; and		
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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 42	7.3.10 – 7.3.19	1139	5. In recognition of any burden and disturbance borne by the community in hosting significant a major national infrastructure project, the Council may require appropriate packages of community benefits to be provided by the developer to offset and compensate the community for the burden imposed by hosting the project; and	To ensure the internal consistency of the Plan this section will be reworded and restructured.	Proposed changes provide further clarification and seek to ensure consistency. Overall, the proposed changes are minor and do not significantly affect the findings of the SA.
		1156			
		1140			
		1141	6. Local economic and community benefits are where feasible maximized, through agreement of strategies for procurement, employment, education, training and recruitment with the Council at an early stage of project development; and		
		1142			
		1143	7. Any proposal for development, including all ancillary and induced development, must be accompanied by a project level Habitats Regulations Assessment, which meets the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended); and		
		1144			
		1145	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.		
		1146			
		1147			
		1148	In order to have sufficient information to be able to assess the effects of the proposals, the Councils may request the preparation of management or delivery plans identifying the measures to be taken to maximize benefits and to mitigate and/or compensate for impacts where this is justified by national or local policy. These plans should identify the timetables for delivery and the systems and resources that will be used to implement the proposed measures.		
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		1152	<u>WYLFA NEWYDD AND ASSOCIATED DEVELOPMENT</u>		
		1153	INTRODUCTION		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
		1154	<p>7.3.12 Through the Anglesey Energy Island Programme, the Councils' Strategic/ Corporate Plans and the Anglesey and Gwynedd Single Integrated Plan, the Councils and their partners acknowledge the likely significant economic opportunities deriving from the Wylfa Newydd Project. Chapter 3 of the Plan provides a link to the New Nuclear Build at Wylfa Supplementary Planning Guidance, which sets out the Isle of Anglesey County Council's <u>supplementary advice on important local direct or indirect matters in relation to this Project and its response to national and local policy and strategies in the context of the</u> vision in relation to this Project. This section of the Plan deals with the proposed Wylfa Newydd Project including developments that are associated with it where either the Isle of Anglesey County Council or Gwynedd Council is the determining planning authority on planning applications. It is also applicable to Nationally Significant Infrastructure Projects (such as the proposed Wylfa Newydd), where the Secretary of State makes the decision as well as other applications to other agencies (such as to the Marine Management Organisation for a wharf), where the Council is a statutory consultee.</p> <p>7.3.13 Although the Councils are not the consenting authorities for the Wylfa Newydd Project Development Consent OrderMajor Infrastructure Projects, it is considered important to explain their approach as a planning authority when consulted upon with a Development Consent Order application. They will also ensure that related <u>associated</u> development conforms with the relevant policies and strategies included in this Plan, when it is adopted.</p>		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>7.3.14 In the period before the Plan is adopted or before weight can be given to the policies as material planning consideration the Isle of Anglesey County Council will ensure that development associated with Wylfa Newydd reflects policies included in the current Development Plan, the Stopped Unitary Development Plan, national planning policies and the New Nuclear Build at Wylfa Supplementary Planning Guidance. Whether in their role as decision makers, or as consultees for applications to other bodies the Councils will seek to secure delivery on their key priorities as set out in their Single Integrated Plan, Strategic Plans and any other relevant plan or programme.</p> <p>7.3.15 <u>The New Nuclear Build at Wylfa Supplementary Planning Guidance (SPG), sets out the Isle of Anglesey County Council's supplementary advice on important local direct or indirect matters in relation to this Project and its response to national and local policy and strategies in the context of the Project and is an important material consideration in assessing planning applications linked to the Project.</u></p> <p>7.3.16 <u>The New Nuclear Build at Wylfa SPG document will help the County Council to:</u></p> <ul style="list-style-type: none"> • <u>make robust decisions on all enabling works and associated development planning applications</u> • <u>ensure that the potential impacts of the New Nuclear Build and its associated developments are identified and mitigated where possible</u> • <u>ensure that the socio-economic benefits linked with the construction and operation of the power station are fully realised.</u> <p>7.3.17 On the basis of the information currently available it is clear that this</p>		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>Project will be a significant development with numerous significant impacts, some potentially positive whilst and others could be potentially negative. It is currently anticipated that the Wylfa Newydd construction period will be around 12 years, with around 8,500 construction workers during the peak construction periods (although it is recognised that the Project is still undergoing detailed design). There will be significant HGV movement during the construction period, especially along the A55 and A5025. After construction it is foreseen that Wylfa Newydd will employ a workforce of around 1,000. The requirement for construction workers' accommodation is a matter that the Isle of Anglesey County Council has given detailed consideration. An sudden influx of workers is expected during the construction period. It is considered important that accommodation is consistent with the general objectives of the Plan and that it won't prejudice the spatial strategy. It is anticipated that the workforce will be accommodated via various means, including private housing units to buy or rent, holiday accommodation and purpose built holiday accommodation provided by Horizon or through a third party. Further information regarding this is given in http://www.anglesey.gov.uk/business/energy-island/energy-island-news/wylfa-nuclear-new-build-construction-workers-accomodation-position-statement/114494.article?redirect=false and in the New Nuclear Build at Wylfa Supplementary Planning Guidance http://www.anglesey.gov.uk/Journals/2014/08/11/q/k/h/Wylfa-NNB-SPG-Adopted-July-2014.pdf</p> <p>7.3.18 It is anticipated that accommodation will be required for a substantial number of construction workers employed during the construction period of Wylfa Newydd. It is also anticipated that land will be required in relation to the Wylfa Newydd Project, e.g. site(s) for</p>		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>offices, short stay accommodation and other purposes related to logistics, storage and off-site fabrication. Mitigation of the impacts of the project would be optimised if such development were located in accordance with the Plan's Spatial Strategy as set out in Chapter 6 and other relevant policies included in the Plan, depending on the type of use, in order to be consistent with the principle of sustainable development.</p> <p>7.3.19 The Councils' position is that accommodation for the transient temporary construction workers should as far as possible be provided within or adjacent to the development boundaries of the Centres identified in the Plan's Settlement Hierarchy, <u>or</u> in locations that relate well to the main transport routes and transport modes, especially the railway. They should also contribute towards sustainable regeneration programmes and support the vitality and viability of town centres. Project promoters should consider re-using existing buildings where feasible. The Councils also consider that the potential for after use of sites used initially for construction workers accommodation or any other temporary use of land should be considered at the planning and design stage, e.g. laying out of sites at the outset so that they are capable of beneficial after use, construction of permanent buildings capable of being adapted for future community or commercial use. Appropriate All proposed legacy uses must comply with the relevant policies within this Plan. Potential legacy uses include serviced plots for affordable housing, elderly or special needs accommodation, student accommodation, offices or hotels, or buildings that can be refurbished for similar uses. If the project promoter and the Council agree that an after use is not feasible, structures or buildings should be removed and the land reinstated to the satisfaction of the Local Planning Authority within a specific period of time which will be controlled by planning condition.</p>		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			7.3.20 Strategic Policy PS9 applies to the proposed Wylfa Newydd Project new nuclear power station including development associated with it. Strategic Policy PS9 does not apply to any other NSIP application, or any development associated with or ancillary to such NSIP applications. The project level HRA should be informed by the findings and conclusions of the HRA: Site Report for Wylfa ¹ as well as the HRA process for the Joint LDP.		
NF 43	Policy PS9	1139	STRATEGIC POLICY PS9: WYLFA NEWYDD RELATED PROJECT ASSOCIATED DEVELOPMENT	To ensure the internal consistency of the Plan this section will be reworded and restructured.	Proposed changes provide further clarification and seek to ensure consistency. Overall, the proposed changes are minor and do not significantly affect the findings of the SA.
		1156			
		1140	In their role either as determining authorities for associated development, or as consultees for a DCO application for Wylfa Newydd and applications to other bodies, and within the provisions of national policy, when assessing and responding to emerging proposals for Wylfa Newydd and its associated or ancillary developments nuclear related development including that associated with or ancillary to the existing or proposed Wylfa Newydd , the Councils will seek to ensure compliance, where appropriate or relevant, with the following criteria:		
		1141			
		1142			
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		1144			
		1145	1. Any relevant policies included in the Plan, and any relevant supplementary planning guidance should shape the approach to the development of the nuclear power station and proposals for nuclear related development and any associated development or infrastructure ; and		
		1146	2. In order to minimise impact and maximize re-use of existing facilities and		

¹ Department of Energy and Climate Change (2010) Habitats Regulations Assessment: Site Report for Wylfa. EN-6: Revised Draft National Policy Statement for Nuclear Power Generation.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
		1147	materials, opportunities have been taken where feasible to integrate the requirements of <u>the</u> Wylfa Newydd <u>Project</u> with the proposed decommissioning of the existing power station; and		
		1148			
		1149	3. Highways and transport proposals for <u>the</u> Wylfa Newydd <u>Project</u> form part of a robust transport and logistics plan <u>the integrated traffic and transport strategy</u> that has regard to Strategic Policy PS4 and any relevant detailed Policies in the Plan and minimizes adverse transport impacts to an acceptable level, including those arising during the construction <u>and</u> , 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		
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		1154	4. The accommodation requirements of construction workers should be met in a way that minimizes impact on the local housing market, including the ability of those on low incomes to access the private rented sector, affordable housing and other housing services, or not result in unacceptable adverse economic, social, linguistic or environmental impacts. Proposals should form part of a robust construction workers accommodation strategy that has regard to the Plan's Spatial Strategy and any relevant policies in the Plan; and		
			5. The siting and design of associated development should be informed by a consideration of legacy uses, so that investment in elements such as infrastructure, buildings, ecological and landscape works brings long term benefits. Where appropriate, delivery plans should be agreed for legacy uses during the pre-application process that will inform the approach to the design and layout of the associated development sites, as well as the framing of a S106 and/or other agreements and CIL payments (if applicable); and		
			6. The scheme layout and design and the scale of green infrastructure		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>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</p> <p>7. Any proposal for development, including all associated ancillary and induced development, must be screened in accordance with accompanied by a project level Habitats Regulations Assessment, which meets the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended) and where required be accompanied by an appropriate assessment; and</p> <p>8. The provision of promoter's procurement, employment, education, training and recruitment strategies and delivery plans should be agreed with by the Council at an early stage of project development, with an objective to maximize employment, business and training opportunities for the local communities both in the short and longer term; and</p> <p>9. Where community infrastructure is provided for construction workers, for example park and ride facilities, shops, healthcare and sports and leisure facilities, where feasible this should be sited and designed so that it can be made available for community use during the construction phase and ultimately, where appropriate, serve a community legacy use. Where there would be additional impacts or demands on existing community facilities the Council will seek either appropriate contributions for off-site facilities or upgrading existing facilities. Legacy use of any additional facilities provided should be considered where that is appropriate; and</p> <p>10. Proposals should include appropriate measures for promoting social cohesion and community safety; and</p> <p>11. The burden and disturbance borne by the community in hosting a major national or regional nuclear related infrastructure project should be recognised; and appropriate packages of voluntary community benefits</p>		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>provided by the developer will be sought to offset and compensate the community for the burden and disturbance imposed by hosting the project; and</p> <p>12. Any proposal (outside a DCO) to treat, store or dispose of Very Low level, Low Level or Intermediate Level Waste or to treat or to store spent fuel arising from the existing nuclear power station or any future nuclear development within or outside the Plan area, in an existing or proposed facility on or off the nuclear site would need to:</p> <ul style="list-style-type: none"> i. Be strongly justified; ii. Demonstrate that the planning impacts are acceptable; and iii. Demonstrate that the environmental, social and economic benefits outweigh any negative impacts. <p>It is possible that as the project develops, due to unforeseen consequences resulting from the construction and operation of the Wylfa Newydd Project, the Councils may require additional information from, or works to be carried out by the developer and may, as a result, seek to re-negotiate any mitigation or compensation package in order to off-set any additional impacts or burdens borne by the community affected. The developer should build in review mechanisms to monitor the full range of impacts, and to review the adequacy of mitigation or compensation measures and to make adjustments as necessary.</p>		

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Providing Opportunities for a Flourishing Economy

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 44	7.3.18	959	7.3.18 Context	To ensure the internal consistency of the Plan.	Minor changes that do not significantly affect the findings of the SA.
		960	<ul style="list-style-type: none"> Economic development is an important pillar of sustainable development. 		
		972	<ul style="list-style-type: none"> National policy requires an approach that facilitates and promotes development of employment land by making sure that there is a suitable amount and quality available which will enable economic development. 		
		973	<ul style="list-style-type: none"> The aim of the Single Integrated Strategy is to promote economic, social and environmental wellbeing in Anglesey and Gwynedd. The Isle of Anglesey County Council and Gwynedd Council through their Corporate or Strategic Plan, taking into account the difficult economic times, aim in the long term to transform the Plan area into an enterprising and vibrant area economically and socially. <u>This will mean that with people of all ages are able to grasp new opportunities and choosing to stay in the area to live and work, thus sustaining rural and urban communities, which will in turn help to promote and support the use of the Welsh language</u> It is necessary to give appropriate consideration to the environmental impact of the development against social socio-economic benefits which would be gained from the development. 		
NF 45	7.3.20 – 7.3.22	1139	7.3.19 If a decision is made on a national level to develop Wylfa Newydd, significant employment opportunities will be created during the construction period. There are also a number of proposed	In order to improve clarity, it is proposed	Minor changes that do not significantly

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
		1156	infrastructure projects which will offer significant employment opportunities. The Isle of Anglesey County Council launched the Energy Island Programme, which is a collaborative project between a number of stakeholders in the public and private sectors (including the UK Government and the Welsh Government) to place Anglesey at the forefront in terms of energy research and development, generating and servicing and which will be a means of influencing major <u>national significant</u> infrastructure projects due to be located within the Plan area or on its periphery. This includes developing local residents' skills so that they can take advantage of the jobs available as a result of these <u>NSIPs</u> major projects , which in turn is likely to be attractive to new businesses to locate in the area, offering high quality jobs. It aims to particularly capitalise on the £8billion investment in a new nuclear facility at Wylfa, providing a focus for both public and private sector partners' investment plans, while transforming and diversifying the area's economy. With the aim of developing and encouraging the necessary skills to work in the employment sector investment has been made in the Grwp Llandrillo Menai campus in Llangefni, with further prospective investment likely. Another aim of the Energy Island Programme is to attempt to overcome infrastructure constraints, as a means of attempting to attract internal investment to the area and encouraging future economic growth. Further, there is an intention by Bangor University with the backing of Welsh Government to develop a Science Park. The preferred <u>chosen</u> site for the development is one of the Enterprise Zone sites in Gaerwen. The Science Park will <u>would</u> generate employment opportunities in the energy sector and	that the wording on the explanation paragraph is amended.	affect the findings of the SA.
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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>environmental service.</p> <p>7.3.20 Similarly Gwynedd Council with its partners seek to focus on sectors and activities in which the area has competitive advantages, which will yield the greatest economic benefits and which will offer the greatest diversification potential. This will involve combining strengths in the area's research institutions, its people (and their skills) and the area's abundant natural resources. Specific sectors that provide an opportunity for the area include:</p> <p>Construction; Environmental – Green sector products and services; Agriculture – produce and food products; Creative Industries – Media and Arts; Care; High Technology and Digital Sectors; Services and Commerce e.g. Retail; Nuclear Energy – Generation, Services and Engineering; Tourism; Alternative Renewable Energy – Generation, Services and Engineering</p> <p>7.3.22 Gwynedd Council's key aim is to seek to ensure a geographical spread of employment opportunities. The rural economy has an important role in the area in terms of the agricultural sector, tourism and small rural businesses.</p> <p>7.3.23 The 2011 Employment Land Review revealed an excess of existing employment land that is unlikely to meet the requirements of modern</p>		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>business <u>and sites were therefore discounted at the end of the first stage of the Review</u>. The Review <u>then</u> estimates that 6ha per annum of business or industrial park type land is required over the Plan period within each local Planning Authority area, based on a combination of indicators of future requirement for different sectors of employment, and allowing for flexibility and choice within the market, in addition to achieving the future aspirations of the Anglesey Energy Island Programme and the Councils' priorities. The Review establishes a hierarchy of <u>existing and new</u> employment sites that could meet the needs of modern business, have prospects of being developed during the Plan period and should be <u>retained</u> safeguarded, as far as is possible, from redevelopment for other uses. Additional provision for employment uses (B1, B2 or B8) in or near to <u>Llangefni, Gaerwen and Y Ffor</u>. <u>The Review identified a need for a new site in or around</u> the Urban Service Centres of Pwllheli and Porthmadog is required in order to redress the current imbalance in the geographical spread of employment land within Gwynedd. <u>Environmental constraints in the Centres requires the Plan to allocate a site at Y Ffor, The Review also advised that</u> as well as some reserve sites <u>are also required</u> to ensure the necessary supply of land relating to <u>NSIPs</u> large infrastructure projects on Anglesey.</p>		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 46	Policy PS10	1047	STRATEGIC POLICY PS10: PROVIDING OPPORTUNITY FOR A FLOURISHING ECONOMY	The wording of the policy will be amended to ensure the internal consistency and accuracy of the Plan.	The appraisal presented in Section 6 of the Deposit SA Report (Feb 2015) will be revised to take account of the proposed changes to the overall level of safeguarded land employment land to be allocated.
		1046 826	<p>Whilst seeking to protect and enhance the natural and built environment, the Councils will facilitate economic growth in accordance with <u>the spatial strategy of the Plan</u> by:</p> <ol style="list-style-type: none"> 1. Safeguarding 807 638.7ha of <u>current</u> land and units for employment and business <u>(B1, B2 , B8 and some sui generis uses)</u>. purposes that would require or benefit from business or industrial park type location in relation to B1, B2, B8 and some sui generis uses on sites included in the employment land hierarchy during the Plan period and which have been allocated on the proposal maps (in accordance with Policy CYF1); 2. <u>Allocate 60ha of land for employment and business purposes that would require or benefit from business or industrial park type locations in relation to B1, B2, B8 and some sui generis uses (in accordance with Policy CYF1);</u> 		
NF 47	Policy CYF1	1046	Please see next page for a copy of the proposed changes to Policy CYF1	The wording of the policy will be amended to ensure the internal consistency and accuracy of the Plan.	Proposed changes seek to provide further clarity in terms of which sites are allocated and which are safeguarded for employment.
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		1048			
		826			
		1404			
		1284			

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
					Overall, the the proposed changes do not significantly affect the findings of the previous SA work.

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

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

		Spatial Strategy	Site	Map reference	Vacant land area (ha) ²	Total Area (ha)	Use	Enterprise Zone Site	Regional Plan Status
Primary Sites	Gwynedd	<u>Sub-regional Centre</u>	Parc Bryn Cegin, Bangor	C1	36	36	B1, B2, B8	Not applicable	Strategic Regional Site
			Llandygai Industrial Estate, Bangor	C2	4	27.6	B1, B2, B8	Not applicable	Not applicable
			Parc Britannia, Bangor	C3	0	7.9	B1	Not applicable	Not applicable
			Parc Menai, Bangor	C4	13.2	32.9	B1	Not applicable	Strategic Sub-regional Site (Secondary)
		<u>Urban service Centre</u>	Cibyn Industrial Estate, Caernarfon	C5	7.3	37.7	B1, B2, B8	Not applicable	Strategic Sub-regional Site (Main)
			Adwy'r Hafan, Pwllheli	C6	1.5	10.5	B1, B8	Not applicable	Not applicable
			Business Park, Penrhyndeudraeth	C7	3.1	11.5	B1	Not applicable	Not applicable
			Business Park, Porthmadog	C8	4	13.5	B1, B2	Not applicable	Not applicable
		<u>Local Service Centre</u>	Pendre Estate, Tywyn	C9	2.7	7.9	B1, B2	Not applicable	Not applicable
		<u>Service Village</u>	Adjacent to the petrol station, Y Ffor	C10	1.7	1.7	B1, B2, B8	Not applicable	Not applicable
	Anglesey	<u>Urban Service</u>	Parc Cybi, Holyhead	C11	53	109.2	B1, B2,	Yes	Strategic Regional Site

² Figure correct at the time of carrying out the Employment Survey, 2011

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		<u>Centre</u>					B8		(Main)
			Penrhos Industrial Estate, Holyhead	C12	2.69	5.8	B2, B8	Yes	Strategic Sub-regional Site (Secondary)
			Bryn Cefni Industrial Estate, Llangefni	C13	18	59.5	B1, B2, B8	Yes	Not applicable
Secondary Sites	Gwynedd	<u>Sub-regional Centre</u>	Hirael Bay, Bangor	C16	6.72	9.1	B1	Not applicable	Not applicable
		<u>Urban Service Centre</u>	Peblig, Caernarfon	C19	2.2	6.7	B2	Not applicable	Not applicable
			Former Site of Friction Dynamex, Caernarfon	C20	3	14.6	B2, B8	Not applicable	Not applicable
			Tanygrisiau Site, Blaenau Ffestiniog	C18	2.7	7.4	B1, B2, B8	Not applicable	Not applicable
		<u>Local Service Centre</u>	Felin Fawr, Bethesda	C17	0.4	1.5	B2	Not applicable	Not applicable
			Glyn Rhonwy, Llanberis	C21	3.3	29.8	B1, B2, B8	Not applicable	Not applicable
			Penygroes Industrial Estate	C23	4.3	10	B1, B2, B8	Not applicable	Not applicable
			Nefyn Industrial Estate	C25	1.7	3.5	B1, B2, B8	Not applicable	Not applicable
			Former Site of Ysbyty Bron y Garth, Penrhyndeudraeth	C22	1.5 0.7	16 1.6	B1	Not applicable	Not applicable
			Griffin Industrial Estate, Penrhyndeudraeth	C39	0.9	4.9	B1, B2, B8	Not applicable	Not applicable
		<u>Service Villages</u>	Y Ffôr Industrial Estate	C27	2.8	2.8	B2	Not applicable	Not applicable

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		<u>Local Villages</u>	Agricultural Park, Llanystumdwy	C24	1.5	6.6	B1, B2, B8	Not applicable	Not applicable
		<u>Open Countryside</u>	Wynnstay Farmers site, Rhosfawr	C26	1.4	4.9	B2	Not applicable	Not applicable
	Ynys Môn	<u>Urban Service Centre</u>	Former Shell land, Amlwch	C28	7	19.3	B2, B8	No	Not applicable
			Llwyn Onn Industrial Estate, Amlwch	C29	3.16	15	B1, B2, B8	No	Not applicable
			Anglesey Aluminium land, Holyhead	C30	81.7	90.5	B1, B2, B8	Yes	Strategic Regional Site (Main)
			Former site of Eaton Electrical, Holyhead	C31	2	2	B1, B2	No	Not applicable
			Kingsland site, Holyhead	C32	0.8	0.8	B1, B2, B8	No	Not applicable
		<u>Open Countryside</u>	Land near Mona airfield, Mona	C34	8.9	20.5	B2, B8	No	Not applicable

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 48	7.3.25 – 7.3.28	1046	Explanation:	The wording of the explanation paragraphs will be amended to ensure the internal consistency and accuracy of the Plan.	Minor changes that do not significantly affect the findings of the SA.
		1047	7.3.25 To ensure that there is a balanced provision of employment land which is likely to meet the employment needs and opportunities that are facilitated by both Councils' Strategies, including the Anglesey Energy Island Programme/ Enterprise Island, and the Enterprise Zone Snowdonia, it is intended to protect employment land in accordance with the hierarchy referred to above in Policy CYF1. It is recognized that these sites have an important role in maintaining and securing future employment opportunities, and therefore the intention is to protect them for those purposes. The different strata within the hierarchy are defined as follows:		
		1048			
		826			
		1404			
			<p>Primary Sites</p> <p>Sites that are likely to be more attractive to the market and are likely to be developed in the short term. <u>These sites are located within or near Centres and Service Village which have a range of community services, facilities as well as sustainable transport links.</u></p> <p>Secondary Sites</p> <p>Sites that are not in the most attractive location as regards access and market presence in comparison to the primary sites. However, they offer important opportunities which address local demand as well as the potential demand arising from Anglesey Energy Island Programme/ Enterprise Island. <u>These sites are mainly located within or near Centres, Service Village and Villages, which have a range of community services, facilities as well as sustainable</u></p>		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>transport links.</p> <p>Reserve Sites Sites that have the potential to meet the demand resulting from Wylfa Newydd as well as the rest of the Anglesey Energy Island Programme/ Enterprise Island</p> <p>Strategic Regional Site Sites of regional importance with a critical role in achieving regional and contributing to national economic development objectives, supporting key sector development.</p> <p>Strategic Sub-regional Site Sites with a more general and localised focus for economic development than regional strategic sites with a focus on attracting employers that draw a workforce from wider than the local area.</p> <p>7.3.26 It is important that the Plan provides an appropriate portfolio of employment land in terms of range, quality and quantity to meet the local demand for employment land and units. Safeguarding the sites named above is a means of ensuring that this need is met.</p> <p>7.3.27 <u>An Employment Land Review (ELR) has been carried out to assess current employment sites located within the local authorities. The ELR assessed which sites are most likely to meet the current and anticipated requirements for employment land. The approach taken is in keeping with the sustainable objectives of the Plan. The methodology used to assess to carry out the Employment Land Review corresponds with the methodology as outlined in</u></p>		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p><u>TAN23: Economic Development (2014).</u></p> <p>7.3.28 Traditionally the rate of take up of employment land within the Plan area has been 4ha per annum. To ensure that there is provision for the possibility of slippage and flexibility of economic stimulus that would lead to greater demand for employment land, the Plan provides for the rate of take up of employment land 6ha per annum. <u>The new allocated employment sites equates to 60ha, and existing employment land is also safeguarded which already include development or infrastructure.</u></p>		
NF 49	7.3.31 – 7.3.33	959 960 972 973	<p>7.3.31 It is considered that the Plan provides for a sufficient range - in terms of volume, mix, quality and distribution of existing industrial / business within the Plan area to meet demand. However, there may be cases where in the plan's period where a large employer is unable to find a suitable site on existing or allocated sites. In these cases any applications for industrial or business use, which would be a departure from the Plan, can be considered taking into account the normal planning criteria, <u>as set out, for example in Policy PS1 Welsh Language and Culture; Policy ISA1 Infrastructure Provision, Policy PS5 Sustainable development,</u> and if there is a need for the development.</p> <p>7.3.32 The aim of this policy is to support new large scale initiatives as long as they are located in an appropriate location and are sustainable and that they are well related to settlements. In considering such initiatives, it is essential to follow the sequential test and guidance process contained in Planning Policy Wales along with Technical</p>	In order to ensure the internal consistency of the Plan	Minor changes that do not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>Advice Note (TAN) 23: 'Economic Development' which identifies the need to ensure there is no other more suitable location option which would be able to meet the need, assurance as to the number of direct jobs that would be created by the initiative, and whether it would make any special contribution to policy objectives. Only in exceptional circumstances would new initiatives be permitted on non-safeguarded or allocated sites, and it will be necessary to receive a complete justification of the proposal and the locational need. It is essential that appropriate evidence is presented which proves there is no alternative option of being able to use a site that has been safeguarded or allocated for employment use, or that there are no previously developed sites that could be suitable to meet demand.</p> <p>7.3.33 The Council would need to be convinced that the enterprise concerned is financially viable and that there are local employment benefits arising from it. One way of proving this would be to present a professional Business Plan prepared by an independent expert. Applications which would create a <u>significant unacceptable</u> impact on the <u>language and character and</u> amenities of the local area will not be supported.</p>		
NF 50	7.3.36	959 960 972 973	7.3.36 It would be necessary to receive a full justification for the change of use of land or units allocated for B1-B8 use class purposes for alternative uses, including information regarding the viability of the existing employment use, any attempt that has been made to market the unit/land for employment, <u>impact of reduction of job opportunities for the local community</u> , and information regarding the provision of employment sites which meet local demand.	In order to ensure the internal consistency of the Plan	Minor change that does not significantly affect the findings of

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
					the SA.

The Visitor Economy

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 51	Policy PS11	340, 465 & 761	3. Managing and enhancing the provision of high quality un-serviced tourism accommodation in the form of <u>self-catering cottages and apartments</u> , camping, alternative luxury camping, static or touring caravan or chalet parks;	To ensure the internal consistency of the plan.	Minor changes that do not significantly affect the findings of the SA.
NF 52	7.3.59	342 & 1072	7.3.59 Historically national planning guidance and local planning policy (particularly within the Gwynedd Local Planning Authority area) has given priority to the conversion of existing buildings in the countryside for economic use. This means that within some areas there is an abundance of buildings that have been converted to self-serviced accommodation. Clearly it is not the intention of national guidance or the Council for this policy to lead an over-concentration of this type of holiday accommodation within a particular location. <u>Evidence about occupancy rates suggests that good quality self-serviced accommodation continues to be a popular choice for visitors. Nonetheless evidence also suggests that the potential for developing additional self-serviced accommodation is limited within parts of the Plan area. There is some doubt about business sustainability of the existing self-serviced capacity and the Councils should</u>	To ensure the policy can be easily interpreted.	Minor change to provide further clarification, which does not significantly affect the findings of

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p><u>therefore be very cautious about permitting applications for further accommodation. If proposals are based on unrealistic assumptions about a level of occupancy in a potentially saturated market there is a danger that they will make little profit or even fail financially. A further risk is that by adding to the supply of accommodation the occupancy levels and viability of existing providers will be undermined, putting the more vulnerable of them at increased risk of failure. The Councils will seek to prioritise the provision of high quality serviced accommodation over self-serviced accommodation where such opportunities arise. However, opportunities may exist, on a small scale, to develop some self-serviced accommodation using existing buildings, for example, located near the coastal footpath, required to support a farm or an established and important rural enterprise . Applicants will be required to submit either a full market appraisal or a detailed business plan. This would enable the Council to assess the degree of financial planning that has been undertaken, and provide evidence of the level of occupancy required to make the business viable.</u></p> <p>Supplementary Planning Guidance will be published to provide more information about the matter.</p>		the SA.
NF 53	3.67	515 & 1052	<p><u>7.3.67 For the purposes of this policy permanent alternative camping accommodation are units that because of their degree of physical attachment to the ground and due to the nature of their design cannot be removed from site when not in use. Supplementary Planning Guidance will be published to provide further information on this matter.</u></p>	To ensure that the policy can be easily interpreted.	Minor change that does not significantly affect the findings of the SA.
NF 54	Policy TWR3 &	519, 520,	3. Within the Anglesey Coast Area of Outstanding Natural Beauty, Llŷn Area of Outstanding Natural Beauty and the Special Landscape Areas proposals to improve	To ensure the plan can be	Minor changes that

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
	7.3.62	739, 792 & 518, 865	<p>existing static and chalet sites by:</p> <p>i. minor extensions to the site area, and/or</p> <p>ii. the relocation of units from prominent settings to less prominent locations,</p> <p>will be permitted providing all of the following criteria can be met:</p> <p>iii. the improvements does not increase the number of static caravan or chalet units on the site, <u>unless, in exceptional circumstances, proposals involve the relocation of existing static and chalet parks that fall within the Coastal Change Management Area</u></p> <p>7.3.62 The relocation of existing sites within the Coastal Change Management Zone will be permitted where they comply with the criteria in Policy TWR3, Policy ARNA1 and all other relevant policies in the Plan. <u>Consideration will be given for a small increase in units if accompanied by a business case/viability assessment justifying the need for the increase to facilitate the relocation of existing sites located within the Coastal Change Management Area.</u></p>	easily interpreted.	do not significantly affect the findings of the SA.

Town Centres and Retail Development

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 56	7.3.82	1067 & 1068	<p>7.3.82 The Retail Study (2013) undertaken to inform the Plan noted the strong influence of Bangor as a Sub-regional Retail Centre. The study also recognised that the area is serviced by a retail hierarchy which includes centres outside the Plan area, e.g. Llandudno and Chester. The study considered that there was limited quantitative need for some 372 sq. m. convenience floor space to be</p>	To ensure clarity and consistency with other changes to the Plan	Minor changes that do not significantly affect the findings of the SA.

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			<p>provided and distributed as set out below. However, in respect of comparison goods, the Study concludes that there was potential for some 9,353 sq. m. floor space to be provided over the Plan period.</p> <p>7.3.82 <u>The Retail Study (2013) undertaken to inform the Plan identified the centres within the settlement hierarchy that have significant retail function. The main categories in the retail hierarchy are as follows: Sub-regional, Urban, and Local. The Settlement Hierarchy in the Plan is not the same as the Retail Hierarchy because it is based on a wider range of factors including housing numbers and the number, type and scale of existing facilities and services within each community. Appendix 4 of the Plan and Topic Paper 5: Developing the Settlement Hierarchy explain the rationale for the Plan's Settlement Hierarchy.</u></p> <p>7.3.83 The study also recognised that the area is serviced by a retail hierarchy which includes centres outside the Plan area, e.g. Llandudno and Chester. The study considered that there was limited quantitative need for some 372 sq. m. convenience floor space to be provided and distributed as set out below:</p> <ul style="list-style-type: none"> • <u>200 sq. m Caernarfon</u> • <u>172 sq. m Pwllheli</u> <p>However, in respect of comparison goods, the Study concludes that there was potential for some 9,353 sq. m. floor space to be provided over the Plan period <u>as set out below:</u></p> <ul style="list-style-type: none"> • <u>7,913 sq. m Bangor</u> • <u>176 sq. m Caernarfon</u> • <u>772 sq. m Pwllheli</u> 		
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			<ul style="list-style-type: none">• <u>492 sq. m Llangefni</u>																			
NF 57	Policy PS12	1068	<p>STRATEGIC POLICY PS12: TOWN CENTRE AND RETAIL DEVELOPMENTS</p> <p>The Councils will work with partner organisations and the local community to protect and enhance the vitality and viability of town centres in the Plan area in recognition of their retail, service and social functions in accordance with the following retail hierarchy:</p> <table><tr><td rowspan="3">Gwynedd</td><td>Sub-regional Centre</td><td>Retail</td><td>Bangor</td></tr><tr><td>Urban Retail Centre</td><td></td><td>Caernarfon, Porthmadog, Pwllheli</td></tr><tr><td>Local Retail Centre</td><td></td><td>Abersoch, Abermaw, Bethesda, Blaenau Ffestiniog, Criccieth, Llanberis, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn</td></tr><tr><td rowspan="2">Anglesey</td><td>Urban Retail Centre</td><td></td><td>Holyhead, Llangefni</td></tr><tr><td>Local Retail Centre</td><td></td><td>Amlwch, Benllech, Beaumaris, Cemaes, Llanfairpwll, Menai Bridge, Rhosneigr, Valley</td></tr></table> <p>The Councils will promote the vitality and viability of city/ town centres in the Sub-regional Retail Centre, Urban Retail Centre and Local Retail Centre, by:</p> <p>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;</p>	Gwynedd	Sub-regional Centre	Retail	Bangor	Urban Retail Centre		Caernarfon, Porthmadog, Pwllheli	Local Retail Centre		Abersoch, Abermaw, Bethesda, Blaenau Ffestiniog, Criccieth, Llanberis, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn	Anglesey	Urban Retail Centre		Holyhead, Llangefni	Local Retail Centre		Amlwch, Benllech, Beaumaris, Cemaes, Llanfairpwll, Menai Bridge, Rhosneigr, Valley	To ensure clarity and consistency with other changes to the Plan	Minor changes that do not significantly affect the findings of the SA.
Gwynedd	Sub-regional Centre	Retail	Bangor																			
	Urban Retail Centre		Caernarfon, Porthmadog, Pwllheli																			
	Local Retail Centre		Abersoch, Abermaw, Bethesda, Blaenau Ffestiniog, Criccieth, Llanberis, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn																			
Anglesey	Urban Retail Centre		Holyhead, Llangefni																			
	Local Retail Centre		Amlwch, Benllech, Beaumaris, Cemaes, Llanfairpwll, Menai Bridge, Rhosneigr, Valley																			

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			<p>2. Ensuring that new investment will be consistent with the scale and function of the city/ town centre in accordance with the retail hierarchy;</p> <p>3. Facilitating the provision of 372 sq. m. net of new convenience floor space and 9,353 sq. m. net of comparison floor space by 2026 in the appropriate locations;</p> <p>4. Facilitating the provision of 372 sq. m. net of new convenience floor space by 2026 in the appropriate locations in the following retail town centres;</p> <ul style="list-style-type: none"> • <u>200 sq. m Caernarfon</u> • <u>172 sq. m Pwllheli</u> <p><u>and, in respect of comparison goods, facilitating the provision of the potential for some 9,353 sq. m. of floor space in the following retail centres:</u></p> <ul style="list-style-type: none"> • <u>7,913 sq. m Bangor</u> • <u>176 sq. m Caernarfon</u> • <u>772 sq. m Pwllheli</u> • <u>492 sq. m Llangefni</u> 		
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Chapter 7.4 – Managing Growth and Development – Supply and Quality of Housing

Supply and Type of Housing

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 58	7.4.2	959, 960, 972, 973,	The Plan is expected to deliver one of the Government's key housing goals that aim to ensure that more housing of the right type be provided and that more choice should be provided. The creation of a healthy and balanced housing market is also a key objective of both Councils, and together with other strategies and programmes being undertaken by	To maintain internal consistency	Minor change that does not significantly affect the

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
		985	the Councils and other organisations, the Plan should ensure the use of land supports the delivery of sustainable communities, <u>which in turn helps to sustain or strengthen the well-being of the Welsh language. Failing to do this will undermine the Councils' economic strategies and restrict our ability through the planning system to secure affordable housing to meet the very acute needs of many communities.</u>		findings of the SA.
NF 59	7.4.3	130, 1062, 1063	Local authorities can identify the number of homes needed, but the number actually built each year will be heavily influenced by factors outside their control. The Plan period (2011 – 2026) includes a time of continued economic and financial uncertainty. Market conditions continue to be weak and this is likely to mean that house building in the short term will remain subdued. To help progress housing delivery in the short term each Council and its partners are exploring and/ or implementing local initiatives. <u>Using the best available information Topic Paper X seeks to provide a housing trajectory incorporating the likely phasing/delivery of housing schemes and indicating the housing land supply position throughout the plan period. In undertaking the exercise it is demonstrated as far as is possible that the requirement to maintain a 5 year land supply will be achieved throughout the Plan period. Planning mechanisms, such as short term consents, will be used where appropriate to seek to ensure that sites with planning consent will deliver the required homes.</u>	For clarity	Minor change to provide further clarification, does not significantly affect the findings of the SA.
NF 60	7.4.4	86, 130, 1062, 1063	Nonetheless, parts of the Plan area are anticipated to experience significant employment opportunities during the latter part of the Plan period (post 2018) as a result of the proposed investment in Wylfa Newydd, decommissioning of Wylfa A and other major infrastructure projects. Wylfa Newydd can be expected to provide employment opportunities for existing residents in the Plan area, adjacent communities and beyond. The Plan gives consideration to the linkages between economic and residential development. <u>Our target, which is 7,184 new homes during the Plan period, is based on an analysis of the best available demographic projections and factors that impact on the local housing markets. It is accepted that this is an issue that needs close monitoring and</u>		Minor change to provide further clarification, does not significantly affect the findings of the

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<u>will be reviewed as necessary under the Local Development Plan (Wales) Regulations.</u>		SA.
NF 61	Policy PS13	86	<p>STRATEGIC POLICY PS13: HOUSING PROVISION</p> <p>Based on the level of anticipated housing need, balanced against deliverability, environmental constraints and landscape and community capacity, the Councils will make provision for a requirement for 7,184 housing units between 2011 and 2026. This requirement will be met by identifying opportunities for around 7,902 housing units to enable a 10% slippage allowance.</p> <p>A constant minimum 5 year supply of housing land will be maintained by allocating land and facilitating development on windfall sites and by using existing buildings in accordance with the following housing targets:</p> <ol style="list-style-type: none"> 1. a baseline requirement, which equates to 2,604 housing units between 2011 and 2018 2. provision for growth, which equates to 5,298 housing units between 2018 and 2026 <p>This level of growth will be distributed in accordance with Strategic Policy PS15 and policies TAI14 to TAI18 and will be monitored on an annual basis <u>via the annual Joint Housing Land Availability Studies and the Annual Monitoring Reports.</u></p>	For clarity	Minor change to provide further clarification, does not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 62	New policy	215, 959, 960, 972, 973, 985, 1062	<p><u>New Policy TAI X</u></p> <p><u>In order to ensure that different communities are able to accommodate residential development, the Councils will, where appropriate, seek a phased release of housing in relation to allocated sites or in relation to windfall sites.</u></p> <p><u>In order to improve delivery of homes as set out in Policy PS13 and Policies TAI 14 to TAI 18:</u></p> <ol style="list-style-type: none"> <u>1. Short planning permissions will be issued at the discretion of the Councils; or</u> <u>2. Housing development may be conditioned with completion dates; or</u> <u>3. Outline, reserve matters and full consents will not be renewed except with strong justification.</u> <p><u>Explanation:</u></p> <p><u>Planning Policy Wales states that development may need to be phased, where appropriate in consultation with the relevant utilities/ infrastructure providers, to allow time to ensure that the provision of utilities/ infrastructure can be managed in a way consistent with general policies for sustainable development. Development may also need to take the ability of different communities to accommodate the development without eroding their character, including their linguistic character.</u></p> <p><u>The first part of the Policy sets out that allocated sites and significant windfall sites may be granted permission in a number of stages. This staged approach will allow some control in ensuring that infrastructure and communities are able to absorb development. The number of stages appropriate for each allocated site or windfall site will be determined at the pre-application stage in discussion with the applicant taking into account current commitments and delivery within the settlement along with any specific requirements in relation to the delivery of the allocated site in question. The</u></p>	For clarity and maintain internal consistency	The appraisal presented in Section 6 of the Deposit SA Report (Feb 2015) will be revised to take account of this new policy. The inclusion of this policy does not significantly affect the overall findings of the previous SA work.

APPENDIX 9: SA Screening of Focused Changes

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p><u>Councils recognise that there will be sites where phased release will not be necessary, appropriate or relevant and that early discussion with the Councils prior to submitting any application will help establish whether phased release is to be applied. This phased approach does not preclude the need, where appropriate, for a clear masterplan to be submitted by the applicant upfront regarding the overall layout of the whole site. Policy TAI X is intended to improve delivery of completed housing rather than of planning consents. There has been a tendency to secure planning consents in settlements in the past without the clear intent to implement or deliver the units in the foreseeable future. This has often resulted from a pressure to secure a planning permission before the 'build quota' for a village is used up. Some planning consents have also been preserved as being extant by virtue of 'technical starts' which support the motivations, in some instances, for obtaining planning consent rather than secure a commercial intention to build. All these factors are tending to hamper genuine housing delivery and responsiveness to immediate needs.</u></p> <p><u>The policy will aid the Councils in securing a genuine five year land supply as required by the Joint Housing Land Assessments published by the Councils in response to national planning policy.</u></p>		
NF 63	7.4.13	1177	<p>7.4.13 Planning permission is required to convert a house, flat or other properties into separate flats or bedsits or to build new properties of this kind, unless the proposal involves the provision of one flat above a shop. Where no more than 6 people are sharing the facilities (i.e. bathroom and kitchen) and the management of the household (i.e. paying rent and eating together), then this is deemed to be a 'shared house' and will not normally require planning permission. This may in some cases include households, where some care is provided or where a number of students live together. Self-contained flats or houses in multiple-occupation can help to address the needs of those wanting to purchase or rent small units of accommodation, as well as providing a relatively affordable housing option for those wishing to purchase their first property. <u>In addition vacant / under used</u></p>	To ensure internal consistency	Minor change consistency, does not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<u>buildings could be one of the options to contribute towards meeting part of the need for temporary construction workers' accommodation.</u> Proposals for new build Flats /HMOs will be dealt with under policies TAI 3 and TAI 14 to TAI 18 [allocations and windfall policies] with consideration given to the potential impact upon the character and amenity of the locality including cumulative impact under Policy PCYFF 1.		
NF 64	Policy TAI 3	1178, Council	<p>Amendments to wording and re-arrangement of criteria</p> <p>POLICY TAI3: NEW BUILD PURPOSE BUILT ACCOMMODATION, HOUSING IN MULTIPLE OCCUPATION AND OTHER HOUSING WITH SHARED FACILITIES FOR TRANSIENT <u>TEMPORARY</u> CONSTRUCTION WORKERS</p> <p>Proposals for new build purpose built accommodation, houses in multiple occupation and other housing with shared facilities for transient <u>accommodation for temporary construction workers</u> will be permitted provided that <u>it forms part of the overall solution to providing temporary construction worker accommodation and</u> the following criteria are satisfied:</p> <ol style="list-style-type: none"> 1. The site is located within or adjacent to development boundaries of Centres or Service Villages identified within the Plan's Settlement Hierarchy, <u>and</u> 2. It is proportionate in scale to the Centre or Service Village; <u>and</u> or 3. It will not prejudice the Councils' ability to sustain a continuous minimum 5 years supply of land for <u>permanent</u> self-contained homes; <u>or</u> 4. In exceptional circumstances, <u>the site is located elsewhere in Anglesey</u> in other locations provided: <ol style="list-style-type: none"> i. the developer can demonstrate that there is an essential and proven need for the amount and type of accommodation that cannot be met within or adjacent to development boundaries of Centres or Service Villages in the locality through either existing accommodation or the re-use of an existing 	For clarity and ensure internal consistency of the Plan	Minor changes to provide further clarification and consistency, do not significantly affect the findings of the SA.

APPENDIX 9: SA Screening of Focused Changes

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<ul style="list-style-type: none"> building ii. the accommodation is provided to meet the temporary accommodation needs of workers; iii. the site is accessible to public transport routes, workplaces, and key social infrastructure; iv. a satisfactory standard of accommodation and adequate communal leisure and recreational facilities are provided on site to meet the amenity needs of occupiers; <p>5. <u>The accommodations</u> is designed for permanent legacy use, unless, in exceptional circumstances, the Council is satisfied that a legacy use is not feasible <u>or appropriate</u>;</p> <p>6. <u>That it</u> accords with Policy PCYFF1 and policies relating to the alternative future use</p> <p>7. It does not involve the loss of sites or parts of sites considered suitable for affordable housing or housing for older people or other persons with specific needs during the Plan period, including sites allocated for housing;</p> <p>8. If provision of <u>permanent</u> self-contained homes is the intended legacy use of the <u>accommodation</u> building(s), the proposal <u>should make a positive contribution to the long term affordable housing objectives of the Council in accordance with</u> conforms to the requirements of Policy TAI9 and Policy TAI10;</p> <p>9. <u>Where the proposal would result in impacts or additional demands on existing community facilities, in accordance with Policy ISA1, either additional facilities or appropriate contributions for the development or improvement of existing facilities within Centres or Service Villages will be provided, unless it can be demonstrated that temporary facilities should be provided elsewhere;</u></p> <p>10. The accommodation, and the agreed legacy use, contribute to creating a mixed, inclusive and sustainable community, and does not cause an over-concentration of such a use in the local area or harm to the residential amenity or the surrounding area;</p> <p>11. If an alternative use is not feasible the Council shall require that temporary buildings are removed and</p> <ul style="list-style-type: none"> i. the serviced land is left in a neat and tidy condition following the removal of 		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>the structures, or</p> <p>ii. all waste disposal facilities, roads, parking areas and drainage facilities are permanently removed from the site and the land is reverted to its original state to the satisfaction of the Local Planning Authority.</p> <p>Planning permission will always only be granted subject to a time-limited period in order to enable the Council to review the overall trend the construction project's associated accommodation needs. Appropriate planning mechanisms will be applied to secure the agreed legacy use.</p> <p>Operators will be required to keep a register of all workers living in the accommodation and to make this register immediately available, on request, to the Council.</p>		
NF 65	Policy TAI 5	611, Council	<p>New residential development within the development boundaries of the specific settlements noted below will be permitted provided that:</p> <ol style="list-style-type: none"> 1. The occupancy of the property is restricted to: <ol style="list-style-type: none"> i. Local market housing; and/or ii. Affordable housing (in accordance with Strategic Policy PS14 and Policy TAI9) 2. The size of the units comply with the defined maximum for the particular type of unit proposed; 3. There are adequate arrangements available to restrict the occupancy of any local market house or affordable house in the first place and in perpetuity to those who conform to the relevant occupancy definition. <p>When a development is permitted, a planning condition will be used to manage Permitted</p>	To ensure accuracy.	Minor changes to ensure accuracy, do not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening								
			<p>Development Rights to ensure that an extension or alterations would not increase the size of the property beyond the defined accepted maximum size.</p> <p><u>The relevant settlements:</u></p> <p>(i) Local Service Centres</p> <table><tr><td><u>Anglesey</u></td><td><u>Gwynedd</u></td></tr><tr><td><ul style="list-style-type: none">• Beaumaris• Rhosneigr</td><td><ul style="list-style-type: none">• Abersoch</td></tr></table> <p>(ii) Villages</p> <table><tr><td><u>Anglesey</u></td><td><u>Gwynedd</u></td></tr><tr><td><ul style="list-style-type: none">• Moelfre• Trearddur• Pont Rhyd y Bont</td><td><ul style="list-style-type: none">• Aberdaron• Mynytho• Llanbedrog• Sarn Bach• Tudweiliog• <u>Llangian</u>• <u>Rhoshirwaun</u>• <u>Borth-y-Gest</u>• <u>Morfa Bychan</u></td></tr></table>	<u>Anglesey</u>	<u>Gwynedd</u>	<ul style="list-style-type: none">• Beaumaris• Rhosneigr	<ul style="list-style-type: none">• Abersoch	<u>Anglesey</u>	<u>Gwynedd</u>	<ul style="list-style-type: none">• Moelfre• Trearddur• Pont Rhyd y Bont	<ul style="list-style-type: none">• Aberdaron• Mynytho• Llanbedrog• Sarn Bach• Tudweiliog• <u>Llangian</u>• <u>Rhoshirwaun</u>• <u>Borth-y-Gest</u>• <u>Morfa Bychan</u>		
<u>Anglesey</u>	<u>Gwynedd</u>												
<ul style="list-style-type: none">• Beaumaris• Rhosneigr	<ul style="list-style-type: none">• Abersoch												
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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 66	Policy TAI 5	1031, 611, Council	<p>Explanation:</p> <p>(All other wording to the explanation to the policy to remain the same as noted in the Deposit Plan).</p> <p>7.4.37 Proposals to provide new residential units within the development boundaries of Abersoch, Beaumaris, Rhosneigr, Aberdaron, <u>Borth-y-Gest</u>, Moelfre, <u>Morfa Bychan</u>, Mynytho, Llanbedrog, <u>Llangian, Rhoshirwaun</u>, Sarn Bach, Trearddur, Tudweiliog and Four Mile Bridge must comply with Policy TAI5 in combination with Policy TAI9. This policy is relevant to all types of developments that create a new residential unit or units and it is relevant to any scale of development. Whilst the affordable housing element corresponds with what is facilitated in policies TAI9, open market housing will not be permitted in the settlements that are named in this policy.</p> <p>7.4.38 Evidence set out in Topic Paper 17 Local Market Housing clearly demonstrates that intensive problems exist within the housing markets of the settlements that are named in this policy, which has a social and economic effect on these communities. By promoting only local market housing and affordable housing (Policy TAI9) within these settlements, the objective of this policy is to contribute to tackle the imbalance within the local housing markets and sustain and strengthen fragile communities. The policy responds to recognised factors that influence the relevant housing markets. It expands opportunities in the defined housing markets and secures a provision of units that meet the community's needs. <u>This Policy therefore does not aim to provide affordable housing to</u></p>	To ensure accuracy and to ensure that the policy can be easily interpreted.	

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p><u>those in the local community that are in need of such dwellings (as this is the objective of the Affordable Housing policies), but rather ensures the sustainability of vulnerable communities, where intensive problems exist within the housing market.</u> Application of this Policy may also help achieve wider social policy goals, such as maintaining and strengthening Welsh speaking communities. Supplementary Planning Guidance will be published to provide advice on the matter.</p> <p>7.4.39 The occupancy of local market housing will be restricted to those who are eligible, through a Section 106 legal agreement. The legal agreement will not restrict the value of the property as in the case of affordable housing. Rather, this <u>This</u> policy will seek to control the value of local market units by managing the size of the properties. By managing the maximum size of local market units, the value of these units will be more compatible with the policy objective of sustaining the defined communities.</p>		

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Affordable Housing

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening																
NF 67	Policy PS14	1033, 1034	<u>7.4.65A Not all new affordable units identified in the LHMA's will be newly built and managed within the joint LDP policies. The JLDP is just one tool to ensure that the demand for affordable housing is met. It's important however that the Plan contributes sufficiently to meeting a proportion of this need.</u>	To ensure clarity to the Plan	The proposed changes set out minimum new affordable housing targets. Minor changes that do not significantly affect the findings of the SA.																
			<u>7.4.65B The minimum new affordable housing target figure identified in the Plan is based on the following information:</u>																		
			<table><tr><th><u>Category</u></th><th><u>Total</u></th></tr><tr><td><u>Completed units¹</u></td><td><u>206</u></td></tr><tr><td><u>Affordable units in the landbank²</u></td><td><u>471</u></td></tr><tr><td><u>New allocations³</u></td><td><u>404</u></td></tr><tr><td><u>Windfall in Service Centres</u></td><td><u>60</u></td></tr><tr><td><u>Windfall in Villages</u></td><td><u>30</u></td></tr><tr><td><u>Clusters</u></td><td><u>224</u></td></tr><tr><td><u>Subdivide rural buildings</u></td><td><u>10</u></td></tr></table>			<u>Category</u>	<u>Total</u>	<u>Completed units¹</u>	<u>206</u>	<u>Affordable units in the landbank²</u>	<u>471</u>	<u>New allocations³</u>	<u>404</u>	<u>Windfall in Service Centres</u>	<u>60</u>	<u>Windfall in Villages</u>	<u>30</u>	<u>Clusters</u>	<u>224</u>	<u>Subdivide rural buildings</u>	<u>10</u>
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<u>Subdivide rural buildings</u>	<u>10</u>																				

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Ref	Section	Rep. ID	Focussed Change		Justification	SA Screening		
			<u>Open countryside</u>	<u>10</u>				
			<u>TOTAL</u>	<u>1,415</u>				
			<p>¹ <u>Since the JLDP base date</u></p> <p>² <u>Affordable housing landbank figure based on an assessment of which sites are likely to be built.</u></p> <p>³ <u>On the basis of 25% or 15% affordable housing provision (based on House Price Area noted in Policy TAI9).</u></p>					
NF 68	Policy TAI 9	288, Council	<p>The Councils will seek to secure an appropriate level of affordable housing across the Plan area by working in partnership with Registered Providers, developers and local communities to meet the minimum target presented in Strategic Policy PS14.</p> <p><u>1 Threshold</u></p> <p>Housing development, both new build and conversions, in settlements identified within the settlement hierarchy as shown in Strategic Policy PS15 will be expected to make an affordable housing contribution in line with the threshold figures introduced in the table below:</p> <table><tr><td>CATEGORY OF SETTLEMENT</td><td>THRESHOLD</td></tr></table>		CATEGORY OF SETTLEMENT	THRESHOLD	To ensure clarity and to ensure that the policy can be easily interpreted.	Minor changes to provide further clarification, which do not significantly affect the findings of the SA.
CATEGORY OF SETTLEMENT	THRESHOLD							

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Ref	Section	Rep. ID	Focussed Change				Justification	SA Screening	
				Sub-regional	5 or more housing units				
				Urban Service Centres					
				Local Service Centres					
				Service Villages	3 or more housing units				
				Rural / Coastal Villages	2 or more housing units				
				Local Villages					
				Clusters	Only sites of 100% affordable housing will be supported within clusters.				
				Subdivision of Rural Dwellings	2 or more additional units				
				<u>2 Percentage of Affordable Housing</u>					
				The following percentage of affordable housing provision is expected within the Housing Price Area presented in the table below:					
Percentage of Affordable		Housing Price Areas							

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Ref	Section	Rep. ID	Focussed Change		Justification	SA Screening						
			<table><tr><td>Housing</td><td></td></tr><tr><td>At least 25%</td><td>Gwynedd High Value Coastal, Rhosneigr, Beaumaris, Rural North West, Bridgehead, Trearddur & Rhoscolyn, South West, North East Rural, Larger Coastal Settlements, Rural Centres, Mid Rural, Northern Coast and South Arfon, Rural West,</td></tr><tr><td>At least 15%</td><td>Llangefni, Llyn, Western Coastal & Rural Arfon, Holyhead, Amlwch & Hinterland, The Mountains, Eastern Gwynedd & National Park, Blaenau Ffestiniog.</td></tr></table>	Housing		At least 25%	Gwynedd High Value Coastal, Rhosneigr, Beaumaris, Rural North West, Bridgehead, Trearddur & Rhoscolyn, South West, North East Rural, Larger Coastal Settlements, Rural Centres, Mid Rural, Northern Coast and South Arfon, Rural West,	At least 15%	Llangefni, Llyn, Western Coastal & Rural Arfon, Holyhead, Amlwch & Hinterland, The Mountains, Eastern Gwynedd & National Park, Blaenau Ffestiniog.			
Housing												
At least 25%	Gwynedd High Value Coastal, Rhosneigr, Beaumaris, Rural North West, Bridgehead, Trearddur & Rhoscolyn, South West, North East Rural, Larger Coastal Settlements, Rural Centres, Mid Rural, Northern Coast and South Arfon, Rural West,											
At least 15%	Llangefni, Llyn, Western Coastal & Rural Arfon, Holyhead, Amlwch & Hinterland, The Mountains, Eastern Gwynedd & National Park, Blaenau Ffestiniog.											
			<p>See table in the explanation below in relation to which settlements fall within these areas.</p> <p>Where the affordable housing requirement of a particular scheme falls below a single dwelling on the site, then <u>providing an affordable unit within that development should remain the priority. However if it is deemed that this is not possible,</u> a pro-rata payment would be expected rather than no affordable provision on the site.</p> <p><u>3 Other Matters</u></p> <p>i. All developments will be required to achieve an appropriate mix in terms of housing types and house sizes of local need affordable housing within a development, determined by the local housing market assessment or any alternative Council or partner assessment.</p> <p>ii. Affordable units should be fully integrated within a development and indistinguishable from non-affordable housing.</p> <p>iii. Where the viability of individual schemes fall short of the policy requirements</p>									

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>specified, the onus will be on the applicant/ developer / landowner to clearly demonstrate on a viability assessment pro-forma the circumstances justifying a lower affordable housing contribution or tenure mix.</p> <p>iv. <u>Where, following the submission of a viability pro-forma, disagreement remains between the applicant / developer / landowner and the Local Planning Authority as to the affordable housing provision within a scheme, an independent external assessment of the scheme (e.g. by the District Valuers Service) will be undertaken at the applicants expense. The number of affordable housing provided will reflect the conclusions of this assessment.</u></p> <p>v. That there are suitable mechanisms in place to manage the occupation of the affordable housing unit(s) upon initial occupation, and in perpetuity, to those who can prove a need for an affordable dwelling.</p> <p>vi. If it can be demonstrated that there are no such eligible occupiers for rural enterprise dwellings then the housing will be occupied by those eligible for consideration for affordable housing.</p> <p>vii. Extensions and adaptations to affordable housing will be permitted provided that the alterations or adaptations allow the house to remain as an affordable dwelling. Any extension or alteration should comply with the detailed policy on design.</p>		
NF 69	Policy TAI 9	728, 273, 68, Council	<p>Explanation:</p> <p>7.4.68 The viability study together with an analysis of historic applications has identified the relevant threshold levels where an element of affordable provision will be sought from a proposal. Whilst on-site provision is the preference when a site triggers the threshold requirement but the scale of the scheme is below the level of a single affordable unit e.g. 6 units in a housing price area of 10% would equate to 0.6 of a dwelling, then a pro-rata contribution for the percentage of a new house <u>could</u> will be sought i.e. 60% in this example.</p>	To ensure clarity and to ensure that the policy can be easily interpreted.	Minor change to provide further clarification, does not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening																												
			<p>7.4.69 Different House pricing areas have been identified in the Viability study. The Table below identifies into which House Price areas different settlements belong (Clusters not included since all development in Clusters will be for affordable housing). <u>Plan monitoring work will re-assess the average house prices noted in the Viability Study. This could impact upon the percentage of affordable houses sought in the different house price areas:</u></p> <p>Table 16: House price area</p> <table><tr><th>HOUSING PRICE AREA</th><th>MAIN SETTLEMENTS</th></tr><tr><td colspan="2">AT LEAST 25%</td></tr><tr><td>Gwynedd High Value Coastal</td><td>Abersoch</td></tr><tr><td>Rhosneigr</td><td>Rhosneigr</td></tr><tr><td>Beaumaris</td><td>Beaumaris</td></tr><tr><td>Rural North West</td><td>Cemaes</td></tr><tr><td>Bridgehead</td><td>Llanfairpwll, Menai Bridge</td></tr><tr><td>Trearddur & Rhoscolyn</td><td>No service centre in this area.</td></tr><tr><td>South West.</td><td>Newborough</td></tr><tr><td>North East Rural</td><td>Benllech, Pentraeth</td></tr><tr><td>Larger Coastal Settlements</td><td>Bethel, Bontnewydd, Caernarfon, Criccieth, Pwllheli, Porthmadog, Tremadog</td></tr><tr><td>Rural Centres</td><td>Area within the Park</td></tr><tr><td>Mid Rural</td><td>Gaerwen, Llannerch-y-medd</td></tr><tr><td>Northern Coast & South Arfon</td><td>Bangor, Penygroes</td></tr></table>	HOUSING PRICE AREA	MAIN SETTLEMENTS	AT LEAST 25%		Gwynedd High Value Coastal	Abersoch	Rhosneigr	Rhosneigr	Beaumaris	Beaumaris	Rural North West	Cemaes	Bridgehead	Llanfairpwll, Menai Bridge	Trearddur & Rhoscolyn	No service centre in this area.	South West.	Newborough	North East Rural	Benllech, Pentraeth	Larger Coastal Settlements	Bethel, Bontnewydd, Caernarfon, Criccieth, Pwllheli, Porthmadog, Tremadog	Rural Centres	Area within the Park	Mid Rural	Gaerwen, Llannerch-y-medd	Northern Coast & South Arfon	Bangor, Penygroes		
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Ref	Section	Rep. ID	Focussed Change		Justification	SA Screening
			Rural West	Bodedern, Gwalchmai, Valley		
			AT LEAST 15%			
			Llangefni	Llangefni		
			Llyn	Botwnnog, Chwilog, Nefyn, Y Ffor		
			Western Coastal & Rural Arfon	Abermaw, Deiniolen, Penrhyndeudraeth, Tywyn		
			Holyhead	Holyhead		
			Amlwch & Hinterland	Amlwch		
			The Mountains	Bethesda, Llanberis, Llanrug, Rachub		
			Eastern Gwynedd & National Park	Area within the Park		
			Blaenau Ffestiniog	Blaenau Ffestiniog		
			7.4.70 Planning Policy Wales refers to affordable housing exception sites as small housing sites within or adjoining existing settlements for the provision of affordable housing to meet local needs. This is further clarified in TAN2 which states rural exception sites should be small (as locally defined in the plan), solely for affordable housing and on land within or adjoining existing rural settlements which would not otherwise be released for market housing.			
7.4.71 Due to the rural nature of the area exception sites will be considered for all the settlements identified in the Plan however they should be of a scale compatible to the role of the centre. The only exception should be if justification is provided to explain how a proposal serves a wider area than						

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>the settlement itself e.g. due to lack of opportunities in other settlements within the same area. Sites adjacent to the boundary should not form an unacceptable intrusion into the countryside or create a fragmented development pattern.</p> <p>7.4.72 In line with National Policy which seeks to restrict the amount of residential development in the open countryside approvals for Rural Enterprise Dwellings will include a condition that supports their usage as affordable housing when it can be demonstrated that there are no eligible occupiers for a rural enterprise.</p>		

Gypsy and Traveller Accommodation

Ref	Section	Rep. ID	Focussed Changes	Justification	SA Screening
NF 70	7.4.89 – 7.4.90	1028	<p>7.4.89 <u>Housing (Wales) Act 2014 places a duty on local authorities to provide sites for Gypsies and Travellers where a need has been identified.</u> In accordance with the Housing Act 2004, the North West Wales and Flintshire Gypsy and Traveller Accommodation Needs Assessment (GTANA) (2011) was undertaken for all the North Wales Local Planning Authorities apart from Wrexham (who had undertaken a separate study). <u>A Gypsy and Traveller Accommodation Needs Assessment was undertaken in 2015 in accordance with Welsh Government guidelines to identify unmet need over a 5 year period.</u></p> <p>7.4.90 The findings of the GTANA 2015 indicate that there is a requirement for 11 <u>4</u></p>	To demonstrate that the Plan has full regard to emerging data and evidence and latest legislation	Minor changes that do not significantly affect the findings of the SA.

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			<p>permanent residential pitches to replace the existing tolerated site near Pentraeth Road, Anglesey and a requirement for an additional 10 11 permanent residential pitches in Gwynedd over the next 5 years. <u>The GTANA 2015 also recommended allocating two temporary stopping places along the A55 on Anglesey (one in the Holyhead area and one in the centre of the Island), and one in Caernarfon to cater for Gypsies and Travellers who have regularly made unauthorised encampments in the area.</u> There are currently no authorised transit sites in North Wales. 'Transit' pitches can either be on formal sites that are similar to permanent residential sites but the occupier can only stay up to 3 months. Alternatively they can be temporary stopping places <u>where occupiers can stay for shorter periods.</u> Conwy County Borough Council and Denbighshire County Council are currently working together to identify <u>develop a</u> permanent residential Gypsy and Traveller site <u>near Conwy</u> as well as and to provide a formal transit site.</p> <p>7.4.91 Under the new Housing (Wales) Act 2014 another GTANA will need to be undertaken in 2015 <u>2020</u> to comply with Welsh Government requirements. The completion of the new assessment, <u>annual monitoring and the proposed review of the Plan</u> may result in changes in the number of additional pitches required over the Plan period.</p>		
NF 71	Policy TAI 11	1076	<p>The existing Gypsy site at Llandygai, Bangor as shown on the Proposals Map, is safeguarded as a permanent residential site to be solely used by <u>for use solely</u> by Gypsies.</p> <p>Any new Gypsy & Traveller sites granted planning permission and operated shall also be safeguarded <u>solely</u> for Gypsies & Travellers use.</p> <p>Planning permission will be refused for an alternative use on a safeguarded site unless an alternative, replacement site has been identified and developed to provide facilities of an</p>	To reflect emerging data and evidence and to provide greater clarity and consistency	Minor changes that do not significantly affect the findings of the SA.

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			equivalent or improved standard (including its location) whilst there remains a need for such sites as evidenced by the latest Gypsy and Traveller Accommodation Needs Assessment or the best available evidence.								
NF 72	Policy TAI 12	1074	<p>POLICY TAI12: GYPSY AND TRAVELLER SITE ALLOCATIONS</p> <p>To contribute to fulfilling the identified need for Gypsy and Traveller pitches as shown in the Gypsy and Traveller Accommodation Needs Assessment the following locations <u>sites</u>, as shown on the Proposals Map, have been identified for potential development <u>are allocated</u> for permanent residential Gypsy or <u>and</u> Traveller use, to be solely occupied by Gypsies or <u>and</u> Travellers:</p> <p>Permanent Gypsy or <u>and</u> Traveller sites</p> <table><tr><td>Location</td><td>Number of pitches</td><td>Occupants</td></tr><tr><td>Extension to existing site at Llandygai, Bangor</td><td>5 <u>11</u></td><td>Gypsies</td></tr></table> <p>The Councils are applying a Gypsies and Travellers Sites Assessment Methodology to identify sites for an additional 16 <u>4</u> permanent residential pitches as well as a series of temporary stopping pitches for Gypsies and Travellers in accordance with the Accommodation Needs Assessment Study.</p> <p><u>The Councils are applying a Gypsies and Travellers Sites Assessment Methodology to identify sites for a series of temporary stopping pitches for Gypsies and Travellers in</u></p>	Location	Number of pitches	Occupants	Extension to existing site at Llandygai, Bangor	5 <u>11</u>	Gypsies	To reflect emerging data and evidence and to provide greater clarity and consistency. All these allocated sites will be shown on the Proposals Maps.	The number of pitches at the Llandygai site has been increased from 5 to 11. The appraisal of the Joint LDP in Section 6 of the Desposit SA Report (Feb 2015) will be updated to reflect the proposed changes.
Location	Number of pitches	Occupants									
Extension to existing site at Llandygai, Bangor	5 <u>11</u>	Gypsies									

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			<u>accordance with the Accommodation Needs Assessment Study.</u>		
NF 73	7.4.94 – 7.4.99	1075	<p>7.4.94 Some Gypsy and Traveller families, for various reasons, live in one place for longer periods of time. Permanent residential accommodation will be provided to those families and individuals that demonstrate that they have a genuine connection to the Plan Area <u>accommodation need</u> and have no alternative place to live (this assessment is carried out by Housing Services). Occupants will be provided with pitches on a year round basis paying rent and council taxes to the Local Authority.</p> <p>7.4.95 In order to ensure that sufficient land is available to meet accommodation needs in the Plan area, the Councils conducted ‘a call for sites’ in 2014, inviting landowners to submit details of land for consideration as a Gypsy and Traveller site. Two sites located within Snowdonia National Park (which is outside this Plan’s area) were submitted and were discounted by the Snowdonia National Park Planning Authority after applying the site assessment methodology. Further information about the assessment methodology used to select the allocated sites is set out in the revised Topic Paper 18.</p> <p>7.4.96 A potential expansion to the existing permanent site at Llandygai, Bangor is being explored. It is anticipated that 5 permanent residential pitches could be accommodated on this extension to the existing site. This means that at this stage there is a shortfall of 5 permanent residential pitches in Gwynedd and 11 pitches in Anglesey. The Councils will consult on options to satisfy the shortfall during 2015.</p> <p><u>The above allocation would meet part of the pitch requirements for permanent residential sites identified in the current GTANA (2015) until 2020. It is acknowledged that further sites for Gypsies and Travellers will be required to</u></p>	To reflect emerging data and evidence and to provide greater clarity and consistency.	Minor changes that do not significantly affect the findings of the SA.

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			<p><u>meet the current (2015) identified need. Planning and Housing Services' Officers are continuing to assess various options and will report on the matter during the Examination. Additional pitches may be required thereafter depending on the annual monitoring of the Plan and following the completion of the next GTANA. If the monitoring report and next GTANA together with the necessary review of the Plan demonstrate a shortage in provision and/or an unmet need for additional pitches then more sites will need to be allocated in the Review of the Plan.</u></p> <p>Permanent Residential Pitches</p> <p>7.4.97 Local planning authorities are required to ensure that sites are sustainable economically, socially and environmentally. In order to identify the most appropriate sites, each potential site will be subject to an assessment process, which is in five stages: <u>sites have been assessed in accordance with the methodology set out in Revised Topic Paper 18 (2016). The main steps of the methodology are set out below</u></p> <ol style="list-style-type: none"> 1. Identify data sources; 2. Establish search areas, which includes consideration of the preferences of the Gypsy and Traveller communities as indicated in the GTANA; 3. Initial filter of sites, which involves consideration of its size and major constraints, e.g. national or international nature conservation designations; 4. Detailed site assessment, which looks at environmental issues, accessibility, site context and character and an assessment against the Sustainability Assessment and the Habitat Regulation Assessment 		
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			<p>objectives;</p> <p>5.Final schedule of <u>selection of suitable sites to allocate for Gypsy and Traveller use</u></p> <p>7.4.98 The ideal size of a residential site should generally be no more than 12 pitches (Good Practice Designing Gypsy Traveller Sites <u>2014</u> 2009; the Welsh Government has recently been consulting on a revised version of this guidance note).</p> <p>Temporary Stopping Sites</p> <p>7.4.99 <u>The GTANA 2015 and</u> Council records indicate that there have been occurrences of up to 15 caravans stopping at any one time on the same site in the Plan area for relatively short periods. However, most of the unauthorised encampments have involved much smaller numbers of caravans. <u>A single temporary stopping site to accommodate 15 caravans would require 8 pitches (2 touring caravans per pitch).</u> Providing one transit/stopping site that could accommodate up to 15 caravans and the provision of a number of temporary stopping places along routes through the Plan area commonly used by Gypsies and Travellers that could accommodate up to a maximum of 6 units is being explored. The advantage of the latter approach is that number of units on one site would be limited by the size of the site and that there will be a series of sites located along commonly used routes. Whatever the results of the search work the sites will provide for the intermittent needs for site accommodation, for which a charge may be levied as determined by the Councils. The stopping site(s) would not be occupied all year around and they wouldn't be able to be occupied by Gypsies or Travellers for more than 5 days. The following section sets out the <u>main</u> criteria that will be <u>has been</u> applied to help select the development of <u>3 designated</u> temporary stopping places for Gypsies and</p>		
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			Travellers in the Plan.		
NF 74	Policy TAI 13	1077	<p>POLICY TAI13: SITES FOR GYPSIES AND TRAVELLER PITCHES</p> <p>Proposals for new permanent residential Gypsy or Traveller sites and extensions to existing authorised sites for Gypsies and Travellers will be granted on land that would not otherwise be released for residential development provided they conform to all the following criteria:</p> <ol style="list-style-type: none"> 1. A genuine local accommodation need is identified; 2. That necessary transport and social infrastructure are accessible or can be readily provided; 3. Cannot be accommodated on an existing authorised site; 4. That environmental factors including high risk of flooding, ground stability, contaminated land, and proximity to hazardous locations do not make the site inappropriate for residential development <u>unless mitigation is possible and proportionate</u>; 5. It is capable of being serviced with water, electricity, and waste management; 6. The <u>standards and</u> design of the development demonstrates that due regard has been given to <u>the Mobile Homes (Wales) Act 2013 and</u> the Welsh Government Good Practice Guide in Designing Gypsy Traveller Sites; 7. There would be no unreasonable impact on the character and appearance of the surrounding areas including impact on residential amenity of neighbouring occupiers or the operating conditions of existing businesses; 	To demonstrate that appropriate regard is made to National Policy and Guidance	Minor changes that do not significantly affect the findings of the SA.

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			<p>8. There are no adverse effects on areas designated as being of international or national importance for biodiversity and landscape;</p> <p>9. That satisfactory arrangements are in place to restrict the occupancy of the pitches to Gypsies or and Travellers-</p>		
NF 75	7.4.102 – 7.4.105	1079, 1078	<p>7.4.102 Planning Policy Wales allows for the release of sites for affordable housing, including Gypsy and Traveller accommodation, as an exception to normal housing policies. This policy has been framed to address the difficulties Gypsies and Travellers may face in securing an adequate supply of affordable land for their needs. The purpose of this policy is to enable the release of land outside development boundaries for affordable Gypsy or Traveller accommodation where residential accommodation would not normally be approved. Land values outside the development boundaries are generally substantially lower than land values within the development boundaries, thus reducing overall development costs in order to help provide affordable pitches. These sites could provide a small additional source of affordable accommodation for Gypsies and Travellers in rural areas to meet local need</p> <p>7.3.103 This criteria based policy, as well as all other relevant policies in the Plan, will be applied to assess proposals submitted in order to meet future or unexpected demand <u>for Gypsy and Traveller accommodation.</u></p> <p>7.4.104 Evidence is expected to support a planning application in order to show that there is a genuine local need for this type of accommodation. Gypsy and Traveller families will need to demonstrate a genuine local connection and genuine need to locate in the area. The Plan's general planning Policies will also be relevant in</p>	To demonstrate that appropriate regard is made to National Policy	Minor changes that do not significantly affect the findings of the SA.

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			<p>terms of this.</p> <p>7.4.105 The Local Planning Authority will require a legal obligation through a Section 106 Agreement restricting the occupancy of pitches to local Gypsy or Traveller households who live in the area or with family or work connections in need of affordable pitches</p>		
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Location of Housing

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 76	Policy PS15	868, 1030	<p>Amend the following sections in Policy PS15</p> <p>Main Centres – Up to 55% of the Plan's Growth located within:</p> <p>Local Service Centres – At least 20% of the Plan's Growth located within:</p> <p>Villages and Clusters – No more than 25% of the Plan's Growth located within:</p>	For clarity	Minor change that does not significantly affect the findings of the SA.
NF 77	Policy TAI 14	104, 672, 1084, Council	<p>POLICY TAI 14: HOUSING IN SUB-REGIONAL CENTRE & URBAN SERVICE CENTRES</p> <p>In the Sub-Regional Centre of Bangor and the following Urban Service Centres</p> <p><u>Anglesey</u></p> <p>Amlwch, Holyhead, Llangefni</p> <p><u>Gwynedd</u></p>	To demonstrate that the Plan has full regard to emerging data and evidence.	Site T4 has been deleted following consultation responses from NRW. The appraisal of the Plan, including

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening																										
			<p>Blaenau Ffestiniog, Caernarfon, Porthmadog, Pwllheli</p> <p>Housing to meet the Plan’s strategy will be delivered through:</p> <p>(i) Allocations</p> <p>The following sites are identified as Housing Allocations:</p> <p>Sub-Regional Centre</p> <table><tr><th>Centre</th><th>Site Reference Number</th><th>Site Name</th><th>Indicative Growth Level</th><th>Permission (Apr 2014)</th></tr><tr><td rowspan="5">Bangor</td><td>T1</td><td>Goetra Uchaf</td><td>245 <u>261</u></td><td>Yes</td></tr><tr><td>T2</td><td>Former Friars School Playing Field</td><td>43</td><td>No</td></tr><tr><td>T3</td><td>Former Jewsons Site</td><td>17</td><td>No</td></tr><tr><td>T4</td><td>Former Crossville Site</td><td>16</td><td>No</td></tr><tr><td>T5</td><td>Land opposite the</td><td>72</td><td>No</td></tr></table>	Centre	Site Reference Number	Site Name	Indicative Growth Level	Permission (Apr 2014)	Bangor	T1	Goetra Uchaf	245 <u>261</u>	Yes	T2	Former Friars School Playing Field	43	No	T3	Former Jewsons Site	17	No	T4	Former Crossville Site	16	No	T5	Land opposite the	72	No		<p>preferred site allocations, presented in Section 6 of the Deposit SA Report (Feb 2015) as well as the appraisal of site options presented in Appendix 7 will be updated to reflect the removal of this site and updated evidence. Overall the deletion of this site does not significantly affect the findings of the</p>
Centre	Site Reference Number	Site Name	Indicative Growth Level	Permission (Apr 2014)																											
Bangor	T1	Goetra Uchaf	245 <u>261</u>	Yes																											
	T2	Former Friars School Playing Field	43	No																											
	T3	Former Jewsons Site	17	No																											
	T4	Former Crossville Site	16	No																											
	T5	Land opposite the	72	No																											

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Ref	Section	Rep. ID	Focussed Change					Justification	SA Screening										
						Crematorium			SA.										
			[No change to reminder of Policy TAI 14]																
NF 78	Policy TAI 16	1004, 369, 1230, 1254, 1256	POLICY TAI 16: HOUSING IN SERVICE VILLAGES In the following Service Villages: <u>Anglesey</u> Gwalchmai, Newbrough, Llanerchymedd <u>Gwynedd</u> Bethel, Bontnewydd, Botwnnog, Chwilog, Deiniolen, Rachub, Tremadog, Y Ffor Housing to meet the Plan’s strategy will be delivered through: (i) Allocations The following sites are identified as Housing Allocations: <table><tr><th>Centre</th><th>Site Reference Number</th><th>Site Name</th><th>Indicative Growth Level</th><th>Permission (Apr</th></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>					Centre	Site Reference Number	Site Name	Indicative Growth Level	Permission (Apr						To demonstrate that the Plan has full regard to emerging data and evidence.	Site T58 has been deleted and two new sites included within the Plan. The appraisal of the Plan, including preferred site allocations, presented in Section 6 of the Deposit SA Report (Feb 2015) as well as the appraisal of site options
Centre	Site Reference Number	Site Name	Indicative Growth Level	Permission (Apr															

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Ref	Section	Rep. ID	Focussed Change					Justification	SA Screening
							2014)		presented in Appendix 7 will be updated to reflect the removal of site T58 and addition of the two new sites. However, overall the proposed changes are not considered to significantly affect the findings of the SA.
			Gwalchmai	T55	Land near the A5	28	No		
			Niwbwrch	T56	Tyn Cae Estate	12	Yes		
			Llanerchymedd	T57	Land near Tyn y Fynnon	17	No		
			Bethel	T58	Land near Saron	41	No		
			<u>Bethel</u>	<u>T70</u>	<u>Land opposite Cremlyn Estate</u>	<u>28</u>	<u>No</u>		
			<u>Bethel</u>	<u>T71</u>	<u>Land opposite Rhoslan Estate</u>	<u>12</u>	<u>No</u>		
			[No change to reminder of Policy TAI 16]						

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 79	Policy TAI 17	Council	<p>POLICY TAI 17: HOUSING IN LOCAL, RURAL & COASTAL VILLAGES</p> <p>Proposals for housing in the following Local, Rural and Coastal Villages will be granted provided they conform to all the following criteria:</p> <ol style="list-style-type: none"> 1. The proposal would satisfy the community need for housing or local need affordable housing; 2. The proposal would help to secure the viability of the local community, and strengthen the community and linguistic character; 3. The growth level is based on the indicative level included in table 20 and is consistent with Strategic Policy PS15; 4. <u>The site is within the settlement's development boundary.</u> <p>[No change to the list of settlements within the Policy, however change to the list of those settlements whereby policy TAI 5 is applicable, these are shown below] Proposals in Aberdaron, Moelfre, Mynytho, Llanbedrog, Sarn Bach, Trearddur, Tudweiliog, <u>Llangian, Rhoshirwaun, Morfa Bychan, Borth-y- Gest</u> and Four Mile Bridge will have to comply with policy TAI 5 Local Market Housing.</p>	To ensure consistency	Minor changes that do not significantly affect the findings of the SA.

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Chapter 7.5 – Managing Growth and Development – Natural and Built Environment

Conserving and enhancing the natural environment

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 80	7.5.1	319	<ul style="list-style-type: none"> • A key role of the planning system is to ensure <u>the natural environment is protected effectively by managing the type, design and location of development.</u> that society's land requirements are met, in ways which do not impose unnecessary constraints on development whilst ensuring that all reasonable steps are taken to safeguard or enhance the environment. • <u>The planning system has an important part to play in meeting biodiversity objectives by promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.</u> • It is important that biodiversity and landscape considerations are taken into account at an early stage in both development plan preparation and development control. • The Natural Environment and Rural Communities Act 2006 places a duty on every public authority, in exercising its functions, to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. • Both Councils have prepared Local Biodiversity Action Plans. • The planning system has an important part to play in meeting biodiversity objectives by promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable. • Local authorities have a statutory duty to have regard to the Area of Outstanding Natural Beauty's (AONB) purposes, which is the conservation 	To reflect the JLDP's positive approach towards conserving and enhancing the natural environment.	Minor changes that do not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>and enhancement of their natural beauty.</p> <ul style="list-style-type: none"> The duty to have regard to National Park and AONB purposes applies to activities affecting these areas, whether those activities lie within or outside the designated areas. 		
NF 81	7.5.2	320	7.5.2 Nature Conservation: Habitats and species of principal importance for the purpose of conserving biodiversity are covered under Section 42 (Wales) of the NERC Act (2006).	To improve clarity and precision of the paragraph.	Minor change that does not significantly affect the findings of the SA.
NF 82	New Policy	805	<p><u>Proposals within or affecting the setting and/ or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the Area of Outstanding Natural Beauty Management Plan.</u></p> <p><u>Explanation</u> <u>This policy aims to ensure that the aims and objectives of the AONB Management Plans are fully taken into account when considering development proposals. The Management Plan will provide a clear and agreed description of those features that constitute the special character, appearance and historic value that contribute to their natural beauty. The Plans will carry significant weight in determining planning applications.</u></p>	To draw attention to the importance of giving consideration to the Management Plans the planning application stage.	Section 6 of the Deposit SA Report (Feb 2015) will be updated to reflect the inclusion of this new policy.
NF 83	Policy AMG 1	892, 365	<p>POLISI AMG 1: SPECIAL LANDSCAPE AREAS</p> <p>When considering proposals within Special Landscape Areas (SLA) as identified by the proposals map and listed below, there will be a need to appropriately consider the scale and nature of the development thus ensuring that there is <u>no significant adverse</u> detrimental impact on the landscape. The development should aim to <u>maintain, enhance or restore the recognised character and qualities</u> add to the historic, visual, geographical, ecological and cultural features of the SLA.</p>	In order to provide consistency of wording with the rest of the policy and with paragraph 7.5.10	Minor changes that do not significantly affect the findings of the SA.

APPENDIX 9: SA Screening of Focused Changes

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>Proposals should address and coincide with the prepared 'Statement of Significance'.</p> <p>Where there are reasonable grounds to suggest that proposals may result in a significant adverse impact on the SLA (either located within or directly outside) the Council will require a Landscape and Visual Impact Assessment in order to further consider the impact of the development on the designated area.</p> <p>In exceptional circumstances, where development is necessary and could result in significant impact on the landscape, appropriate mitigation and compensation measures should be provided.</p>		
NF 84	Policy AMG 2	1445, 893	<p>POLICY AMG 2: PROTECTING AND ENHANCING FEATURES AND QUALITIES THAT ARE <u>DISTINCTIVE</u> UNIQUE TO THE LOCAL LANDSCAPE CHARACTER</p> <p>Proposals that would have a <u>significant</u> adverse impact upon landscape character as defined by the Landscape Character Areas included within the current Landscape Strategy for the relevant authority, must demonstrate through a landscape assessment how landscape character has influenced the design, scale, nature and site selection of the development.</p> <p>A proposal will be granted provided that it doesn't have a <u>significant</u> adverse impact upon features and qualities which are unique to the local landscape in terms of visual, historic, geological, ecological or cultural aspects. Measures should be taken to ensure that the development doesn't:-</p> <ol style="list-style-type: none"> 1. Cause significant adverse impact to the character of the built or natural landscape; 2. Fail to harmonise with, or enhance the landform and landscape; 3. Lose or fails to incorporate traditional features, patterns, structures and layout of settlements and landscape of both the built and natural 	To provide a better description of the scope of the policy of the policy title. Also to set a qualifying requirement for the policy.	Minor changes that do not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>environment.</p> <p>Particular emphasis will be given to the landscapes identified through the Landscape Character Areas as being of high and outstanding quality because of a certain landscape quality or a combination of qualities. Additional consideration will also be given to developments which directly affect the landscape character and setting of the AONBs or the National Park.</p>		
NF 85	7.5.2	805	<p>7.5.2 The aim of this policy is to protect the range of various landscape features within the Plan area which have been recognised within the Landscape Character Areas. Further information regarding the Landscape Character Areas can be found within the relevant Landscape Strategy for each authority, and in the relevant LANDMAP data. Both sources of information should be taken into consideration when considering the impact of development upon landscape character. <u>Where appropriate, consideration will also need to be given to the relevant AONB Management Plan.</u></p>	To ensure that appropriate reference is made to the AONBs Management Plan.	Minor changes that do not significantly affect the findings of the SA.
NF 86	Policy AMG 4	238, 239, 462, 897, 1073, 1440	<p>POLICY AMG4: LOCAL BIODIVERSITY CONSERVATION</p> <p>Proposals must protect and, <u>where appropriate</u>, enhance biodiversity that has been identified as being important to the local area by:</p> <ol style="list-style-type: none"> <u>Avoiding significant harmful impacts through the sensitive location of development.</u> <u>Considering opportunities to create, improve and manage wildlife habitats and natural landscape including wildlife corridors, stepping stones, trees, hedges, woodlands and watercourses.</u> <p>Proposals <u>affecting sites of local biodiversity importance</u> will be refused unless they can conform with all of the following criteria:-</p>	To improve its clarity, avoid duplication with national policy and to reflect the importance and status of local biodiversity sites.	Proposed changes strengthen the policy by helping to avoid impacts through the sensitive location of development as well as consider opportunities to enhance. Overall the proposed changes do not significantly affect

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<ol style="list-style-type: none"> 1. Ensure That there are is no other satisfactory alternative sites available for the development. 2. Ensure that the development is in a suitable location, avoiding locations that are of international, national and local biodiversity importance. 2. <u>The need for the development outweighs the importance of the site for nature conservation;</u> 3. <u>That appropriate mitigation or compensation measures are included as part of the proposal.</u> 3. Provide measures to mitigate potential detrimental impact. 4. Protect and enhance the nature conservation features. 5. Create, improve and manage wildlife habitats and natural landscape including wildlife corridors and stepping stones. 6. Contribute towards achieving the targets set in the Local Biodiversity Action Plan. <p>Where necessary, an Ecological Assessment which highlights the relevant biodiversity issues should be included with the planning application.</p> <p>When a development can't protect or enhance biodiversity and the need for the development outweighs the importance of the site for nature conservation it should be clearly shown that there is no other appropriate location available and there are appropriate mitigation or compensation measures in place.</p> <p>Explanation:</p>		the findings of the previous SA work.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>7.5.19 The aim of this policy is to ensure protection and improvements to local biodiversity. In particular, this policy will be a way of protecting those species and habitats that have been identified within the Gwynedd and Anglesey Local Biodiversity Action Plans.</p> <p>7.5.20 Section 40 of the Natural Environment and Rural Communities Act 2006 ("the NERC Act") places a duty on all public authorities to consider the task of protecting biodiversity, provided this is consistent with exercising those functions appropriately.</p> <p>7.5.21 Any application that may have a detrimental impact on protected species must be supported by an Ecological Assessment undertaken by a qualified professional. It will be essential to ensure that any survey related to the Ecological Assessment is undertaken at appropriate times of the year. When determining the need to carry out an Ecological Assessment there will be a number of qualifying factors that will require consideration, including scale, type and location of the development. Further guidance relating to the requirement for an Ecological Assessment can be received by contacting the relevant Biodiversity Officer for the Authority. Supplementary Planning Guidance will be published to provide advice on the matter.</p> <p>7.5.22 In considering applications that could have a detrimental effect on locally important species and habitats, consideration will be given to the potential impact of the development could have on the conservation status of the species and habitat. The Council can impose planning conditions as a way of overcoming and mitigating any possible negative effect that could arise from the development should permission be granted.</p> <p>7.5.23 In exceptional circumstances some situations, mitigation measures for species and habitats of local interest can include appropriate measures to reduce the levels of disturbance, the creation of other appropriate habitats</p>		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			to maintain and improve the population that is affected or to facilitate the survival of individual species.		

Preserving and enhancing the heritage assets

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 87	7.5.31 (Table 25)	653	<p>Listed Buildings:</p> <ul style="list-style-type: none"> • Listing means that when a building is included on a Listed building Register, it is necessary to apply for 'Listed Building consent' from the LPA before carrying out works which would affect the building's character as a building of special architectural or historic interest • Under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is a criminal offence to demolish a listed building, or alter or extend such a building in a way which would affect its character, without consent, and the penalties for this can be heavy. • Listed building Consent is required for demolition or any work which is the opinion of the Authority, affects the character of a listed building works of maintenance or repair do not usually need consent provided that the materials, detailing, and finished effect match the original work exactly. <p>Conservation Areas:</p>	To clarify that this statement is based on case law	Minor change that does not affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<ul style="list-style-type: none"> • There is a duty on LPA's in exercising its planning functions to 'pay special attention to the desirability of preserving or enhancing the character or appearance of the area' (Section 72 of the 1990 Act). • Conservation area consent is required for the demolition of unlisted buildings in the area (Section 74 of the 1990 Act). • Anyone wishing to carry out works to a tree, which would require consent if there were a tree preservation order in place, must give six weeks' notice of their intention to do so to the local authority. <p>There is no statutory requirement to have regard to the provisions of the development plan when considering applications for listed building or conservation area consent.*</p> <p>In terms of associated planning applications for changes of use of a listed building or development that affects the setting of a listed building the Council will expect applicants to demonstrate how their proposals have been arrived at in the context of the PPW aim to identify the optimum viable use that is compatible with the character and setting of the listed building, or takes full account of the setting of any listed building in the vicinity and that developers demonstrate that the setting will not be harmed.</p> <p>Conservation Areas are shown on the Constraints Map and listed in Appendix 7 of the Plan.</p> <p><u>*The Courts have accepted that Section 54A of the 1990 TCPA Act (Section 38(6) of the 2004 Act does not apply to applications for Listed Building (LB) or Conservation Area (CA) consent but that development plans should contain policies relevant to development control decisions which should be taken into account when</u></p>		

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<u>determining applications for LBCA consent</u>		
NF 88	Policy AT3	675	<p>POLICY AT3: LOCALLY OR REGIONALLY SIGNIFICANT NON-DESIGNATED HERITAGE ASSETS</p> <p>Proposals will be required to conserve and seek opportunities to enhance buildings, structures and areas of locally or regionally significant non-designated heritage assets, which create a sense of local character, and identity and variation across the Plan area, by for example:</p> <ol style="list-style-type: none"> 1. The sympathetic re-use of redundant and under-used historic buildings and areas which are consistent with their conservation; and 2. Opportunities to enhance the Plan area's historic public realm by Ensuring that all development within the Plan area's historic public realm, including transport and infrastructure work, is sympathetic to the historic environment; 3. <u>Appropriate siting, massing, form, height, scale, detail and use of local materials.</u> <p>Distinctive elements of the Plan area's historic environment, which creates a sense of local character and identity and variation across the Plan area, will be conserved, enhanced and their potential to contribute towards wider social, cultural, economic and environmental benefits will be exploited.</p> <p>Explanation:</p> <p>7.5.43 There are a significant number of historic assets whilst not meeting the very special criteria to merit inclusion on a statutory list are, nevertheless, of value to the identity of the Plan area due to their contribution to local built character and/ or social or economic</p>	To improve the clarity of the scope of the policy	Minor changes that do not affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>associations. For example, these include*:</p> <ul style="list-style-type: none"> i. the individual and distinctive character and appearance of the Plan area's historic market towns and villages ii. historic buildings and structures related to the quarrying industries iii. historic rural structures iv. ecclesiastical sites including churches, chapels and monuments v. the transport network heritage <p>*(this list is not exhaustive)</p> <p>7.5.44 Whilst it would be inappropriate to afford these 'assets' the same level of protection as those that have been formally designated, they are still worthy of retention for their contribution to local character and identity. Consequently Policy AT3 will ensure that full consideration is given to the conservation and continued use of such buildings as part of the protection and enhancement of the special identity of the Plan area. <u>This approach will ensure that their potential to contribute towards wider social, cultural, economic and environmental benefits will be optimised.</u></p>		
NF 89	Policy AT4	494	<p>7.5.46 When assessing a development proposal affecting archaeological remains, which are of local importance, or their setting, consideration will be given to the following factors:</p> <ul style="list-style-type: none"> i. significance of the remains; ii. reasons for locating the development in this location; iii. practicality of incorporating mitigation measures to minimise the development's impact; and safeguard the site's archaeological value. <p><u>Where the remains are not considered to be of national importance and their protection ('preservation in situ') is not considered appropriate (by</u></p>	To explain the requirement of the policy.	Minor change that does not affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			the LPA and their archaeological advisors) then alternative mitigation ('preservation by record') will be the appropriate course of action in accordance with Circular 60/96. Further guidance will be provided in the <u>SPG on Heritage Assets</u> .		

Waste management

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 90	7.5.56	1448	<u>7.5.56 Collaboration between planning authorities is extremely important to monitor progress towards establishing an integrated and adequate network of waste disposal. Monitoring is a means of ensuring that there is sufficient capacity within the local region to treat waste as well as assessing if the current provision is appropriate.</u>	To ensure clarity	Minor change to provide further clarification, does not significantly affect the findings of the SA.
NF 91	Policy GWA3	615 796	<p>¹ <u>Low level waste (LLW) is radioactive waste having a radioactive content not exceeding 4 GBq/te (gigabecquerels per tonne) of alpha or 12 GBq/te of beta/gamma activity. LLW makes up more than 90% of the UK's radioactive waste legacy by volume but contains less than 0.1% of the total radioactivity.</u></p> <p>¹ <u>Very low level waste (VLLW) is a sub-category of LLW and is defined as either low volume VLLW or high volume VLLW. The principal difference between the two definitions is the need for controls on the total volumes of high volume VLLW being deposited at any one particular landfill or other</u></p>	To ensure clarity	Minor change to provide further clarification, does not significantly affect the findings of the SA.

APPENDIX 9: SA Screening of Focused Changes

			<u>waste facilities.</u>		
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Minerals

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 92	Policy PS19	619	STRATEGIC POLICY PS19: MINERALS The Council(s) will contribute to regional and local demand for a continuous, secure and sustainable supply of minerals by <u>in accordance with the key objectives and principles of sustainable development by:</u>	For clarity	Minor changes to provide further clarification, which do not significantly affect the findings of the SA.
NF 93	Policy MWYN 2	621	SUSTAINABLE SUPPLY OF MINERAL RESOURCES A land bank of permitted reserves for aggregate will be maintained in accordance with national and regional guidelines Explanation: 7.5.66 The Plan should ensure that an adequate and sustainable supply of mineral resources can be produced to meet the area's needs without compromising the environment, amenity, geodiversity, or future resource needs. In practice, ensuring an adequate and sustainable supply of aggregates will mean enabling the apportionment set out the RTS First Review to be met. National guidance requires the maintaining a 7 year land bank of Sand and Gravel and 10 year land bank of crushed rock aggregate reserves for the duration of the Plan. Where it is not possible to maintain the land bank permitted reserves, the preferred areas of search identified in the plan will serve to maintain the provision of mineral reserves.	To be more focussed	Minor change that does not significantly affect the findings of the SA.
NF 94	Policy	505	POLICY MWYN 4: MINERAL DEVELOPMENTS	To ensure accuracy	Minor change

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
	MWYN 4		<p>Mineral exploration, working or extension to existing operations will be granted to maintain the Plan area's landbank of aggregates, or to meet a demonstrated need for other minerals provided the following criteria are met:</p> <ol style="list-style-type: none"> 1. There is no unacceptable harm to the amenity or health of local residents in terms of visual impact, levels of dust, noise, vibration, odour and light as a result of the operation itself or the resulting traffic movements; 2. There is a suitable buffer between mineral development and sensitive development; 3. There is no unacceptable harm to the stability and support of adjacent land; 4. The development is sensitively screened and landscaped; 5. The development will not have a significant adverse impact on sites of international, national , regional or local environmental, nature conservation, landscape and /or heritage importance; 6. The proposal does not sterilize or otherwise prevent the working of other significant mineral deposits; 7. The proposal does not increase the extent of active mineral working in a particular locality beyond its environmental capacity 		that does not significantly affect the findings of the SA.
NF 95	7.5.70	254 255 317 380	<p>7.5.70 Even though mineral working is a temporary use of land it can have considerable impact on the local amenity and on the environment, some impacts could render the development unacceptable. This policy seeks to identify those aspects of mineral development that require control in the interest of the local amenity and the environment. MPPW required development plans to set out the criteria that will be applied to mineral proposals and lists the issues to be addressed. Many of these issues are addressed by policies elsewhere within the Plan and National Policy. As with many other types of development, mineral operations can have a cumulative adverse impact on the environment and/or local</p>	For clarity	Minor change that does not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			amenity. <u>Due consideration should also be given to the economic and environmental benefit which may possibly arise from mineral working.</u>		
NF 96	Policy MWYN 6	258 259 318	POLICY MWYN 6: BUFFER ZONES AROUND MINERAL SITES Planning applications for mineral extraction within the buffer zones identified on the Proposals Map will not normally be permitted unless a new buffer zone can be provided to reflect the minimum distances referred to in MTAN 1: Aggregates, <u>unless there are clear and justifiable reasons for reducing the distance, i.e. where there is very limited impact from the mineral extraction site.</u>	To ensure clarity	Minor change that does not significantly affect the findings of the SA.
NF 97	7.5.81	263	7.5.81 Borrow pits are temporary mineral workings developed to supply a particular construction project. Borrow pits can offer significant environmental benefits over mineral supply from existing reserves by reducing transport distances. <u>Major contracts may require the supply of large quantities of minerals over a short timescale which may cause significant environmental impact and disturbance to local communities. Borrow pits</u> They should be located <u>within or</u> near to the project and preferably supply material direct without the use of public roads. There needs to be clear environmental benefits for the use of a borrow pit <u>as opposed to supply from secondary or recycled aggregates, or from established mineral working sites identified in the development plan.</u> and Restoration works should be to <u>the</u> a high standards <u>expected on mineral sites.</u>	To ensure clarity	Minor changes that do not significantly affect the findings of the SA.
NF 98	Policy MWYN 10	381	POLICY MWYN 10: RESTORATION AND AFTER CARE Applications for mineral working will be refused unless a comprehensive scheme for restoration, aftercare and after use, including details of proposed funding where necessary is included. Schemes must show progressive working and restoration unless it can be demonstrated that this is not practical without sterilising permitted reserves. The scheme should address the following	To ensure clarity	Minor change that does not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
			<p>matters:</p> <ol style="list-style-type: none"> 1. The existing use of the site 2. Adjoining land uses 3. The proposed after-use of the site 4. The surrounding landscape character 5. The proposed final landform 6. The in-situ soil resource, its conservation during site working, and its use in the progressive restoration and afteruse 7. Timetable detailing the progressive restoration of the site to a high standard 8. The potential for natural recolonisation or for enhancing or providing wildlife habitats, agriculture, forestry, geoconservation and amenity use 9. The potential for community, <u>economic and recreational benefit</u> 10. Other policies of the Plan 		

Chapter 8 – Monitoring and Implementation

Ref	Section	Rep. ID	Focussed Change	Justification	SA Screening
NF 99	8.3	1065	<p>The indicators have been developed in accordance with Welsh Government guidance on monitoring and where possible are based on indicators referred to in the “Local Development Plan Manual”, <u>nationally prescribed Sustainable Development indicators (where appropriate)</u> as well as other indicators considered to be useful to assess the effectiveness of policies.</p>	For clarity	Minor change that does not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change				Justification	SA Screening
NF 100	8.5 & 8.6	1064, 1065	<p>The Sustainability Appraisal/Strategic Environmental Assessment (SA/ SEA) Scoping Report identifies the indicators that will be used to monitor progress on sustainability issues and more specifically sustainable development. These are set out in <u>the Sustainability Appraisal Report</u> a separate framework which will be used as a tool for monitoring sustainable development in the plan area. Once the Plan is adopted these indicators will also be monitored and where possible have been integrated into the framework set out in the Plan.</p> <p>The information gathered through the monitoring framework <u>set out below</u> and the SA/SEA monitoring framework will be reported in the annual monitoring report (AMR). Local planning authorities are required to produce AMR's following the adoption of LDPs in order to review the plan's progress and to assess the effectiveness of its policies and proposals. The AMR will identify actions that need to be taken to resolve any issues raised through the monitoring process. This could include amendments to policies in order to improve their effectiveness, and in more extreme cases could result in a review of part or of the whole plan. The AMR will report information covering the preceding financial year and will be submitted to the Welsh Government by 31 October each year and will be available to view on each Council's website.</p>				For clarity	Minor change that does not significantly affect the findings of the SA.
			Indicators	Policy Targets	Trigger Level			
NF 101	Theme 1	1699, 1700, 1696, 1697, 1702, 1703	D8A Number of windfall sites restricted due to issues that relate to infrastructure.	Remove barriers that would restrict development of windfall sites.	Sites throughout a settlement not gaining consent due to issue relating to infrastructure that cannot be		To ensure consistency	Minor change that does not significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change				Justification	SA Screening
					overcome in any one year.			
NF 102	Theme 1	1065	D1 % Welsh speakers in 2021 <u>D1A Housing units built on sites in settlements where Policy PS1 and New Policy TAIX requires that the development is phased</u> <u>D1B Number of Welsh Language Schemes published as a result of development</u>				For clarity and maintain internal consistency	Minor change that does not significantly affect the findings of the SA.
NF 103	Theme 1	847	D3 Levels of private car ownership	Stable or declining number of private car ownership levels	Increase in private car ownership levels	For clarity	Overall, the proposed changes are minor and do not significantly affect the findings of the SA.	
			D5 Average journey times	A decrease in average car journey times from the plan baseline date	An increase in year on year average car journey times			
			D6 Frequency of bus services	Increased frequency of bus services	No increase in frequency of bus services			

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Ref	Section	Rep. ID	Focussed Change			Justification	SA Screening
NF 104	Theme 1	847, 1065	<u>D4A Development permitted where there is an outstanding objection from Transportation Service with regard to over reliance on the private car and/or lack of sustainable transport initiatives</u>	<u>Increase sustainable forms of transport by encouraging walking, cycling and public transport</u>	<u>1 (or more) planning permission granted where there is an outstanding objection from the Transportation Service on the grounds of development being unsustainable.</u>	For clarity	Proposed changes provide further clarification and seek to ensure consistency. Overall, the proposed changes are minor and do not significantly affect the findings of the SA.
NF 105	Theme 2	1065	<u>D11 Protected Open space—The area of public open space (ha) that would be gained or lost as a result of development granted planning permission</u>	No net loss of <u>public</u> protected open space. <u>That sufficient recreational open space is provided to cater for new residential development</u>	Loss of protected open space without the proposal satisfying the criteria in policy ISA4 in any one year <u>Lack of recreational open space to address the needs of new residential development which doesn't meet the requirements of the Plan in any one year</u>		Proposed changes provide further clarification and seek to ensure consistency. Overall, the proposed changes are minor and do not significantly

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Ref	Section	Rep. ID	Focussed Change			Justification	SA Screening
			<u>D11A The total financial contributions (£) agreed from new development granted planning permission for the provision of community infrastructure</u>	<u>No policy target</u>			affect the findings of the SA.
NF 106	Theme 2	1065	D12 Number of sensitive development (as defined by TAN15) permitted in C1 and C2 floodplain not meeting all TAN15 tests (paragraph 6.2 i-v)	No development permitted that conflicts with TAN15 (not including those considered exceptions in TAN15)	1 or more developments permitted in any one year in C1 and C2 floodplain not meeting all TAN15 tests Less than 20% housing units	For clarity	Proposed changes provide further clarification and seek to ensure consistency. Overall, the proposed changes are minor and do not

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Ref	Section	Rep. ID	Focussed Change			Justification	SA Screening
			<p>D13 Housing units provided on previously developed land <u>or utilises existing buildings</u></p> <p>D14 Number and type of stand alone renewable energy and low carbon schemes that receive planning consent on annual basis</p> <p>D14A <u>Planning permission granted for renewable and low carbon energy</u></p>	<p>Housing units on previously developed land <u>or utilising existing buildings</u> = 25% of all housing development</p> <p>No policy target</p>	<p>provided on previously developed land <u>or utilising existing buildings</u> in any one year</p> <p>Less than 1 development annually for 3 consecutive years</p>		significantly affect the findings of the SA.

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Ref	Section	Rep. ID	Focussed Change			Justification	SA Screening
			<u>development, per technology and total energy output (MW)</u> D15 Prepare and adopt a Supplementary Planning Guidance on design matters D16 New housing built or with planning consent in accordance with the plan wide percentage distribution by the end of the Plan period	Prepare and adopt a Supplementary Planning Guidance on design matters within 12 months of adoption No more than 55% in the Regional Sub-centre and the Urban Service Centres; At least 20% in the Local Service Centres; No more than 25% in the Villages and the Clusters	Supplementary Planning Guidance not adopted with 12 months of adoption Less than the identified % in any one year		

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Ref	Section	Rep. ID	Focussed Change			Justification	SA Screening
NF 107	Theme 3	1065	<p>D17 Amount of employment land (use class B1, B2 and B8) and floor space lost to other uses.</p> <p>D18 Amount of employment development permitted on allocated sites as a % of total employment development permitted.</p> <p><u>D18A The floorspace (Sq m) granted and refused planning permission for new economic development on allocated</u></p>	<p>No loss of employment land/floor space unless in accordance with Policy CYF2 or Policy CYF4.</p> <p>That employment land allocations meet employment land needs (in terms of quantity, quality and location) and that development is located in accordance with the JLDP's Spatial Strategy.</p>	<p>Any loss of 1 or more premises or an area of land within use class B1, B2 or B8 that does not accord with Policy CYF2 or Policy CYF4</p> <p>The development of non-allocated sites for major employment proposals.</p>	For clarity	<p>Proposed changes provide further clarification and seek to ensure consistency.</p> <p>Overall, the proposed changes are minor and do not significantly affect the findings of the SA.</p>

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Ref	Section	Rep. ID	Focussed Change			Justification	SA Screening
			<p><u>employment sites</u></p> <p><u>D18B The number of jobs created within the Plan area</u></p> <p>D19 Amount of retail, office and leisure development permitted (sq m) permitted within and outside established town centre boundaries in town centres as a % of all development permitted.</p>	<p><u>That the number of jobs created within the Plan align with the Employment Land Review</u></p> <p>That development is located in accordance with the JLDP's Retail Hierarchy (policy MAN1) ensuring vital and viable town centres.</p>	<p><u>Job creation rates fall below the cumulative expected levels for 2 consecutive years 2018 onwards</u></p> <p>1 or more retail, office or leisure development permitted outside of <u>established</u> designated town centre boundaries contrary to policy MAN1.</p>		

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Ref	Section	Rep. ID	Focussed Change			Justification	SA Screening
NF 108	Theme 4	1065, 479	D25 Supply of land that is available for housing	Maintain a 5 year housing land supply	Housing land supply falling below the 5 year requirement, <u>taken from the current Housing Land Availability Study</u>	For clarity	Proposed changes provide further clarification and seek to ensure consistency. Overall, the proposed changes are minor and do not significantly affect the findings of the SA.
			<u>D25A Total housing units permitted on allocated sites as a % of overall housing provision</u>	<u>Align with Policy TAI 14 – TAI 16</u>			
NF 109		1065, 479	The number of permissions given and new housing completed annually <u>The number of net additional open market housing built in the Plan area</u>	That enough units receive planning permission annually to maintain a sufficient supply of housing in the landbank. That the Plan	<u>Housing land supply falling below the 5 year requirement, taken from the current Housing Land Availability Study</u> Less than 250 units receive planning permission for two consecutive years.		

APPENDIX 9: SA Screening of Focused Changes

Ref	Section	Rep. ID	Focussed Change			Justification	SA Screening
				<p>provides 2,604 units between 2011 and 2018 and 5,298 between 2018 and 2026 (i.e. units that have been completed).</p> <p>The rate of development does not exceed the 2,604 units in the 2011 to 2018 period.</p>	<p>Growth level less than 372 units per annum for two consecutive years for 2011-18 or 662 units per annum for 2018-26.</p> <p>More than 500 units completed for two consecutive years for the period 2011 to 2018.</p>		
			<p>D27 Number of affordable housing units that receive planning permission per annum.</p>	<p>No target in the policy</p>	<p>Less than 45 new affordable units receiving planning permission for two consecutive years.</p>		
			<p>D28 Number of <u>net</u> affordable housing units <u>built</u> completed annually</p>	<p>At least 1,400 affordable housing units on land identified within the Plan.</p>	<p>Growth level less than 65 affordable units per annum for two consecutive years for 2011-18 or 117 units per annum for 2018-26.</p>		

APPENDIX 9: SA Screening of Focused Changes

Ref	Section	Rep. ID	Focussed Change			Justification	SA Screening
			<p>D31 Work to identify permanent and temporary pitches to meet the demand by Gypsies and Travellers.</p> <p><u>Number of Gypsy/ Traveller pitches for residential accommodation</u></p> <p><u>D31 Number of Gypsy/ Traveller temporary stopping pitches</u></p>	<p>Identify appropriate pitches to meet the need within the Plan area.</p>	<p><u>No residential pitches provided up to 2020</u> That appropriate pitches have been identified within a year of adopting the Plan.</p> <p><u>No temporary stopping pitches provided to 2020</u></p>		
NF 110	Theme 5	1065, 361	<p>D35 Amount of development permitted which could adversely affect the features of a protected site for nature conservation.</p> <p><u>D35A Development granted permission that leads to the loss of a LNR or a WS that</u></p>	<p>No development will take place that could adversely affect the features of a protected site for nature conservation.</p> <p><u>No net loss of area of LNR or WS to development</u></p>	<p>1 or more developments permitted where there is an outstanding objection from the Authority's Biodiversity Unit and/or NRW.</p>	For clarity	<p>Proposed changes provide further clarification and seek to ensure consistency. Additional, more detailed indicators will improve sustainability. Overall, the</p>

APPENDIX 9: SA Screening of Focused Changes

Ref	Section	Rep. ID	Focussed Change			Justification	SA Screening
			<u>doesn't meet the requirements of the Plan's policies</u> <u>D35B Development granted permission that leads to the loss of a LBAP habitat that doesn't meet the requirement of the Plan's policies</u>	<u>(unless it is in accordance with the Plan)</u> <u>No net loss of area of LNR or WS to development (unless it is in accordance with the Plan)</u>	1 or more developments permitted where there is an outstanding objection from the Authority's Biodiversity Unit/Landscape Officer and/ or NRW.		proposed changes are minor and do not significantly affect the findings of the SA.

Appendices

Ref	Section	Rep. ID	Focussed Change	Justification	SA SCreening
NF 111	Glossary of Terms	Council, 776,		To ensure clarity	Minor change that does not

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		184 & 185 186 & 187 190 & 193, 598, 743	TERM	ACRONYM (where appropriate)	Description	To ensure that the policy can be easily interpreted.	significantly affect the findings of the SA.
			Affordable housing		<p>Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to the price of general market housing.</p> <p><u>Housing provided to those whose needs are not met by the open market.</u></p> <p><u>Affordable housing should:</u></p> <ul style="list-style-type: none"> <u>• meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and</u> <u>• include provision for the home to remain affordable for future eligible households.</u> <p><u>This term breaks down into two sub-categories:</u></p> <ul style="list-style-type: none"> <u>• social rented housing - provided by local authorities and registered social landlords where rent levels have regard to the Welsh Government's guideline rents and benchmark rents; and</u> <u>• intermediate housing - where prices or rents are above those of social rented housing but below market housing prices or</u> 		

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					<u>rents.</u>		
			<u>Open Market Housing</u>		<u>Housing for rent or sale where the price is set by the open market. Such units will meet the housing needs of those within the Plan area who are not eligible to live in affordable housing.</u>		
			<u>Local Market Housing</u>		<u>Housing units within defined settlements where evidence shows that severe problems exist within the housing market, that are only eligible to be inhabited by people who demonstrate a particular local connection. Further information can be seen in paragraph 7.4.40 in the explanation to Policy TA15.</u>		
			<u>Shared house (see policy TA1 2)</u>		<u>Can be either a household living as a family or consists of no more than 6 people sharing the facilities (i.e. bathroom and kitchen) and the management of the household (i.e. paying rent and eating together).</u>		
			<u>Shared homes (see policy TA1 3)</u> <u>Non-shared residential accommodation (see policy TA1 2)</u>		<u>Homes with shared facilities occupied by more than 1 household and more than 2 people who share one or more basic amenities without sharing the management (i.e. paying rent and eating together) of the household.</u>		

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			<u>Self-contained flat</u>		<u>A flat is a separate and self-contained premises constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is divided horizontally</u>		
			<u>Unacceptable harm</u>		<u>Where the harm from a proposed development on specific matters e.g. visual amenity, landscape character, cumulative impact etc. are at an unacceptable level that cannot be mitigated to an acceptable level to allow for the proposal to be supported.</u>		
			<u>Secured by Design</u>		<u>An initiative with the objective of designing out crime during the planning process and can be retrofitted to existing housing stock.</u>		
			<u>Previously Developed Land</u>		<p><u>Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The curtilage (see note 1 below) of the development is included, as are defence buildings, and land used for mineral extraction and waste disposal where provision for restoration has not been made through development management procedures.</u></p> <p><u>Excluded from the definition are:</u></p> <ul style="list-style-type: none"> <u>land and buildings currently in use for agricultural or forestry purposes;</u> 		

APPENDIX 9: SA Screening of Focused Changes

					<ul style="list-style-type: none"> • <u>land in built-up areas which has not been developed previously, for example parks, recreation grounds and allotments, even though these areas may contain certain urban features such as paths, pavilions and other buildings;</u> • <u>land where the remains of any structure or activity have blended into the landscape overtime so that they can reasonably be considered part of the natural surroundings;</u> • <u>previously developed land the nature conservation value of which could outweigh there-use of the site; and</u> • <u>previously developed land subsequently put to an amenity use.</u> <p>(PPW, Edition 8, January 2016, Figure 4.4)</p>		
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APPENDIX 10A – SA OF SCHEDULE OF AMENDMENTS TO MATTERS ARISING CHANGES

A Schedule of Matters Arising Changes (DA.039 & DA.040) was the subject of a public consultation exercise from 23 January to 9 March 2017. The Councils considered representations about the Matters Arising Changes (NMC). Two additional Hearing Sessions were held on the 26th and 27th April to consider matters relating to representations submitted about the NMC. Consideration of the representations and the discussion at the Hearing Sessions led to a number of amendments to the Schedule of Matters Arising Changes. A final Schedule of of Matters Arising Changes was published on the 8th May 2017 and was considered by the Inspectors before finalising their report. This Schedule records the results of the Sustainability Appraisal's screening of the aforementioned amendments, which are marked in red.

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
NMC022	3.7 – 3.9	<p><i>Reference to the Wales Act 2017 included in order to ensure that the Plan is as up-to-date as possible.</i></p> <p><u>“Wales Act 2017</u></p> <p><u>The Wales Act 2017, which received Royal Assent on 31 January 2017, introduced changes to the application of Planning Act 2008 in Wales. Planning Act 2008 provides that projects defined as Nationally Significant Infrastructure Projects, e.g. Wylfa Newydd Nuclear Power Station, are of such potential importance to the UK that a different consenting process has been established. Under the Nationally Significant Infrastructure Project consenting procedure in Planning Act 2008, an application for a Development Consent Order (DCO) is examined by the Planning Inspectorate, who will then make a recommendation to the Secretary of State for Business, Energy and Industrial Strategy. Section 43 of the Wales Act permits the inclusion of development commonly referred to as “associated development” within the application for DCO. Associated development can be described as, for example, development that supports the delivery and operation of Wylfa Newydd and could include such works as highway improvements, temporary accommodation for construction workers, park and ride facility, logistics centre, etc. It means that developers may choose whether to include these types of developments within a DCO application or make separate planning applications to the Local Planning Authorities.</u></p> <p><u>NSIPs and their “associated development” are subject to a separate planning process within the national planning regime and this Plan does not have the same status for decision making by the Secretary of State as it does for decisions under the</u></p>	Minor change which does not significantly affect the findings of the SA.

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		<u>Town and Country Planning Act 1990, where the Council is the determining authority. However, the Planning Act 2008 provides that the Secretary of State must have regard to any Local Impact Report (LIR) prepared by a planning authority together with any other matters he/she thinks are both important and relevant to the decision. Chapter 7 of the Plan will inform the LIR to be submitted by the Councils to the Secretary of State in connection with the determination of any application for development consent.</u>	
NMC 28	5.4	<p><i>Amend text to improve clarity</i></p> <p>In Anglesey, the Anglesey Energy Island Programme has identified the following vision in the Revised New Nuclear Build at Wylfa Supplementary Planning Guidance <u>(2017)</u> (2014) in order to set the Council's aspirations for Wylfa Newydd, which is essential to transform the Island's economy in the future and provide a long term and sustainable quality of life for Anglesey's residents:</p>	Minor change which does not significantly affect the finding of the SA.
NMC 43	6.32	<p><i>Amend text to ensure internal consistency</i></p> <p>The Employment Land Review (2012), which is published as a Background Paper alongside the Deposit Plan, and analysis of later information leads to the requirement to safeguard <u>642.9 ha of existing employment land in the Plan area and to</u> and allocate <u>55.1 ha of new sites</u> in the region of 800 ha in the Plan area, plus an additional 144.1 ha in reserve on the Island. The Plan will:</p> <ul style="list-style-type: none"> i. safeguard established business and industrial <u>sites</u> areas in which turnover and vacant plots will accommodate new businesses; 	Minor change which does not significantly affect the findings of the SA.

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		<ul style="list-style-type: none"> ii. allocate new sites to accommodate new businesses or enable existing businesses to expand and relocate; iii. provide opportunities for businesses to develop on alternative sites if a specific need is established that can't be accommodated on a safeguarded or allocated site; and iv. provide opportunities for businesses to develop in rural areas. 	
NMC052	6.43	<p><i>Amend in order to clarify position regarding land availability studies in the Plan area during 2015.</i></p> <p><u>Based on the information available, including the 2015 Gwynedd Joint Housing Land Availability Studies and the 2015 Anglesey Housing Land Monitoring Statement</u>, approximately half of the overall housing land requirement is being could be met from housing built since 2011, sites that already benefit from planning consent given under the previous existing development plans or previous Interim Planning Policies under other material planning considerations. Appendix 5 provides more details about this. The shortfall will be met by windfall sites, existing buildings and new sites that have been selected to provide flexibility and choice. Chapter 7 provides more detail about this.</p>	Minor which does not significantly affect the findings of the SA.
NMC056	Policy PS 1	<p><i>Amend text to streamline criterion 3a and include reference to Policy TAI 5. Amendment to Welsh version to replace "sylweddol" with "o sylwedd" to improve clarity.</i></p> <p>STRATEGIC POLICY PS 1: Welsh Language and Culture</p> <p>The Councils will promote and support the use of the Welsh language in the Plan area. This will be achieved by:</p> <ol style="list-style-type: none"> 1. Requiring a Welsh Language Statement, which will protect, promote and enhance the welsh language, where the proposed development falls within one of the following categories: 	Minor changes which do not significantly affect the findings of the SA.

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		<p>a. Retail, industrial or commercial development employing more than 50 employees and/or with an area of 1,000 sq. m. or more; or</p> <p>b. Residential development which will individually or cumulatively provide more than the indicative housing target provision set out for the settlement in Policies TAI 5 and TAI 14 – 18; or</p> <p>c. Residential development of 5 or more housing units on allocated or windfall sites <u>within development boundaries</u> that doesn't <u>address evidence of need and demand for housing recorded in a Housing Market Assessments and other relevant local sources of evidence</u> propose to provide an adequate range of sizes and types of housing units;</p> <p>2. Requiring a Welsh Language Impact Assessment, which will set out how the proposed development will protect, promote and enhance the Welsh Language, where the proposed development is on <u>an unexpected windfall site for a large scale housing development or large scale employment development that would lead to a significant workforce flow;</u> will attract or accommodate significant numbers of people than originally anticipated in the Plan's policies and proposals;</p> <p>3. Using appropriate mechanisms to ensure that suitable measures that mitigate negative impacts are provided or contribution is made towards them mitigating those impacts;</p> <p>4. Refusing proposals that due to its size, scale or its location, would cause significant harm to the character and language balance of a community;</p> <p>3a. Refusing proposals which would cause significant harm to the character and language balance of a community that cannot be avoided or suitably mitigated by <u>the use of appropriate planning mechanisms</u> to ensure that suitable mitigating measures are provided or contribution is made towards mitigating those impacts;</p> <p>5. Requiring <u>a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application</u> by public bodies and by commercial and business companies; to be bilingual;</p>	

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		6. Expect that Welsh names are used for new developments, house and street names.	
NMC 58	7.1.4a	<p><i>Amend text to include reference to Policy TAI 5.</i></p> <p>Nonetheless As can be seen in criteria 1 and 2 in Policy PS 1, in order to make an informed judgment at a planning application stage, information will be sought in relation to applications where development, if permitted, would come forward at a rate or scale different to that envisaged at the Plan preparation stage. as set out in criteria 1 and 2. Policy PS1 reinforces other relevant policies in the Plan, which provide details on the assumptions made, e.g. the level of housing growth per settlement (Policies TAI 5, TAI 14 - TAI 18); that housing development will provide an appropriate choice of market housing and affordable housing (Policy TAI 1). If there is uncertainty, pre-application advice should be sought from the Local Planning Authority as to whether a Statement or an Assessment should be provided. Having signs in Welsh and English, and Welsh place and property names are a clear indication of the character of the area, including its linguistic character. The Welsh language will be promoted through different policies within the Plan. The range of opportunities provided by the strategic and detailed policies, including a variety of different dwelling types, local employment growth and protecting and enhancing the cultural heritage will contribute towards improving the vitality of the welsh language. A “Maintaining and creating distinctive and sustainable communities” Supplementary Planning Guidance and a “Type And Mix Of Housing” Supplementary Planning Guidance will be published to provide further guidance on the matter. They will explain the type and location of developments that are likely to be acceptable in the Plan area, and will explain the relevant planning considerations. The Creating and Maintaining Distinctive and Sustainable Communities SPG will describe what is expected to be included in a Signage Plan to promote bilingual signs, e.g. public information signs, advertisements, display advertisements. The Statement or report on the Assessment will allow the developer to explain the application in more detail and to consider the possible positive and negative effects on the community and its linguistic balance. The SPGs will look for evidence that the proposal has been discussed with Community, City and Town Councils and local community groups to obtain information and ask for their opinion, and that consideration has been given to surveys about the local housing market, and/ or the labour market. In addition, they will refer the applicant to such assistance as is available from the Office of Language Commissioner about designing bilingual signage and marketing material, the advice that is available to the private sector by the Welsh Government/Business Wales regarding bilingualism.</p>	Minor change which does not significantly affect the findings of the SA.

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
NMC068	Policy TRA 1	<p><i>Amend text to provide clarification.</i></p> <p><u>(iii) A5025 Valley to Wylfa and other transport infrastructure improvements associated with the new nuclear development at Wylfa Newydd, including improvements from Amlwch to Wylfa Newydd where need for improvement on that section is demonstrated following a highway impact assessment of development of an Integrated Traffic and Transport Strategy for the Wylfa Newydd Project on the A5025.</u></p>	Minor change which does not significantly affect the findings of the SA.
NMC 070	7.1.41	<p><i>Amend text to provide clarification.</i></p> <p><u>A5025 Valley to Wylfa Newydd / Amlwch to Wylfa Newydd and other transport infrastructure improvements associated with new nuclear development at Wylfa Newydd including improvements from Amlwch to Wylfa Newydd where need for improvement on that section is demonstrated following a highway impact assessment of development of an Integrated Traffic and Transport Strategy for the Wylfa Newydd Project on the A5025.</u> a Corporate Hub necessitated by major infrastructure schemes</p>	Minor change to add clarity which does not significantly affect the findings of the SA.
NMC 72	7.1.44	<p><i>Minor amendment to ensure internal consistency of Plan</i></p> <p>Councils will work with the promoter of the Wylfa Newydd Project to develop an appropriate scheme of transport solutions to mitigate the effects of the construction and operation of the new power station. In addition to the road upgrades referred to</p>	Minor changes to add clarity which do not

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		<p>above such solutions are likely to include development of park and ride schemes and construction logistics centres to control the numbers and timing of traffic movements to the power station site. <u>Policies PS 9B and PS 9C will apply to the proposed park and ride and park and share facilities and logistics centres, respectively.</u> The promoter and the Councils will work together in partnership to develop an appropriate Integrated Traffic and Transport Strategy (ITTS) in respect of the Wylfa Newydd Project.</p>	significantly affect the findings of the SA.
NMC 83	New Policy	<p><i><u>Deletion of original clause to improve clarity and inclusion of alternative wording to ensure internal consistency of Plan</u></i></p> <p><u>New Policy – Development Boundaries</u></p> <p><u>The Plan identifies Development Boundaries for the Sub-regional Centre, Urban Service Centres, Local Service Centres, Service Villages and Local / Rural / Coastal Villages. Proposals within Development Boundaries will be approved in accordance with the other policies and proposals of this Plan, national planning policies and other material planning considerations.</u></p> <p>Proposals on sites outside Development Boundaries must conform to this Plan's Policies and national planning policies and, unless there is specific support within them for the proposed development located in the countryside, the proposal must demonstrate that its location in the countryside is essential for the development. <u>Outside the development boundaries development will be resisted unless it is in accordance with specific policies in this Plan or national planning policies, or that the proposal demonstrates that its location in the countryside is essential.</u></p>	Minor change to add clarity which does not significantly affect the findings of the SA.

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
NMC 86	New paragraph 7.2.4c	<p><i>Minor amendment to improve clarity.</i></p> <p><u>Within the context of rural protection however, this policy acknowledges that some types of developments are necessary if the Plan is to address the area's social, economic or environmental needs. If a development is acceptable in principle, this Policy and other detailed policies in the Plan and or national planning policies will ensure that the development will not threaten or harm the attributes of the countryside within the Plan area.</u></p>	Minor change which does not significantly affect the findings of the SA
NMC 087	Policy PCYFF 1	<p><i>Minor editing changes to ensure correctness and ensure internal consistency</i></p> <p>Proposals should</p> <ol style="list-style-type: none"> 1. give priority to sites will be approved within defined development boundaries or the built form of identified clusters listed in the settlement framework set out in Strategic Policy PS15, unless a rural location is essential or there is a specific locational requirement, subject to detailed material planning considerations; 2. Should make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density); 3. Must provide appropriate amenity space to serve existing and future occupants; 4. Should have regard to the generation, treatment and disposal of waste <u>include provision for storing, recycling and waste management during the construction period and occupancy period;</u> 	Minor changes that do not significantly affect the findings of the SA.

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		5. Includes, where applicable, provision for the appropriate management and eradication of invasive species;	
NMC 090	Policy PCYFF 4	<p><i>Amend the threshold that triggers the requirement for an Energy Assessment for non-residential development</i></p> <p>“Residential development on sites for 100 housing units or more, and non-residential development of 100-1,000-sq metres or more...”</p>	Minor change which does not significantly affect the findings of the SA.
NMC 101	Policy ADN 1	<p><i>Amend criterion (vii) to clarify that an aftercare and restoration scheme needs to be agreed with the Local Planning Authority.</i></p> <p>(vii) turbines and associated infrastructure will, at the end of the operational life of the facility, be removed <u>in accordance with a restoration and aftercare scheme submitted and agreed by to the Local Planning Authority and an appropriate land restoration and aftercare scheme agreed.</u></p>	Minor change which does not significantly affect the findings of the SA.
NMC 115	Policy ADN 2	<p><i>Amend criterion (vii) to clarify that an aftercare and restoration scheme needs to be agreed with the Local Planning Authority.</i></p> <p><u>(7)where required, the equipment and associated infrastructure are removed from the site in accordance with a restoration</u></p>	Minor change which does not significantly

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		<u>and aftercare scheme submitted and agreed by to the Local Planning Authority.</u>	affect the findings of the SA.
NMC126	7.3.4	<p><i>Amend explanatory text to reflect changes to the decision making process in relation to the Wylfa Newydd Project and the North Wales Connection Project.</i></p> <p>.....In terms of a Development Consent Order application, a local authority's role is set out in the Planning Act 2008 (<u>as amended by the Wales Act 2017</u>); they will be invited to assess the adequacy of consultation and local impacts and report on these to the Planning Inspectorate in a Local Impact Report. Similarly, applications may be made to other statutory bodies. in Wales The local planning authorities are the determining authorities for <u>some</u> any development <u>related to the Wylfa Newydd Project</u>. associated with the Development Consent Order application, for example, construction workers accommodation.</p>	Minor change which does not significantly affect the findings of the SA.
NMC 127	7.3.5	<p><i>Amend explanatory text to reflect changes to the decision making process in relation to the Wylfa Newydd Project and the North Wales Connection Project.</i></p> <p>The scale and impact of NSIPs <u>and related associated development</u> will be mitigated through an appropriate package of planning permission conditions, planning or highway agreements, <u>DCO requirements</u>, and CIL receipts (if a CIL charging schedule is implemented).</p>	Minor change which does not significantly affect the findings of the SA.
NMC 128	7.3.6	<p><i>Minor amendment to improve clarity</i></p> <p>In addition the Councils may require <u>will encourage developers to consider</u> packages of community benefits to be provided</p>	Minor change which does

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		by the developer to offset and compensate the community for the burden imposed by hosting a project. Any such fund packages will be used to off-set the burden on the locality, and would identify potential legacy uses, including transport, social, economic and community infrastructure which would benefit the community in the long term.	not significantly affect the findings of the SA.
NMC400	7.3.10	<i>Minor amendment to improve clarity</i> viii in determining any approvals subsequent to consent (including planning permission conditions and DCO requirements), and in discharging functions as the enforcing authority.	Minor change which does not significantly affect the findings of the SA.
NMC 130	Policy PS 8	<i>Amend explanatory text to reflect changes to the decision making process in relation to the North Wales Connection Project.</i> STRATEGIC POLICY PS 8: PROPOSALS FOR NATIONAL SIGNIFICANT INFRASTRUCTURE PROJECTS AND ASSOCIATED RELATED DEVELOPMENTS In their role as authorities giving permission for associated related development or as consultees for applications to other bodies, within the context of national policy statements and national planning policy, the Councils will aim to ensure that development makes a positive contribution to achieving the vision and strategic objectives set out in the Plan. In doing so, consideration will be given to the nature, scale, range and possible impact of any development. The Councils will therefore aim to ensure conformity, as far as is appropriate or relevant, with the following criteria:	Minor change which does not significantly affect the findings of the SA.

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
NMC 131	7.3.12	<p><i>Amend explanatory text to reflect changes to the decision making process in relation to the Wylfa Newydd Project.</i></p> <p>WYLFA NEWYDD AND ASSOCIATED <u>RELATED</u> DEVELOPMENT</p> <p>INTRODUCTION</p> <p>Through the Anglesey Energy Island Programme, the Councils' Strategic/ Corporate Plans and the Anglesey and Gwynedd Single Integrated Plan, the Councils and their partners acknowledge the likely significant economic opportunities deriving from the Wylfa Newydd Project. Chapter 3 of the Plan provides a link to the New Nuclear Build at Wylfa Supplementary Planning Guidance, which sets out the Isle of Anglesey County Council's supplementary advice on important local direct or indirect matters in relation to this Project and its response to national and local policy and strategies in the context of the vision in relation to this Project. This section of the Plan deals with the proposed Wylfa Newydd Project, including developments that are <u>related</u> associated with it where either the Isle of Anglesey County Council or Gwynedd Council is the determining planning authority on planning applications.</p>	Minor change which does not significantly affect the findings of the SA.
NMC 132	7.3.13	<p><i>Amend explanatory text to reflect changes to the decision making process in relation to the Wylfa Newydd Project</i></p> <p>Although the Councils are not the consenting authorities for the Wylfa Newydd Project Development Consent Order, it is considered important to explain their approach as a planning authority when consulted upon with a Development Consent Order application. They will also ensure that associated <u>related</u> development <u>which is subject to an application for planning consent from the Councils</u> conforms with the relevant policies and strategies included in this Plan. <u>The Isle of Anglesey County Council's vision (as the host authority) for the Wylfa Newydd Project is set out in Chapter 5 of this Plan, and has</u></p>	Minor change which does not significantly affect the findings of

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		<p><u>informed the Plan's Vision and Objectives. The Project will be expected to contribute to achieving the Plan's Vision by:</u></p> <ul style="list-style-type: none"> • <u>contributing to the delivery of the Anglesey Energy Island Programme and the Anglesey Enterprise Zone;</u> • <u>driving the transformation of the economy, maximising opportunities for the employment and up-skilling of local people;</u> • <u>maintaining and enhancing the quality of life of local communities and visitors</u> • <u>conserving and strengthens the unique identity of the Plan area;</u> • <u>conserving, or where appropriate, enhance the Plan area's distinctive environment and resources, taking into account climate change.</u> 	the SA.
NMC133	7.3.14	<p><i>Amend explanatory text to reflect changes to the decision making process in relation to the Wylfa Newydd Project</i></p> <p>The Revised New Nuclear Build at Wylfa Supplementary Planning Guidance (SPG), sets out the Isle of Anglesey County Council's supplementary advice on important local direct or indirect matters in relation to <u>the Wylfa Newydd</u> this Project and its response to national and local policy and strategies in the context of the Project and is an important material consideration in assessing planning applications <u>for associated related development proposed in connection with the Wylfa Newydd</u> linked to the Project. <u>In combination with the Plan's policies,</u> the New Nuclear Build at Wylfa SPG document will help the County Council to:</p> <ul style="list-style-type: none"> • <u>provide detailed guidance on Project related development, e.g. construction workers' accommodation</u> • make robust decisions on all enabling works and related associated development planning applications • ensure that the potential impacts of the New Nuclear Build and its <u>related associated</u> developments are identified and mitigated where possible • ensure that the socio-economic benefits linked with the construction and operation of the power station are fully <u>maximised</u>.realised. 	Minor change which does not significantly affect the findings of the SA.

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
NMC 134	7.3.15 New paragraph	<p><i>Delete paragraph, relocationg text to paragraph 7.3.13 (see NMC 132) :</i></p> <p>The Project will be expected to contribute to achieving the Plan's Vision by:</p> <ul style="list-style-type: none"> contributing to the delivery of the Anglesey Energy Island Programme and the Anglesey Enterprise Zone; driving the transformation of the economy, maximising opportunities for the employment and up skilling of local people; maintaining and enhancing the quality of life of local communities and visitors conserves and strengthens the unique identity of the Plan area; conserve, or where appropriate, enhance the Plan area's distinctive environment and resources, taking into account climate change. 	Minor change which does not significantly affect the findings of the SA
NMC 136	7.3.17	<p><i>Delete reference to Policy TAI 3 from paragraph to clarify its role</i></p> <p>Mitigation of the impacts of the Project would be optimised if such development is located in accordance with the Plan's Spatial Strategy as set out in Chapter 6, Policy PS 9, Policies PS9A-9C, and other relevant policies included in the Plan (including Policy TAI 3, Policy TAI 8 and Policy PS 1), depending on the type of use and its scale, in order to be consistent with the principle of sustainable development.</p>	Minor change which does not significantly affect the findings of the SA.
NMC 137	7.3.17a	<p><i>Relocate sentence to another paragraph to improve clarity.</i></p> <p><u>Proposals for The accommodation requirements of construction workers should minimise the impact on the local housing market (including the ability of those on low incomes to access the private rented sector, affordable housing and other housing services), and the tourism sector.</u> The construction workforce should be accommodated via various means,</p>	Minor change to which does not

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		<p>including the existing housing stock (to buy or rent), holiday accommodation and new purpose built permanent or modular accommodation provided by Horizon or through a third party. <u>Where appropriate, the Councils require the Project to deliver legacy benefits to local communities during the Plan period or beyond the construction period. A draft construction workers accommodation strategy has been developed and will be finalised having regard to the Plan's Spatial Strategy and any relevant policies in the Plan, including a suite of policies that provides further guidance on the management of Associated development related to the Project.</u></p>	significantly affect the findings of the SA.
NMC 138	7.3.17b – 7.3.18b	<p><i>Include additional text to clarify the Councils' position in relation to accommodation of the construction workforce</i></p> <p><u>The construction workforce should be accommodated via various means, including the existing housing stock (to buy or rent), holiday accommodation and new purpose built permanent or modular accommodation provided by Horizon or through a third party. Such use should not however result in an unacceptable impact on availability of housing (owner occupied and private rented) or on the availability of tourist accommodation. The impacts should be made acceptable. Tourism is a key economic sector and requires to be given specific consideration and assessment in finalising the construction workers accommodation strategy.</u></p> <p><u>In terms of location, the Councils' position is that accommodation for the temporary construction workers should as far as possible be provided within, or adjacent to, or well related close to the development boundaries of the Centres and Service Villages identified in the Plan's Settlement Hierarchy (depending on the scale of the development), or and in locations that relate well to the main transport routes and transport modes, especially the railway and also taking account of policy preference for use of previously developed land.</u> They should also contribute towards sustainable regeneration programmes and support the vitality and viability of town centres. <u>The following criteria will be used to assess whether a proposed site is well related to a development boundary:</u></p>	<p>Minor change which does not significantly affect the findings of the SA.</p> <p>The clarification provided by the addition of criteria to assess site relationship with development</p>

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		<ul style="list-style-type: none"> • <u>Physical distance / degree of separation with an increasing distance and separation less preferable; and</u> • <u>The location of the site in relation to facilities, services and other sustainability assets (such as recreation provision, employment opportunities, etc.) of the Centre/ Service Village; and</u> • <u>Accessibility to the Centre/ Service Village (primarily by non-car transport modes) and ability to improve on it; and</u> • <u>Visual impacts and ability to integrate the development into the landscape and townscape.</u> <p><u>Paragraph 7.3.17 bA refers to the various types of accommodation. Given the scale of the anticipated number of construction workers required during the construction phase, it is considered that modular development will be part of the supply of accommodation but will not be the first option except for necessary provision for essential workers on the Wylfa Newydd Project main site. Providing some modular accommodation in temporary buildings on the Wylfa Newydd Project site would be acceptable where it is supported by provision of an appropriate level of community facilities and the transport impact (including workers' access and parking) can be demonstrated to be acceptable. Policy PS 9 and Policy PS 9A sets out the requirements for such modular accommodation related to the Wylfa Newydd Project.</u></p> <p>Project promoters must should consider re-using demonstrate that they have fully considered the re-use of existing buildings and/ or the provision of permanent buildings capable of being adapted for permanent use following use by construction workers proportionate use of the private rented sector before and consideration of existing consents, before proposing modular accommodation in temporary buildings, which will be removed at the end of the temporary use. Project promoters should also demonstrate how they have engaged with and sought to use any facilities which have a granted planning consent for accommodating nuclear workers before they apply for any further consents.</p>	<p>boundary will confirm that mitigation measures are in place to mitigate potential negative effects. Overall, no significant effects on the findings of the SA.</p>

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
NMC 139	7.3.18c – 7.3.18ch	<p><i>Include additional text to clarify the Councils' position in relation to accommodation of the construction workforce</i></p> <p><u>Any modular accommodation provided outside the Wylfa Newydd Project site should provide a sustainable legacy use for the buildings or the site and demonstrate how that legacy will be secured.</u> The Councils also consider that the potential for after use of sites used initially for construction workers accommodation or any other temporary use of land should be considered at the planning and design stage, e.g. laying out of sites at the outset so that they are capable of beneficial after use, construction of permanent buildings capable of being adapted for future community or commercial use. Appropriate Proposed legacy uses must comply with the relevant policies <u>in</u> this Plan. Potential legacy uses include serviced plots for affordable housing, elderly or special needs accommodation, student accommodation, offices or hotels, <u>or serviced plots for similar uses or employment related uses</u> or buildings that can be refurbished for similar uses. <u>A permanent residential legacy should be informed by the published Local Housing Market Assessment in order to ensure that the type of housing units required to address local need can be incorporated into the proposal at the design stage.</u> If the project promoter and the Council agree that an after use is <u>demonstrated to the Council's satisfaction</u> not to be feasible, structures or buildings should be removed and the land reinstated to the satisfaction of the Local Planning Authority within a specific period of time which would be controlled by planning condition. <u>In such cases off-site legacy benefits will be required to compensate for the lack of legacy on the site and should be included within the proposal.</u> Policy PS 9A sets out the criteria for large scale temporary construction workers' accommodation over 500 bedspaces, Policy TAI 3 sets out the policy context for temporary workers accommodation of up to 500 bedspaces, Policy TAI 8 sets out the policy context in relation to the residential use of holiday accommodation as temporary workers accommodation</p> <p><u>In order to mitigate the effects of the Wylfa Newydd Project on the housing market and to help co-ordinate the best use of all types of accommodation, construction workers will be required <u>expected</u> to use the services provided by, what is currently referred to as, the Construction Worker Accommodation Management Portal. This Portal will comprise of a register of rooms or property that will be available for rent, and the applicant will be required to propose and secure methods by which construction workers <u>will be</u> required or encouraged to arrange their accommodation through this Portal. <u>The Portal will also be used to monitor the uptake of accommodation and provide breakdowns by sector and spatially. This information will be shared with the Councils as set out in the construction workers accommodation strategy in order to allow the Councils and the applicant to monitor the impacts on sectors and locations and respond</u></u></p>	Minor changes which do not significantly affect the findings of the SA.

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		<u>appropriately where these do not accord with the predicted impacts.</u>	
NMC 141	Policy PS 9	<p><i>Amend wording of the opening clause and criteria 1, 4, 5, 6, 7, 10 and 11 to improve clarity</i></p> <p>STRATEGIC POLICY PS 9: WYLFA NEWYDD <u>AND RELATED PROJECT ASSOCIATED</u> DEVELOPMENT</p> <p>In their role either as determining authorities for associated <u>related</u> development, or as consultees for a DCO application for Wylfa Newydd and applications to other bodies, and within the provisions of national policy, when assessing and responding to emerging proposals for Wylfa Newydd and <u>related</u> its associated or ancillary developments development, the Councils will require seek to ensure compliance, where appropriate, with the following criteria <u>set out in this Policy and Policies PS9A - 9c, where applicable</u></p> <p><u>In responding to proposals forming part of a Development Consent application to the Secretary of State the Councils will take the same considerations into account in the preparation of a Local Impact Report.</u></p> <ol style="list-style-type: none"> Any relevant policies included in the Plan, and any relevant supplementary planning guidance should shape the approach to the development of the nuclear power station and <u>proposals for</u> and any associated <u>related</u> development; and <u>Early or preparatory works for the development of the nuclear power station shall demonstrate that they are necessary to ensure the timely delivery of the Wylfa Newydd Project or and are designed to provide mitigation for the effects of the construction or operation of the Wylfa Newydd Project. Any early or preparatory works must be accompanied by a strategy to enable the sites to be restored to an acceptable standard should the Project not be consented or constructed and demonstrate how the costs of undertaking such restoration will be secured, including through bonding;</u> The accommodation requirements of construction workers should be met in a way that minimises impact on the local housing market, including the ability of those on low incomes to access the private rented sector, affordable housing and other housing services, <u>taking account the published Local Housing Market Assessment, or and</u> not 	Minor changes which do not significantly affect the findings of the SA.

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		<p>result in unacceptable adverse economic (including the tourism sector), social, linguistic or environmental impacts. Proposals should form part of a robust construction workers accommodation strategy that has regard to the Plan's Spatial Strategy and any relevant policies in the Plan, including Policy PS 9A, Policy TAI 3;</p> <p>6. Where proposals are for a temporary period both the site selection and the proposal detail shall 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 a legacy use is proposed delivery plans should be agreed for legacy uses will be required with during the pre-application process planning applications to demonstrate how legacy use has that will informed the approach to the design and layout of the associated related development sites, as well to contribute to as the framing of a S106 and/or other agreements and CIL payments (if applicable);</p> <p>7. Proposals for associated development for large scale (500 or more workers) campus style temporary workers accommodation, logistics centres and park and ride facilities will also be assessed against the criteria set out in policies PS 9A – 9C;</p> <p>10. Early engagement by the promoter with the Council in respect of the promoter's procurement, employment, education, training and recruitment strategies, with an objective to maximise employment, business and training opportunities for the local communities both in the short and longer term is required. The promoter's procurement, employment, education, training and recruitment strategies and delivery plans should be agreed with by will require to be approved by submitted to the Council as part of any planning application so far as it is relevant to the application at an early stage of project development, with an objective to maximize employment, business and training opportunities for the local communities both in the short and longer term;</p> <p>11. Where Community infrastructure is will be provided for construction workers, for example, park and ride or park and share facilities, shops, healthcare and sports and leisure facilities. Where feasible, provision of these community infrastructure facilities on sites other than the Wylfa Newydd Development Area 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</p>	

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		existing community facilities the Council will seek either appropriate contributions for off-site facilities or upgrading existing facilities. Legacy use of any additional facilities provided should be considered where that is appropriate;	
NMC 142	New paragraph 7.3.19a	<p><i>Minor change to add clarity and accuracy</i></p> <p>Associated Related development covered by Policies PS9A, PS9B, or PS 9C will not be required to comply with policies TAI 3, TAI 5, TAI 8, TAI 9, TAI 14, TAI 15, TAI16 and TAI 17; PS 12 and PS15; ISA 2 and ISA 5; and TWR 2 within the Plan.</p>	Minor change which does not significantly affect the findings of the SA.
NMC 143	Policy PS 9A	<p><i>Amend Policy to reflect new decision making framework and to clarify the Councils' position in relation to accommodation of the construction workforce</i></p> <p><u>NEW SUB POLICY PS 9A - WYLFA NEWYDD – LARGE SCALE CAMPUS STYLE TEMPORARY ACCOMMODATION FOR CONSTRUCTION WORKERS</u></p> <p>Proposals for large scale campus style temporary accommodation for construction workers with more than 500 bed spaces will only be granted, in addition to the proposal complying with Policy PS 9, where:</p> <p><u>In their role as determining authorities for campus style temporary accommodation for construction workers for Wylfa Newydd the Councils will require compliance, where appropriate, with the criteria set out in Policy PS 9 and with this Policy.</u></p>	Minor change which does not significantly affect the findings of the SA.

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		<p><u>In responding to proposals forming part of a Development Consent application to the Secretary of State the Councils will take the same considerations into account in the preparation of a Local Impact Report.</u></p> <ol style="list-style-type: none"> <u>1. the developer can firstly demonstrate that the proposal satisfies the demonstrable need for temporary accommodation for construction workers that cannot be met through either existing residential accommodation, or the re-use of existing buildings, or the provision of new permanent buildings capable of being adapted for permanent use following their use by construction workers; and</u> <u>2. The proposal is located on the Wylfa Newydd Project site or a the site is located adjacent or well related in close proximity to the development boundary of Holyhead, Amlwch, Llangefni, Gaerwen or Y Fali a Centre identified within the Plan's Settlement Hierarchy, and is close to the main highway network where adequate access can be provided without significantly harming landscape characteristics and features and also takes account of policy preference for use of previously developed land; and or</u> 3. in exceptional circumstances, the site is located in the open countryside, provided that the applicant can demonstrate that there is no available site which meets the criteria set out in criterion 1 for the proposed use and that there is an essential and proven need for the amount and type of accommodation for temporary workers; and <u>4. The proposal must include appropriate mechanisms to mitigate any adverse impacts of the proposed development on the Welsh language and culture or a contribution is made towards mitigating those impacts in accordance with Policy PS 1 and Policy ISA 1; and</u> <u>5. Where there is insufficient capacity within existing off-site leisure, recreational, retail and healthcare facilities to meet the needs of occupiers of the site or such facilities are not available within an acceptable distance which facilitates pedestrian or cycle access to them, the proposal must include appropriate mechanisms to mitigate negative impacts which may include onsite provision of ancillary facilities for the use of the occupiers; and</u> <u>6. Operators will be required to maintain occupancy information to facilitate the monitoring of the impacts of the development, including the number of construction workers accommodated, the duration of occupancy and keep</u> 	

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		<u>a record of anonymised data of workers accommodated keep a register of all workers living in the accommodation and to make this information register immediately available, on request, to the Council.</u>	
NMC 144	Policy PS 9B	<p><i>Amend Policy to reflect new decision making framework</i></p> <p><u>NEW SUB POLICY PS 9B - WYLFA NEWYDD – LOGISTICS CENTRES</u></p> <p>Proposals for logistics centres associated with the Wylfa Newydd Project and its supply chain will be permitted where, in addition to the proposal complying with Policy PS 9, it can be demonstrated that:</p> <p><u>In their role as determining authorities for logistics centres for Wylfa Newydd, the Councils will require compliance, where appropriate, with the criteria set out in Policy PS 9 and with this Policy.</u></p> <p><u>In responding to proposals forming part of a Development Consent application to the Secretary of State the Councils will take the same consideration into account in the preparation of a Local Impact Report.</u></p> <p><u>1. The site is located:</u></p> <p><u>i. on a safeguarded or allocated employment site; or</u></p> <p><u>ii. within development boundaries of Centres identified within the Plan’s Settlement Hierarchy; or</u></p> <p><u>iii. In other locations adjacent to development boundaries of Centres that are located along or close to the A5/A55 corridor where the applicant has demonstrated that sites identified in criteria 1 i and ii have been first considered and discounted based on planning and environmental criteria and that the impacts of development in the countryside can be acceptably minimised and mitigated</u></p> <p><u>2. Proposals include sustainable transport proposals for staff including links to public transport.</u></p> <p><u>3. The siting of buildings and activities, means of access and egress and appropriate mechanisms are used to mitigate negative impacts of the proposed development on the amenity of local communities.</u></p>	Minor changes that do not significantly affect the findings of the SA.

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
NMC 145	Policy PS 9C	<p><i>Amend Policy to reflect new decision making framework</i></p> <p><u>NEW SUB POLICY PS 9C - WYLFA NEWYDD ASSOCIATED DEVELOPMENT - PARK AND RIDE AND PARK AND SHARE FACILITIES.</u></p> <p>Proposals for park and ride facilities associated with the Wylfa-Newydd Project and its supply chain will be permitted where, in addition to the proposal complying with Policy PS 9, it can be demonstrated that:</p> <p><u>In their role as determining authorities for park and ride and share facilities for Wylfa Newydd, the Councils will require compliance, where appropriate, with the criteria set out in Policy PS 9 and with this Policy.</u></p> <p><u>In responding to proposals forming part of a Development Consent application to the Secretary of State the Councils will take the same considerations into account in the preparation of a Local Impact Report.</u></p> <p><u>1. In order to minimise the need for construction workers and workers that service the facility to travel by private car, the site is located:</u></p> <p><u>i. within or adjacent to development boundaries of Centres located along or close to the A5/ A55 corridor; or</u></p> <p><u>ii. In other locations along the A5/A55 corridor where the site is part of a comprehensive where the applicant has demonstrated that sites within or adjacent closer to Centres has due regard to landscaping and environmental considerations</u>applicant has demonstrated that sites within or adjacent to Centres have been first considered and discounted based on planning and environmental criteria<u>and where provision for travel to the site by sustainable means, including public transport and cycling, can be provided.</u></p> <p><u>2. Proposals should make provision for new and enhancement of existing pedestrian and cycle paths and improvement to public transport services</u></p> <p><u>3. The siting of buildings and activities, means of access and egress and appropriate mechanisms are used to mitigate</u></p>	Minor change for accuracy and clarity which does not significantly affect the finding of the SA.

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		<u>negative impacts of the proposed development on the amenity of local communities</u>	
NMC 147	Policy PS 10	<p><i>Amend text to ensure internal consistency of Plan</i></p> <p>STRATEGIC POLICY PS 10: PROVIDING OPPORTUNITY FOR A FLOURISHING ECONOMY</p> <p>Whilst seeking to protect and enhance the natural and built environment, the Councils will facilitate economic growth in accordance with the spatial strategy of the Plan by:</p> <ol style="list-style-type: none"> 1. Safeguarding 638.7ha 642.9ha of current land and units for employment and business (B1, B2 , B8 and some sui generis uses) purposes (in accordance with Policy CYF 1); 2. Allocate 60ha 55.1ha of land for employment and business purposes that would require or benefit from business or industrial park type locations in relation to B1, B2, B8 and some sui generis uses during the Plan period within sites which have been included in the employment land hierarchy and allocated on the proposals map (in accordance with Policy CYF 1); 3. Facilitate appropriate sites which become available on windfall sites which could satisfy any additional needs to those indicated in criterion 1 and in accordance with the principles given in Strategic Policy PS 5 and Strategic Policy PS 6 and the Plan's Spatial Strategy, in order to ensure that economic opportunities are maximised; 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 consistent with the Plan's Spatial Strategy and in line with Strategic Policies PS 5 and PS 6. 	Minor changes which do not significantly affect the findings of the SA.
NMC 148	Policy CYF 1	<p><i>Amend policy wording to comply with National Planning Policy guidance and for clarity along with amending the employment site reference numbers and site area:-</i></p> <p>POLICY CYF 1: SAFEGUARDING, AND ALLOCATING <u>AND RESERVING</u> LAND AND UNITS FOR EMPLOYMENT USE</p>	Minor change which do not significantly

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)									SA Screening																																									
		Land and units on existing employment sites listed below are safeguarded for employment/ business enterprises and are shown on the Proposals Map. <u>Proposals for waste management facilities at the sites identified in Policy GWA 1 will be supported.</u>									affect the findings ofthe SA.																																									
		<table><tr><td></td><td></td><td>Spatial Strategy</td><td>Site</td><td>Map reference</td><td>Vacant land area (ha)[±]</td><td>Total Area (ha)</td><td>Use</td><td>Enterprise Zone Site</td><td>Regional Plan Status</td></tr><tr><td rowspan="4">Primary Sites</td><td rowspan="4">Gwynedd</td><td rowspan="4">Sub-regional Centre</td><td>Parc Bryn Cegin, Bangor</td><td>C1</td><td>36</td><td>36</td><td>B1, B2, B8</td><td>Not applicable</td><td>Strategic Regional Site</td></tr><tr><td>Llandygai Industrial Estate, Bangor</td><td>C2</td><td>4</td><td>27.6</td><td>B1, B2, B8</td><td>Not applicable</td><td>Not applicable</td></tr><tr><td>Parc Britannia, Bangor</td><td>C3</td><td>0</td><td>7.9</td><td>B1</td><td>Not applicable</td><td>Not applicable</td></tr><tr><td>Parc Menai, Bangor</td><td>C4</td><td>13.2</td><td>32.9</td><td>B1</td><td>Not applicable</td><td>Strategic Sub-regional Site</td></tr></table>											Spatial Strategy	Site	Map reference	Vacant land area (ha) [±]	Total Area (ha)	Use	Enterprise Zone Site	Regional Plan Status	Primary Sites	Gwynedd	Sub-regional Centre	Parc Bryn Cegin, Bangor	C1	36	36	B1, B2, B8	Not applicable	Strategic Regional Site	Llandygai Industrial Estate, Bangor	C2	4	27.6	B1, B2, B8	Not applicable	Not applicable	Parc Britannia, Bangor	C3	0	7.9	B1	Not applicable	Not applicable	Parc Menai, Bangor	C4	13.2	32.9	B1	Not applicable	Strategic Sub-regional Site	
		Spatial Strategy	Site	Map reference	Vacant land area (ha) [±]	Total Area (ha)	Use	Enterprise Zone Site	Regional Plan Status																																											
Primary Sites	Gwynedd	Sub-regional Centre	Parc Bryn Cegin, Bangor	C1	36	36	B1, B2, B8	Not applicable	Strategic Regional Site																																											
			Llandygai Industrial Estate, Bangor	C2	4	27.6	B1, B2, B8	Not applicable	Not applicable																																											
			Parc Britannia, Bangor	C3	0	7.9	B1	Not applicable	Not applicable																																											
			Parc Menai, Bangor	C4	13.2	32.9	B1	Not applicable	Strategic Sub-regional Site																																											

[±] Figure is correct at the time of carrying out the Employment Survey, 2011

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)										SA Screening
											(Secondary)	
					<u>Urban Service Centre</u>	Cibyn Industrial Estate, Caernarfon	C5	7.3	37.7	B1, B2, B8	Not applicable	Strategic Sub-regional Site (Main)
						Adwy'r Hafan, Pwllheli	C6	1.5	10.5	B1, B8	Not applicable	Not applicable
						Business Park, Penrhyndeudraeth	C7 C6	3.1	11.5	B1	Not applicable	Not applicable
						Business Park, Porthmadog	C8 C7	4	13.5	B1, B2	Not applicable	Not applicable
					<u>Local Service Centre</u>	Pendre Industrial Estate, Tywyn	C9 C8	2.7	7.9	B1, B2	Not applicable	Not applicable
					Service Village	Adjacent to the petrol station, Y Ffor	C10	1.7	1.7	B1, B2, B8	Not applicable	Not applicable
				Ynys Môn	<u>Urban Service Centre</u>	Parc Cybi, Holyhead	C11 C9	53	109.2	B1, B2, B8	Yes	Strategic Regional Site (Main)
						Penrhos Industrial Estate, Holyhead	C12 C10	2.69	5.8	B2, B8	Yes	Strategic Sub-regional

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)										SA Screening
											Site (Secondary)	
					Bryn Cefni Industrial Estate, Llangefni	C13 <u>C11</u>	18	59.5	B1, B2, B8	Yes	Not applicable	
		Secondary Sites	Gwynedd	<u>Sub-regional Centre</u>	Hirael Bay, Bangor	C16 <u>C12</u>	6.72	9.1	B1	Not applicable	Not applicable	
					Peblig, Caernarfon	C19 <u>C13</u>	2.2	6.7	B2	Not applicable	Not applicable	
					Former Site of Friction Dynamex, Caernarfon	C20 <u>C14</u>	7.4	7.4	B2, B8	Not applicable	Not applicable	
					Tanygrisiau Site, Blaenau Ffestiniog	C18 <u>C15</u>	2.7	7.4	B1, B2, B8	Not applicable	Not applicable	
				Local Service Centre	Felin Fawr, Bethesda	C17 <u>C16</u>	0.4	1.5	B2	Not applicable	Not applicable	
					Glyn Rhonwy, Llanberis	C21 <u>C17</u>	3.3	29.8	B1, B2, B8	Not applicable	Not applicable	
					Penygroes Industrial Estate	C23 <u>C18</u>	4.3	10	B1, B2, B8	Not applicable	Not applicable	

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)									SA Screening
				Nefyn Industrial Estate	€25 <u>€19</u>	1.7	3.5	B1, B2, B8	Not applicable	Not applicable	
				Former Site of Ysbyty Bron y Garth, Penrhyndeudraeth	€22 <u>€20</u>	0.7	16 <u>1.6</u>	B1	Not applicable	Not applicable	
				Griffin Industrial Estate, Penrhyndeudraeth	€39 <u>€21</u>	0	4.9 <u>4</u>	B1, B2, B8	Not applicable	Not applicable	
				Service Villages	€27 <u>€22</u>	2.8	2.8	B2	Not applicable	Not applicable	
				Local Villages	€24 <u>€23</u>	1.5	6.6	B1, B2, B8	Not applicable	Not applicable	
				Open Countryside	€26 <u>€24</u>	1.4	4.9	B2	Not applicable	Not applicable	
			Ynys Môn	Urban Service Centre	€28 <u>€25</u>	7	19.3	B2, B8	No	Not applicable	
				Llwyn Onn Industrial Estate, Amlwch	€29 <u>€26</u>	3.16	15	B1, B2, B8	No	Not applicable	
				Anglesey	€30 <u>€27</u>	81.7	90.5	B1,	Yes	Strategic	

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)									SA Screening	
					Aluminium land, Holyhead				B2, B8		Regional Site (Main)	
					Former site of Eaton Electrical, Holyhead	C31 <u>C28</u>	2	2	B1, B2	No	Not applicable	
					Kingsland site, Holyhead	C32 <u>C29</u>	0.8	0.8	B1, B2, B8	No	Not applicable	
				<u>Local Service Centre</u>	<u>Gaerwen Industrial Estate, Gaerwen</u>	<u>C30</u>	<u>11.3</u>	<u>39.5</u>	<u>B1, B2, B8</u>	<u>Yes</u>	<u>Strategic Regional Site (Main)</u>	
				Open Countryside	Land near Mona Airfield, Mona	C34 <u>C31</u>	8.9	20.5	B2, B8	No	Not applicable	
		Land is allocated as listed below for employment/business enterprises and shown on the Proposals Map. <u>Proposals for non B-class employment uses, other than minor ancillary uses will not be permitted.</u>										
NMC 155	7.3.28a	<p><i>Include reference to the total amount of land which is safeguarded in accordance with the Policy and up date the explanatory text to refer to information in the latest version of the Development Advice Maps (March 2017)</i></p> <p><u>Adwy'r Hafan is a well established employment site (10.5ha) in Pwllheli, providing an important supply of units for local businesses. Safeguarding of existing employment areas will encourage market activity to maintain a supply of employment floorspace. However, this Industrial Estate is vulnerable to flooding, being located within a C1 <u>C2</u> Flood risk area. Flood</u></p>									Minor changes which do not significantly affect the findings	

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		<p><u>modelling indicates that, over its lifetime, the site would be at risk of flooding from overtopping the harbour wall to the west and the site would be at risk of flooding from the east should the sand dunes be breached. The West Wales Shoreline Management Plan 2 policy for epochs that cover the Plan period provide a hold the line policy approach for the relevant policy area that covers Pwllheli. The Council's main aim through its approach to flood risk is to ensure the safety of its existing and future residents and businesses. Adwy'r Hafan is a brownfield site. The site's continued use would contribute to sustaining an existing key settlement and would contribute to key employment objectives supported by the Council. On balance, the Councils consider that the Plan should facilitate 'like for like' development at Adwy'r Hafan in the short term, but, that its continued use during the Plan period should be strictly controlled and that options to identify options for an alternative site should be investigated. This policy serves as the best interim solution to maintain a supply of units in Pwllheli at least until further options, including funding, can be explored in detail. Applicants will be encouraged to take advantage of the pre-application service provided by the Council and should also discuss proposals with Natural Resources Wales.</u></p>	ofthe SA.
NMC 401	PS 11	<p><i>Minor amendment to ensure internal consistency of Plan:</i></p> <p>STRATEGIC POLICY PS 11: THE VISITOR ECONOMY</p> <p>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:</p> <ol style="list-style-type: none"> 1. Focusing larger scale, active and sustainable tourism, cultural, the arts and leisure development in the sub-regional centre, urban service centres, and, where appropriate, local service centres; 2. Protecting and enhancing existing serviced accommodation and supporting the provision of new high quality serviced accommodation in or near the sub-regional, urban and rural <u>local</u> service centres and villages; 	Minor change which does not significantly affect the screening of the SA

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening			
NMC 164	7.3.66	<p><i>Amend to improve clarity.</i></p> <p>Outside the Areas of Outstanding Natural Beauty and Special Landscape Areas a minor increase in units on site may be approved providing it can be demonstrated that the proposal offers significant <u>landscape or environmental</u> improvements to the site, reducing its landscape <u>and environmental</u> impact. Minor in relation to extending site area is not defined. <u>Normally, the improved siting and layout of units, together with improved internal circulation, parking areas and landscaping would result in the same number or slightly less units being accommodated. However, it is recognised that there may be instances where such landscaping improvements could result in an increase in the number of units, except in relation to an increase in the number of units, provided that the increase is minor and the increased number of units does not unacceptably harm the appearance of the site. As a general rule an approximate and should be no greater than a 10% increase in the number of units</u> at the time of the original application, <u>is considered minor. However, each application will be assessed on its merit within this general guide due to</u> the However, because of the considerable variety in the size, nature and location of sites. , each application will be assessed on its merit within this general guide.</p>	Minor change which does not significantly affect the findings of the SA.			
NMC 167	PS 12	<p><i>Minor editorial amendments to improve clarity.</i></p> <p>STRATEGIC POLICY PS 12: TOWN CENTRES AND RETAIL</p> <p>The Councils will work with partner organisations and the local community to protect and enhance the vitality and viability of town centres in the Plan area in recognition of their retail, service and social functions in accordance with the following retail hierarchy:</p> <table><tr><td>Gwynedd</td><td>Sub-regional Retail Centre</td><td>Bangor</td></tr></table>	Gwynedd	Sub-regional Retail Centre	Bangor	Minor change which does not significantly affect the findings of the SA.
Gwynedd	Sub-regional Retail Centre	Bangor				

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)			SA Screening
			<div>Urban Retail Centre</div> <div>Local Retail Centre</div>	<div>Caernarfon, Porthmadog, Pwllheli</div> <div>Abersoch, Abermaw, Bethesda, Blaenau Ffestiniog, Cricieth, Llanberis, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn</div>	
		Ynys Môn	<div>Urban Retail Centre</div> <div>Local Retail Centre</div>	<div>Holyhead, Llangefni</div> <div>Amlwch, Benllech, Beaumaris, Cemaes, Llanfairpwll, Menai Bridge, Rhosneigr, Valley</div>	
<p>The Councils will promote the vitality and viability of town /city-centres in the Sub-regional Retail Centres, the Urban Retail Centres and the Local Retail Centre <u>as shown on the Proposals Maps</u> by:</p> <div><div><div>1. Encouraging a diverse mix of suitable uses (as defined in <u>PPW-Planning Policy Wales</u> and <u>TAN Technical Advice Note 4</u>) 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;</div><div>2. Ensuring that new investment will be consistent with the scale and function of the city/ town centre in accordance with the retail hierarchy;</div><div>3. Facilitating the provision of a total of <u>approximately 372 square metres (net)</u> of new convenience floor space by <u>2026 in accordance with the conclusions of the Retail Study (2013)</u> in the appropriate locations; in the following <u>town</u> retail centres:</div></div><div><div>i. 200 m² <u>net</u> Caernarfon</div></div></div>					

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		<p>ii. 172 m² <u>net</u> Pwllheli</p> <p>and, in terms of comparison goods , facilitate provision <u>of approximately</u> the potential for <u>9,353 square metres (net)</u> of floor space <u>by 2026 in accordance with the conclusions of the Retail Study (2013) in appropriate locations</u> in the following retail centres:</p> <p>iii. 7,913 m² <u>net</u> Bangor iv. 176 m² <u>net</u> Caernarfon v. 772 m² <u>net</u> Pwllheli vi. 492 m² <u>net</u> Llangefni</p> <p>4. Resisting development that detract from their vitality and viability and protecting against the loss of retail units within the Primary Retail Areas, as shown on the proposal maps; 5. Maximising opportunities to re-use suitable buildings within town centres; 6. Restricting the expansion of out-of-town retailing and leisure development; 7. Encouraging sustainable links between the workplace, home and town centres.</p> <p>Shops and services in Local Retail Centres and smaller villages that provide for the day to day needs of communities are safeguarded against their unnecessary loss and proposals for multi-purpose community services are supported.</p>	
NMC 176	PS 13	<p><i>Minor amendment to ensure internal consistency.</i></p> <p>STRATEGIC POLICY PS 13: HOUSING PROVISION</p> <p>Based on the level of anticipated housing need, balanced against deliverability, environmental constraints and landscape</p>	Minor change, which does not

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		<p>constraints, and community capacity, economic and demographic prospects, and potential demographic profile, the Councils will make provision for a requirement for 7,184 housing units between 2011 and 2026. This requirement will be met by identifying opportunities for around 7,902 housing units to enable a 10% slippage allowance.</p> <p>A constant minimum 5 year supply of housing land will be maintained by allocating land and facilitating development on windfall sites and by using existing buildings. in accordance with the following housing targets:</p> <p>1. a baseline requirement, which equates to 2,604 housing units between 2011 and 2018 2. provision for growth, which equates to 5,298 housing units between 2018 and 2026</p> <p>This level of growth will be is distributed in accordance with Strategic Policy PS 15 and Policies TAI 5, TAI 14 to TAI 18 and will be monitored on an annual basis via the annual Joint Housing Land Availability Studies and the Annual Monitoring Reports.</p>	significantly affect the findings of the SA.
NMC 188	7.3.83	<p><i>Delete reference to scale of development and insert new criterion and details of the records that operators are required to maintain.</i></p> <p>POLICY TAI 3: <u>CAMPUS STYLE</u> TEMPORARY ACCOMMODATION FOR CONSTRUCTION WORKERS</p> <p>Proposals for small-scale campus style temporary accommodation (up to a maximum of 500 bedspaces) for construction workers will be permitted provided that they form part of the overall solution to providing temporary construction worker accommodation and the following criteria are satisfied:</p> <p><u>10a A Construction Workers Accommodation Strategy is submitted to the Council as part of any planning application.</u></p> <p>Operators will be required to <u>maintain occupancy information, including the number of construction workers accommodated, the duration of occupancy and keep a record of anonymised data of workers accommodated</u> keep a</p>	Minor changes which do not significantly affect the findings of the SA.

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		register of all workers living in the accommodation and to make this <u>information</u> register immediately available, on request, to the Council.	
NMC 189	7.4.23	<p><i>Amend explanatory text to clarify the Policy's remit</i></p> <p>Homes with shared facilities are often known as houses in multiple occupation (HMOs)/ shared homes. HMOs/ shared homes are flats or houses occupied by more than one household, where each household does not have exclusive use of all cooking, washing and toilet facilities. This Policy applies to the construction of new HMOs/ shared homes as opposed to the conversion of existing buildings (which would fall under Policy TAI2). This Policy applies to new build purpose built <u>temporary accommodation provided for construction workers</u> required in connection with large scale construction projects , e.g. other than the Wylfa Newydd <u>Project</u>, or any other work that requires a large number of temporary/ transient resident workforce. <u>Policy PS 9 and Policy PS 9A will apply to proposals for campus style temporary construction worker accommodation required in connection with the Wylfa Newydd Project.</u></p>	Minor change which does not significantly affect the findings of the SA.
NMC 192	New paragraph 7.4.23c	<p><i>Delete text to ensure internal consistency:</i></p> <p>This policy only addresses developments of up to 500 bed spaces together with ancillary facilities for welfare, leisure and recreation. Larger proposals will be considered under Policy PS 9A and other relevant policies in the Plan.</p>	Minor change which does not significantly affect the findings of the SA.
NMC	7.4.26	<p><i>Amend explanatory text to clarify the Policy's requirements for supporting evidence</i></p> <p>The creation of mixed, sustainable and inclusive communities can be adversely affected where purpose built</p>	Minor change

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196		<p>accommodation, HMOs or shared housing is proposed. This type of accommodation creates a concentration of relatively short-term residents, and can be unwelcome in an established community. Specific concerns can include pressure on services and facilities that meet the needs of longer term residents, particularly key services and facilities such as doctors' surgery, dentist, leisure centres, libraries, schools. The Councils are committed to supporting residential communities in the Plan area. Each application for temporary workers accommodation shall be accompanied by a <u>Construction Workers Accommodation Strategy, which should provide</u> assessment for the proposal, including:</p> <ul style="list-style-type: none"> i. a detailed assessment of compliance with any relevant supplementary planning guidance; ii. a detailed explanation of the need for the facility; iii. how it accords with the Construction Workers' Accommodation Strategy iv. details of the extent to which the proposal places demands on physical and community infrastructure; v. the extent to which the local community will benefit from the proposal; vi. a demonstrable solution for the end of the life of the structure or building, unless it can be clearly demonstrated that a legacy use isn't feasible. 	which does not significantly affect the findings of the SA.
NMC 198	Policy TAI 5	<p><i>Amend wording to clarify the requirements of the Policy and ensure internal consistency of the Plan.</i></p> <p>Only- Subject to the requirements of Policy TAI9 regarding the provision of affordable housing local market housing (as defined in the Glossary of Terms) will be permitted within the development boundaries of the settlements named below, except where the proposal contributes towards providing affordable housing in accordance with Policy TAI 9, and on the condition that the proposal complies with the following criteria New residential development within the development boundaries of the specific settlements noted below will be permitted provided that:</p> <p>(ii) <u>Local, Rural / Coastal Villages</u></p>	Minor changes which do not significantly affect the findings of the SA.

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NMC 203	7.4.40	<p><i>Minor amendment to ensure internal consistency.</i></p> <p>For the purposes of the 'Local Market Housing' clause, 'local' is defined as follows: <u>Local Service Centres</u> – Connection with the particular ward where the settlement is located or any ward directly adjoining it. <u>Local, Rural/ Coastal Villages</u> – Connection with the particular ward where the settlement is located only.</p> <p>'Connection with the ward' is defined as follows: i. An individual who currently lives within the relevant wards and who has lived there continuously for 5 years or longer; or ii. People who are not currently living in the relevant wards but who have a long and established connection with the local community, including having lived in the area for a period of 5 years or longer in the past; or iii. People who have an essential need to move to live close to relatives who are currently living in the relevant wards and who have lived there for at least the past 5 years or longer and who need support because of age or infirmity reasons; or iv. People who need support because of reasons relating to age or infirmity and who need to move to live close to relatives who are currently living in the relevant wards and who have lived there for the past 5 years or longer; or v. People who genuinely need to live within a specific ward as a result of their work situation; or</p> <p>Any other criterion agreed in writing by the Senior Planning and Environment Manager, Gwynedd Council or the Head of the Planning and Public Protection Service, Isle of Anglesey County Council (whichever Local Planning Authority is relevant).</p>	Minor change to ensure consistency which does not significantly affect the findings of the SA.
NMC 214	Policy TAI 9	<p><i>Include additional criterion to Section 3 of Policy TAI 9 as a consequential change to Policy TAI 17, which improves the Plan's clarity.</i></p> <p><u>ix. Within Local, Rural or Coastal Villages the affordable housing provision should only be for affordable housing local need (as defined in the glossary of terms)</u></p>	Minor change which does not significantly affect the findings of

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
			the SA.
NMC 259	Policy TAI 14	<p><i>Replace the term 'Suitable Unallocated sites' with 'Windfall sites' to ensure internal consistency of the Plan.</i></p> <p><u>In the Sub-Regional Centre of Bangor and the following Urban Service Centres, housing to meet the Plan's strategy will be delivered through housing allocations identified below and suitable windfall-unallocated sites within the development boundary based upon the indicative provision in the table below:</u></p> <p><u>(ii) Unallocated Windfall Sites</u></p>	Minor change which does not significantly affect the findings of the SA.
NMC 260	Policy TAI 15	<p><i>Replace the term 'Suitable Unallocated sites' with 'Windfall sites' to ensure internal consistency of the Plan.</i></p> <p><u>In the following Local Service Centres housing to meet the Plan's strategy will be delivered through housing allocations identified below and suitable windfall-unallocated sites within the development boundary based upon the indicative provision in the table below:</u></p> <p><u>(ii) Unallocated Windfall Sites</u></p>	Minor change which does not significantly affect the findings of the SA.
NMC 261	Policy TAI 16	<p><i>Replace the term 'Suitable Unallocated sites' with 'Windfall sites' to ensure internal consistency of the Plan.</i></p> <p><u>In the following Service Villages housing to meet the Plan's strategy will be delivered through housing allocations identified below and suitable windfall-unallocated sites within the development boundary based upon the indicative provision in the table below:</u></p>	Minor change which does not significantly

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		<u>(ii) Unallocated Windfall Sites</u>	affect the findings of the SA.
NMC262	Policy TAI 17	<p><i>Amend Policy to improve clarity.</i></p> <p><u>Subject to the requirements of Policy TAI 9 regarding the provision of affordable housing (as defined in the Glossary of Terms) proposals for open market housing and affordable housing for local need (as defined in the Glossary of Terms) in the following Local, Rural and Coastal Villages will be granted provided they conform to all the following criteria:</u></p>	Minor change which does not significantly affect the findings of the SA.
NMC 263	7.4.124	<p><i>Include additional text to improve clarity.</i></p> <p>To reflect the role character of Local and Coastal/ Rural Villages, housing development on a small scale, including infill, adapting buildings or changing the use of sites that become available, will be promoted limited to a scale and type to address community need for housing. Comparatively less development is promoted to More limited development will take place in these Villages in order to protect their character, and to support community need for housing or for local need affordable housing. No open market housing sites will have been allocated in these types of Villages, tThe detailed criteria based policy will promote development of the right scale. The proposals should reflect the character of the individual settlements and be compatible with the Plan's provisions for the Local, Rural and Coastal villages tier as seen in Policy PS15. Consideration will be given to providing affordable units in accordance with Policy TAI 9.</p>	Minor which does not significantly affect the findings of the SA.
NMC	Policy PS	<i>Minor amendment to improve clarity.</i>	Minor change

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
271	16	<p>STRATEGIC POLICY PS16: CONSERVING <u>AND WHERE APPROPRIATE</u> OR ENHANCING THE NATURAL ENVIRONMENT</p> <p>The Councils will manage development so as to conserve and or enhance the Plan area's distinctive natural environment, countryside and coastline, and proposals that have a <u>significant</u> adverse effect on them will be refused <u>unless the need for and benefits of the development in that location clearly outweighs the value of the site or area and national policy protection for that site and area</u>. When considering permitting an application the Planning Authorities will ensure that they are:</p> <ol style="list-style-type: none"> 1. Safeguarding the Plan area's habitats and species, geology, history and landscapes; 2. Protecting or and <u>where appropriate</u> enhancing sites of international, national, regional and local importance and, <u>where appropriate</u>, their settings in line with National Policy; 3. Have ing appropriate regard to the relative significance of the international, national or local designations in considering the weight to be attached to acknowledged interests, <u>ensuring that any international or national responsibilities and obligations are fully met</u> in accordance with National Policy; 4. Protect ing or <u>and where appropriate</u> enhance ing biodiversity within the Plan area and enhance ing and/or restore ing networks 	which does not significantly affect the findings of the SA.
NMC 283	Policy PS 17	<p><i>Minor amendemnts to improve clarity.</i></p> <p>POLICY PS 17: PRESERVING <u>AND, WHERE APPROPRIATE,</u> OR ENHANCING HERITAGE ASSETS</p> <p>In seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve <u>and</u>, or where appropriate, enhance its unique heritage assets.</p> <p>Proposals that will preserve <u>and, where appropriate,</u> or enhance the following heritage assets, their setting and significant views into and out of the building/area will be granted:</p>	Minor changes which do not significantly affect the findings of the SA.

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		<ol style="list-style-type: none"> 1. Scheduled Ancient Monuments and other areas of archaeological importance (in line with Policy AT 4). 2. Listed Buildings and their curtilages. 3. Conservation Areas (in line with Policy AT 1). 4. Beaumaris Castle and Caernarfon Castle and Town Walls World Heritage Sites (in line with Policy AT 1). 5. Candidate World Heritage Sites. 6. Registered Historic Landscapes, Parks and Gardens (in line with Policy AT 1). 7. Buildings of architectural/ historic/ cultural merit which are not designated or protected (in line with Policy AT 3). 	
NMC 402	7.5.51	<p><i>Amend explanatory text to improve clarity</i></p> <p>In accordance with the waste hierarchy set out in TAN 21, a sustainable approach to waste management will require greater emphasis on reduction, re-use and recovery and less reliance on disposal without recovery. <u>Waste management includes for example keeping, storing, handling and the disposal of waste.</u></p>	Minor change which does not significantly affect the findings of the SA.
NMC 294	Policy GWA 3	<p><i>Amend Policy to improve clarity.</i></p> <p>POLICY GWA 3: LOW AND VERY LOW LEVEL RADIOACTIVE WASTE <u>MANAGEMENT</u> TREATMENT AND STORAGE</p> <p>Facilities for the treatment storage and/or management disposal of Low and Very Low Level radioactive waste generated on site <u>within the nuclear licensed area at Wylfa/Wylfa Newydd</u> to facilitate an existing business will be granted, provided that all the following criteria can be met:</p> <ol style="list-style-type: none"> 1. It is consistent with the national strategies and policies for managing Low and Very Low Level radioactive waste and discharges and/or the decommissioning plans for the Wylfa Nuclear Power Station; 	Minor change to add clarity which does not significantly affect the findings of

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		<p>2. The outcome of social economic and environmental health assessments justify it being dealt with on site or appropriate locations outside the main nuclear site at the proposed location;</p> <p>3. Facilities are sited and designed in order to minimise adverse impacts on the environment and appropriate environmental restoration measures are available;</p> <p>4. Proposals shall comply with the general considerations set out in Policy GWA-1;</p> <p>5. The proposal is supported by a Waste Planning Assessment (as defined by TAN21: Waste).</p>	the SA.
NMC 295	7.5.56	<p><i>Include reference to intermediate radioactive waste and definition of the different levels of radioactive waste</i></p> <p>The decommissioning process is likely to give rise to a large quantity of <u>Intermediate(1)</u> Low (2) and Very Low Level(2) radioactive waste.</p> <p>Footnotes:</p> <p>(1) <u>Intermediate Level Waste is more radioactive than low-level radioactive waste (see below), but does not generate enough heat to require this to be taken into account of in storage or disposal facilities. However, like other radioactive waste it still needs to be contained to protect people and the environment. ILW arises mainly from the reprocessing of spent fuel and from general operations and maintenance at nuclear sites, and can include metal items such as fuel cladding and reactor components, graphite from reactor cores, and sludge from the treatment of radioactive liquid effluents.</u></p> <p>(2) <u>Low level waste (LLW) is radioactive waste having a radioactive content not exceeding 4 GBq/te (gigabecquerels per tonne) of alpha or 12 GBq/te of beta/gamma activity. LLW makes up more than 90% of the UK's radioactive waste legacy by volume but contains less than 0.1% of the total radioactivity.</u></p> <p>(3) <u>Very low level waste (VLLW) is a sub-category of LLW and is defined as either low volume VLLW or high volume VLLW. The principal difference between the two definitions is the need for controls on the total volumes of high</u></p>	Minor changes which do not significantly affect the findings of the SA.

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		<u>volume VLLW being deposited at any one particular landfill or other waste facilities.</u>	
NMC300	7.5.62a	<p><i>Amend explanatory text to improve clarity.</i></p> <p><u>Development proposals affecting a mineral resource will be required to demonstrate, through appropriate investigation, that the resource will not be sterilised or demonstrate that the future extraction is not hindered by the proposed development. Where there is an overriding need for a development, that would otherwise sterilise resource, a condition will be attached to the planning permission requiring the extraction of that resource prior to the commencement of the development unless the developer satisfactorily demonstrates that it is impracticable or environmentally unacceptable.</u></p>	Minor change which does not significantly affect the findings of the SA.
NMC 322	Monitoring Framework D15	<p><i>Minor amendments to improve clarity.</i></p> <p><u>Planning applications for improvements required to the A5025 as associated development to Wylfa Newydd (on line and off line) are submitted as planning applications to the Isle of Anglesey County Council and/ or as part of the Wylfa Newydd DCO application (where appropriate) by December 2017</u></p> <p><u>Planning applications for improvements to the A5025 not submitted by May December 2017</u></p>	Minor change which does not significantly affect the findings of the SA.
NMC 323	Monitoring Framework D21	<p><i>Amend text to provide clarification of the Policy Targets for Local Indicator D21 in the Monitoring Framework</i></p> <p>To meet 50% (1,123.35 GWh) of projected electricity potential demand through renewable energy sources by 2021</p>	Minor change which does not significantly

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
		<p>To meet 100% (2,246.7 GWh) of projected electricity potential demand through renewable energy sources by 2026</p> <p>To meet 50% (26.397 GWh) of projected heat potential demand through renewable energy sources by 2021</p> <p>To meet 100% (52.795 GWh) of projected heat potential demand through renewable energy sources by 2026</p> <p><u>50% of the renewable energy potential (1,123.35 GWh) delivered by 2021 to address electricity demand</u></p> <p><u>100% of the renewable energy potential (2,246.7 GWh) delivered by 2026 to address electricity demand</u></p> <p><u>50% of the renewable energy potential (26.397 GWh) delivered by 2021 to address heat demand</u></p> <p><u>100% of the renewable energy potential (52.795 GWh) delivered by 2026 to address heat demand</u></p>	affect the findings of the SA.
NM 326	Monitoring Framework D26 – D28	<p><i>Minor amendments to improve clarity and consistency with consenting regime</i></p> <p><u>Application for Wylfa Newydd DCO submitted for approval by May December 2017</u></p> <p><u>Application for Wylfa Newydd DCO approved by May December 2018</u></p> <p><u>Horizon Nuclear Power fails to submit an application for DCO by May December 2017</u></p> <p><u>Horizon Nuclear Power fails to obtain approval of DCO application by May December 2018</u></p> <p><u>Wylfa Newydd Project gets approval/ “sign off” from DECC by October December 2019</u></p>	Minor which do not significantly affect the finding of the SA.

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening		
		<p><u>Wylfa Newydd Project gets approval/ “sign off” from DECC by October December 2019</u></p> <p><u>Planning applications for Wylfa Newydd related development submitted by Horizon Nuclear Power to the Isle of Anglesey County Council by December 2017</u></p> <p><u>Horizon Nuclear Power fails to submit planning applications to the Isle of Anglesey County Council for related development by December 2017</u></p> <p><u>Wylfa Newydd Project related development not started within the timeframe set out in the individual planning consents and the Development Consent Order (as applicable)</u></p>			
NMC 340	Appendix 5 Table 1	<p><i>Amend figure in Table 1 (Appendix 5) to ensure accuracy</i></p> <table border="1"><tr><td><p><u>Indicative</u> <u>Supply Level</u> <u>– Windfall</u> <u>Sites</u> <u>(dd)</u></p></td></tr><tr><td><p>36 <u>58</u></p></td></tr></table>	<p><u>Indicative</u> <u>Supply Level</u> <u>– Windfall</u> <u>Sites</u> <u>(dd)</u></p>	<p>36 <u>58</u></p>	Minor change which does not significantly affect the findings of the SA.
<p><u>Indicative</u> <u>Supply Level</u> <u>– Windfall</u> <u>Sites</u> <u>(dd)</u></p>					
<p>36 <u>58</u></p>					
NMC 341	Appendix 7	<p><i>Amend Appendix 7 to include a ‘health warning’ at the start of the Appendix as the information is time-limited, i.e. additional sites could be added during the Plan period or, conversely, monitoring and review of designations could lead to sites being de-designated and include a Schedule of Local Nature Reserves, Wildlife Sites, Anglesey GeoPark and World Heritage Sites:</i></p>	Minor change which does not		

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)			SA Screening												
		<u>Please note that the list of sites provided under each heading is correct at the date of adoption of the Plan. To see if any sites have been added or removed from this list please visit the Plan's interactive Constraints Map (which will be updated during the Plan period) and/ or Natural Resources Wales' website (https://naturalresources.wales/?lang=en) or CADW's website (http://cadw.gov.wales)</u>			significantly affect the findings of the SA.												
NMC 343	Appendix 9	<i>Minor amendment to ensure internal consistency</i> <table><tr><th>Title</th><th>Relevant Deposit Plan Policies</th><th>Timescale to adoption</th></tr><tr><td>Planning obligations, incorporating developer contributions for a range of infrastructure</td><td>PS 2 and ISA 1 plus use specific policies, e.g. ISA 5 (open spaces), TA1 98 (affordable housing)</td><td>Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended. Draft version to be submitted prior to/ at Examination. <u>Quarter 1 3 2017/ 18</u></td></tr><tr><td>Maintenance and creation of distinctive and sustainable communities</td><td>PS 1, ISA 1, PS 5, TAI 1</td><td>Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended. Draft version may need to be submitted prior to/ at Examination. <u>Quarter 1 3 2017/ 18</u></td></tr><tr><td>Affordable housing</td><td>PS 13, PS 14, TAI 9, TAI 10</td><td>Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended. Draft version may need to be submitted prior to/ at</td></tr></table>			Title	Relevant Deposit Plan Policies	Timescale to adoption	Planning obligations, incorporating developer contributions for a range of infrastructure	PS 2 and ISA 1 plus use specific policies, e.g. ISA 5 (open spaces), TA1 98 (affordable housing)	Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended. Draft version to be submitted prior to/ at Examination. <u>Quarter 1 3 2017/ 18</u>	Maintenance and creation of distinctive and sustainable communities	PS 1, ISA 1, PS 5, TAI 1	Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended. Draft version may need to be submitted prior to/ at Examination. <u>Quarter 1 3 2017/ 18</u>	Affordable housing	PS 13, PS 14, TAI 9, TAI 10	Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended. Draft version may need to be submitted prior to/ at	Minor changes which do not significantly affect the findings of the SA.
Title	Relevant Deposit Plan Policies	Timescale to adoption															
Planning obligations, incorporating developer contributions for a range of infrastructure	PS 2 and ISA 1 plus use specific policies, e.g. ISA 5 (open spaces), TA1 98 (affordable housing)	Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended. Draft version to be submitted prior to/ at Examination. <u>Quarter 1 3 2017/ 18</u>															
Maintenance and creation of distinctive and sustainable communities	PS 1, ISA 1, PS 5, TAI 1	Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended. Draft version may need to be submitted prior to/ at Examination. <u>Quarter 1 3 2017/ 18</u>															
Affordable housing	PS 13, PS 14, TAI 9, TAI 10	Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended. Draft version may need to be submitted prior to/ at															

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)			SA Screening
				Examination. Commuted sum issues to be included in Planning Obligations SPG. <u>Quarter 1 3 2017/ 18</u>	
		Local market housing	TAI 5	New SPG. Draft version may need to be submitted prior to/ at Examination. <u>Quarter 1 3 2017/ 18</u>	
		Type and mix of housing	TAI 1	New SPG. To be prepared within 18 months of the Plan's adoption. <u>Quarter 1 3 2017/ 18</u>	
		Open spaces in new residential development	ISA 5	Current adopted SPG (Gwynedd) will be revised, updated and extended within 18 months of the Plan's adoption. Planning obligations SPG to pick up Section 106 issues. <u>Quarter 4 2017/ 18</u>	
		Tourism development – attractions and accommodation	TWR 2, TWR 3, TWR 4, TWR 5	Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended within 18 months of the Plan's adoption. <u>Quarter 2 3 2018/ 19</u>	

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)			SA Screening
		Design, incorporating carbon management, accessibility, infill sites, lighting (this list is not exhaustive)	PS 5, PS 6, PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PCYFF 5	Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended within 18 months of the Plan's adoption. <u>Quarter 4 2017/ 18</u>	
		Site/ area specific development briefs	TAI 1, PCYFF 1, CYF 7	New SPGs. To be prepared within 18 months of the Plan's adoption. <u>Quarter 4 2017/ 18 – Quarter 2 2018/ 19</u>	
		Conversion of buildings into self- contained flats or housing in multiple occupation	TAI 2, PCYFF 1, PCYFF 2	New SPG. To be prepared within 12 months of the Plan's adoption. <u>Quarter 4 2017/ 18</u>	
		Conversion of buildings in the countryside	TAI 19, CYF 5	Current adopted SPG (Gwynedd and Anglesey) will be revised and updated within 18 months of adoption. Design SPG to pick up on aesthetic issues. <u>Quarter 2 2018/ 19</u>	
		Change of use of community facilities and services, employment sites, retail units	ISA 2, CYF 2, CYF 3, MAN 2, MAN 4	New SPG. To be prepared within 18 months of the Plan's adoption. <u>Quarter 2 2018/ 19</u>	

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)			SA Screening
		<u>Best Practice in Biodiversity Conservation in Planning and Development</u> Biodiversity in planning	AMG 4, AMG 5	Current adopted SPG (Gwynedd) will be revised, updated and extended within 18 months of the Plan's adoption. Planning obligations SPG to pick up Section 106 issues. <u>Quarter 4 2017/ 18</u>	
		Heritage assets	AT 1	New SPG. To be prepared within 18 months of the Plan's adoption. <u>Quarter 2 2018/ 19</u>	
		Locating Stand-alone renewable energy development	PS 7, ADN 1, ADN 2	Current adopted SPG (Gwynedd and Anglesey) will be revised and updated within 18 months of the Plan's adoption. <u>Quarter 2 2018/ 19</u>	
		Wylfa Newydd	PS 9, <u>PS 9A, PS 9B, PS 9C, TAI 3</u>	Current adopted SPG (Anglesey) to be revisited after the Plan's adoption. Planning obligations SPG to pick up Section 106 issues. Other SPGs likely to pick up theme based issues. <u>Quarter 1 3 2017/ 18</u>	
		<u>Parking standards</u>	<u>TRA 2</u>	<u>Quarter 2 2018/ 19</u>	

APPENDIX 10B – SA OF INSPECTOR'S RECOMMENDATION (IMAC)

NMC Number	Policy/ Para/ Map	Amendments to Matters Arising Changes (marked in red)	SA Screening
IMAC 1	7.5.19	<p><i>Delete the paragraph in its entirety and replace with:</i></p> <p><u>Section 6, Part 1 of the Environment (Wales) Act 2016 states that a public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions.</u></p>	<p>Minor change which adds clarity and does not significantly affect the findings of the SA.</p>