

After it is adopted the Plan will set out a development strategy and policies to guide the development and use of land in the Plan area until 2026. The statutory consultation on the Deposit Plan includes the opportunity to delete sites, suggest different sites or changes to boundaries to those included in the Deposit Plan. These 'alternative sites' will be subject to a separate consultation as soon as possible after the consultation about the Deposit Plan. An independent Planning Inspector will eventually decide whether they are included in the final Plan. To enable the appointed Inspector to consider your alternative site(s) you must provide all the necessary information and material (including a Sustainability Appraisal incorporating Strategic Environmental Assessment).

An 'alternative site' can be any piece of land which has not been included within the Deposit Plan either as an allocation or within a settlement boundary, which you wish to see considered as an alternative to sites allocated in the Plan. This can include either land previously assessed by the Councils as a Candidate Site or suggesting a different use for a site that has been allocated in the Deposit Plan. It can also include a site allocated in the Deposit Plan which you wish to see deleted or amended.

The Councils will publicise site allocation representations on an 'Alternative Sites Register' to provide an opportunity for comment by environmental consultation bodies, stakeholders and the public on the site(s) and all accompanying information (including the Sustainability Appraisal incorporating Strategic Environmental Assessment).

### How do I submit an alternative site?

- You must submit your 'alternative site' as part of an objection to the Plan using the online consultation portal or the Deposit Plan Response Form (available from each Council's website from the 16 February 2015, or by contacting the Joint Planning Policy Unit – details below).
- You must submit any 'alternative site' representation during the Deposit Plan consultation period (16 February to 5pm 31 March 2015).
- You must submit a plan of the site you wish to be considered with your online representation or attach it to your Response Form. This must be an Ordnance Survey type map, of minimum scale 1:2500, outlining the land for consideration in RED. If it is a new site, points of access should be clearly marked.
- If it is a new site or an alternative use to an allocated site, you must demonstrate in your submission that the site accords with the Plan's strategy and that the Plan would be sound if the site is included in the final Plan.
- You must test the sustainability effects of new sites. This is called Sustainability Appraisal (SA) and incorporates Strategic Environmental Assessment (see below for more information).
- If you wish to delete a site allocated in the Deposit Plan or amend its boundaries, you must demonstrate in your submission how its inclusion makes the Plan unsound, referring to the Plan's strategy, the Sustainability Appraisal, the Sites Assessment Report (Topic Paper 1A) or any other Topic Paper, as appropriate.
- You must include sufficient information with your submission for the Council to carry out a Habitats Regulations Appraisal if inclusion of the alternative site in the Plan is likely to change the Plan significantly. If necessary, Habitats Regulations Appraisal will be carried out by the Council to ensure no significant effects on any European site of nature conservation importance (see below for more information).

## What is a Sustainability Appraisal?

Sustainability Appraisal is a process that considers the likely social, economic and environmental impacts of a proposal, including alternative development sites, against local sustainability objectives. The Councils' Sustainability Appraisal incorporates the regulatory requirements of the Strategic Environmental Assessment. The Sustainability Appraisal should include evidence regarding:

- The site's compatibility with the Plan's strategy;
- Any substantial physical, ecological, environmental and geological constraints to development of the site and the potential for mitigation measures to overcome or reduce these;
- The sustainability of the site in relation to availability and accessibility of infrastructure, community facilities and services, public transport and the use of brownfield land.

The alternative site may have already been assessed as part of the Council's earlier assessment of sites (see the Deposit Plan SA Report; and the Site Assessment Report). You may object to the outcome of the Council's assessment and seek to have that site included or have the site excluded.

Alternative site representations will be dealt with at the Examination as objections to the soundness of the Plan. It is essential for you to demonstrate why you do not consider the Council's assessment to be sound (i.e. based on good evidence).

## How do I undertake a Sustainability Appraisal (SA)?

It is important that your assessment of the site is consistent with the Councils' candidate site assessment methodology, set out in Topic Paper 1 (2013) and Topic Paper 1A (2015), and Sustainability Appraisal methodology, set out in the Deposit SA Report. Please note also that the Welsh Language Impact Assessment has informed the conclusions of the Sustainability Appraisal.

All assessments should be undertaken using the Sustainability Objectives established in the SA Scoping Report and used in the Deposit SA Report. These objectives are listed below in Appendix 1. The full SA report is available in public local libraries in Gwynedd and Anglesey, Siop Gwynedd in Caernarfon, Dolgellau and Pwllheli and the Planning Service's Reception, Rôvacabin, Llangefni. The report and the Welsh Language Impact Assessment report are available on each Council's website: [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp). This paper details the sustainability baseline, issues and objectives which you may find useful in undertaking your assessment. If a new or alternative site has not been subject to Sustainability Appraisal it is unlikely that the Inspector will be able to recommend its inclusion in the Plan. In the absence of essential evidence the Inspector would be unable to conclude that the Plan would be sound with that change.

## What information is needed for the Habitats Regulations Appraisal?

If your development proposal for the new or alternative site is likely to cause the Plan to change significantly and may have a likely significant effect on any European site of nature conservation importance you will need to ensure that sufficient information is provided for the Council to undertake a Habitats Regulations Appraisal. This includes detailed information on the site's physical, environmental and geological condition and the proposed use of the site. Much of this information would be included in the environmental information provided with your Sustainability Appraisal of your site. European nature conservation sites are identified on the Deposit Plan Constraints Maps. Natural Resources Wales can provide more information on specific European sites of nature conservation importance (see web link below).

## Where can I find more information on how to prepare the necessary appraisals?

For more information on undertaking your appraisal the following websites may be of assistance:

CCW Guidance on Strategic Environmental Assessment (SEA):

<http://www.ccw.gov.uk/landscape--wildlife/managing-land-and-sea/environmental-assessment/strategic-environmental-assess.aspx?lang=en>

NRW information on European sites:

<http://naturalresourceswales.gov.uk/conservation-biodiversity-and-wildlife/european-protected-species/information-on-european-protected-species/?lang=en>

SEA Directive:

<http://www.opsi.gov.uk/legislation/wales/wsi2004/20041656e.htm>

DCLG Guidance on SEA:

<http://www.communities.gov.uk/publications/planningandbuilding/practicalguidesea>

Welsh Government Technical Advice Note 5: Nature Conservation and Planning (see Annex 6 – Habitats Regulations Appraisal of Plans, page 75):

<http://wales.gov.uk/topics/planning/policy/tans/tan5/?lang=en>

Welsh Government Technical Advice Note 20: Planning and the Welsh Language

<http://wales.gov.uk/topics/planning/policy/tans/planning-and-the-welsh-language/?lang=en>

Welsh Government Practice guidance on planning and the Welsh language

<http://wales.gov.uk/topics/planning/policy/guidanceandleaflets/8855237/?lang=en>

The Anglesey and Gwynedd Deposit Joint Local Development Plan is available to view at the Joint Planning Policy Unit's offices, 1<sup>st</sup> Floor Bangor City Council Offices, Ffordd Gwynedd, Bangor, in Anglesey and Gwynedd public libraries, the Planning Service Reception, Rovacabin, Llangefni and Siop Gwynedd in Caernarfon, Dolgellau and Pwllheli and on the Councils' websites, with copies available on CD on request.

Further information on the Deposit Plan and this process is available on the Council website

[www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)

or from:

The Joint Planning Policy Unit.

1<sup>st</sup> Floor Bangor City Council Offices,

Ffordd Gwynedd,

Bangor LL57 1DT

Email: [planningpolicy@gwynedd.gov.uk](mailto:planningpolicy@gwynedd.gov.uk)

Telephone: 01766 771000 or 01286 685003

Website: [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)

## Appendix 1: Sustainability Appraisal Objectives

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

## Appendix 2: Example Sustainability Appraisal Matrix

The matrix below was used to assess the allocated sites within the LDP Deposit. The following symbols in the key (shown below) are inserted in the 'Assessment' column. The symbols in this column indicate whether the site contributes to meeting the SA Objective positively; is compatible with the SA Objective; whether the site has a neutral impact on the SA Objective; or whether the site is an obstacle to meeting the SA Objective. The 'Summary' column needs to provide a commentary of the assessment.

### Key

++	Development actively encouraged as it would resolve an existing sustainability problem	+/-	Potential sustainability issues; mitigation and / or negotiation possible
+	No sustainability constraints and development acceptable	-	Problematical and improbable because of known sustainability issues; mitigation or negotiation difficult and / or expensive
0	Neutral	--	Absolute sustainability constraints
?	Unknown/uncertain effect		

## Sustainability Appraisal Matrix

Site Name:		
Site Area:		
SA Objective	Assessment	Summary
1. Maintain and enhance biodiversity interests and connectivity ( <i>SEA Topics: biodiversity, fauna, flora, soil</i> )	e.g.  ++	The site will contribute towards this SA Objective because .....
2. Promote community viability, cohesion, health and well being ( <i>SEA Topics: human health, population</i> )		
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures ( <i>SEA Topics: climatic factors, air</i> )		
4. Conserve, promote and enhance the Welsh language ( <i>SEA Topic: cultural heritage</i> )		
5. Conserve, promote and enhance cultural resources and historic heritage assets ( <i>SEA Topic: cultural heritage</i> )		
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities ( <i>SEA Topic: Population</i> )		
7. Provide good quality housing, including affordable housing that meets local needs ( <i>SEA Topic: population, human health</i> )		
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes ( <i>SEA Topics: landscape</i> )		
9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling ( <i>SEA Topic: material assets, soil</i> )		
10. Promote and enhance good transport links to support the community and the economy ( <i>SEA Topic: population, human health</i> )		
11. Safeguard water quality, manage water resources sustainability and minimise flood risk ( <i>SEA Topic: water, biodiversity</i> )		

