



Anglesey and Gwynedd Joint Local Development Plan 2011 - 2026

Written Statement
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CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL



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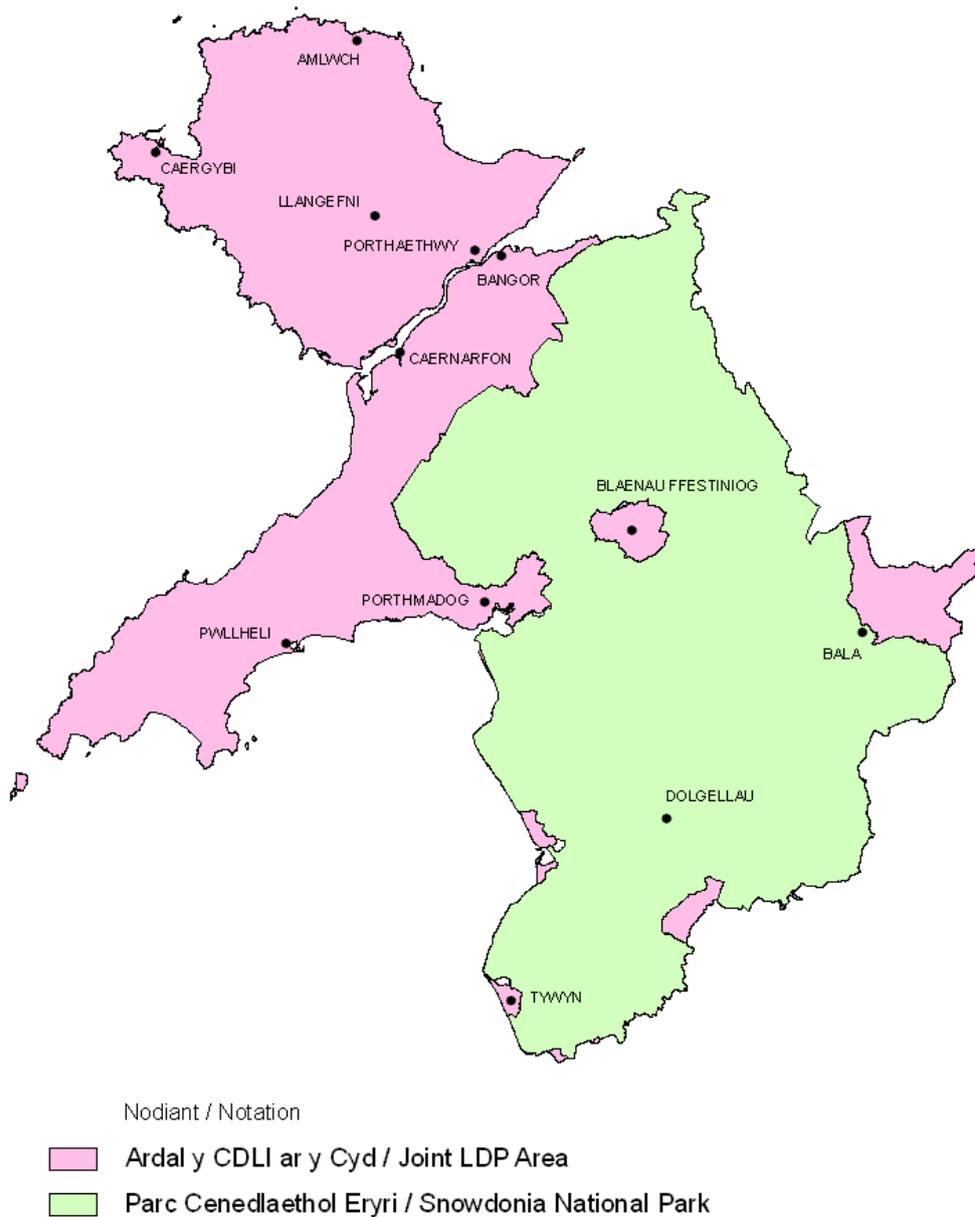
Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 makes it a requirement for local planning authorities in Wales to prepare a Local Development Plan (LDP) for their areas. The Isle of Anglesey County Council and Gwynedd Council have decided to prepare a single Plan (the Plan) for Anglesey and Gwynedd Planning Authority areas.
- 1.2 The Anglesey and Gwynedd Joint Local Development was formally adopted on 31 July 2017 and the majority of decisions on planning applications in the two Planning Authority areas will be based on the contents of the Plan.

The benefit of joint working

- 1.3 The Plan deals with Anglesey and Gwynedd, but parts of Gwynedd within the Snowdonia National Park are not included. Map 1 shows the Plan area. It is neither a sub-regional nor a formal administrative area but whilst every area has its own special character, both Councils believe that there is a strong cross-boundary relationship between them in terms of function, economy, infrastructure and policy. This means that collaboration on a development plan made planning and economic sense.
- 1.4 Working together will enable both Councils to tackle complex issues together and it may provide a stronger voice for them when discussing issues with their partners. A review of information available has shown important cross-boundary issues which provide a robust base for preparing a Plan for the area in question. These are:
- Jobs - The demand for and supply of jobs create strong travelling patterns between Anglesey and north Gwynedd.
 - Jobs – decommissioning work at Trawsfynydd (over 650 workers) and the electricity generation and decommissioning work at Wylfa (over 600 workers) completed during the Plan period – projects that employ workers from across the Plan area.
 - [Wales Spatial Plan \(2008\)](#) – identifies 6 Zones, which were developed by the Area Groups following extensive collaboration and research. Each Zone approached the issue in different ways, which reflects their agreed regional priorities. The Plan area lies within 2 of the 6 Zones and further information can be seen in Chapter 2 of the Plan.
 - [Anglesey Energy Island Programme](#) - a collaborative approach 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, which will be a means of influencing major infrastructure projects bringing economic and social benefits to the Island and north west Wales.
 - Road and Railway networks - Important elements of the road and railway networks cross the administrative boundaries of both areas.
 - Cross- boundary Housing Market Areas which have common influences.
 - Shopping – Bangor’s influence as a sub-regional shopping centre.
 - Infrastructure – the capacity of the road network, energy transmission network, the sewerage treatment network and works and water supply.
 - Landscape – the relationship across the Menai Strait.

Map 1: Plan Area



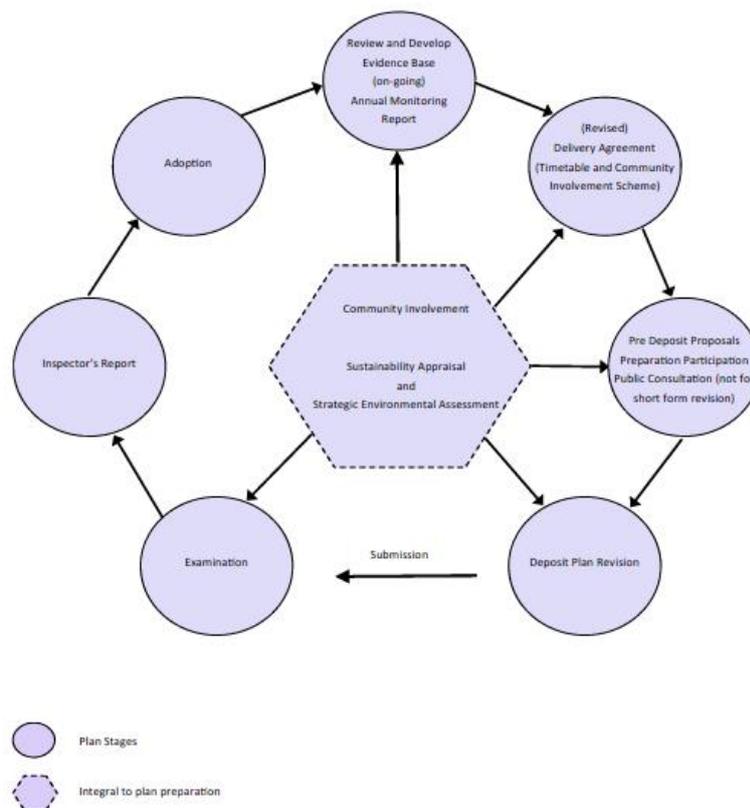
What is the purpose of the Plan?

- 1.5 The Plan sets out the strategy and aims for development and land use in the area covered by the Anglesey and Gwynedd Planning Authorities and includes policies to implement the strategy and aims over a period of 15 years (2011 to 2026). The Plan will have a significant influence on development of the whole area and individual communities. It provides guidance regarding the location of new houses, employment opportunities, leisure and community facilities and where these will be provided in the area. The Plan will be used to determine which developments will receive permission in the future by the Councils and where.

The process of preparing the Plan

- 1.6 The process of preparing the Plan is shown in Figure 1, which shows that the Plan preparation process has a number of distinct but interrelated stages. In addition to fulfilling each of the stages in the plan making process the Councils were also required to undertake a combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Plan. This ensures that sustainability is at the heart of the plan preparation process and social, environmental and economic effects of policies and proposals are appraised to comply with the principles of sustainable development. A Welsh Language Impact Assessment informed the combined SA/ SEA, to ensure that the interests of the Welsh language were considered from the outset. The European Habitats Directive (92/43/EEC) also requires that a Habitat Regulation Assessment (HRA) is undertaken for the Plan. This ensures that the likely significant effects of the Plan on European sites of nature conservation value were considered.
- 1.7 The Plan has been assessed against the Tests of Soundness. These deal with the content of the Plan's policy, along with the processes for producing it. The Tests are reproduced in Appendix 1. Further information regarding the Plan preparation process can be found on the Councils' websites at www.gwynedd.llyw.cymru/ldp and www.ynysmon.gov.uk/ldp

Figure 1 Local Development Plan Preparation Process Diagram



- 1.8 The adoption of the Plan represents the final stage in the Plan preparation process. Monitoring and review will continue over the lifetime of the Plan, i.e. until 31st December 2026.

How to use this document

- 1.9 The Plan includes a Vision and Objectives for the Plan, a Strategy and a series of Strategic and Detailed Policies and provides a monitoring framework. The framework includes indicators, policy targets and triggers for further action in relation to relevant policies and will form the basis on which to measure the effectiveness of the Plan's policies. This section of the Plan therefore provides a basis for the production of the Annual Monitoring Report. The Plan includes a Proposals Map, which illustrates each of the Plan's policies and proposals that have a spatial component, other than spatial delineations determined by other mechanisms, e.g. AONBs. The latter information is included on a Constraints Map. Whilst the Constraints Map is not part of the Plan, where appropriate, policies refer to the designations shown on it.
- 1.10 The Plan must be read as a whole. All policies are interrelated and should be read together to understand their combined effect on a planning proposal. Decisions on proposals will have regard to the relevant policies in the Plan and the requirements of national planning policy and guidance, which is set out in a wide range of policy documents, statements and advice notes published by Welsh Government.

The policy context (national and local)

2.1 There are several plans, strategies and national, sub-regional and local policy statements which provide a framework for development in the Plan area. The Planning and Compulsory Purchase Act makes it a requirement for local development plans to be prepared and that they address these documents. This part of the Plan summarises legislation and national planning policy that are relevant to the Plan area.

National

Planning Policy Wales (Edition 9, November 2016)

2.2 Planning Policy Wales is the Welsh Government’s policy document and it describes the land use context for using land sustainably. The document supports every strategy published by the Welsh Government and it is supported by a variety of Technical Advice Notes. It recognises that planning and the way land is used contributes to economic development, to maintaining Wales’ natural assets and to health, well-being and the quality of life of individuals and communities. In essence it describes how the land use planning system fulfils the Welsh Government’s objectives.

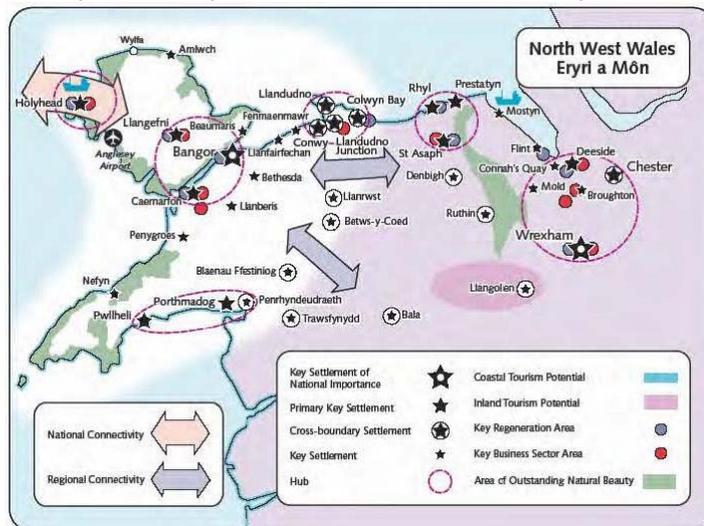
2.3 If national policy is sufficient, no local policies are included. If national guidance requires local interpretation, this is provided in the Plan.

Wales Spatial Plan: People, Places, Futures: 2008 Update

2.4 The Wales Spatial Plan introduced a strategic framework for directing development and policy interventions in Wales in the future. Anglesey and North Gwynedd is part of the North-West Wales Area: Eryri a Môn. Its vision for this zone is:

“A high-quality natural and physical environment supporting a cultural and knowledge-based economy that will help the area to maintain and enhance its distinctive character, retain and attract back young people and sustain the Welsh language.

Map 2: Wales Spatial Plan – North West Wales Eryri a Môn

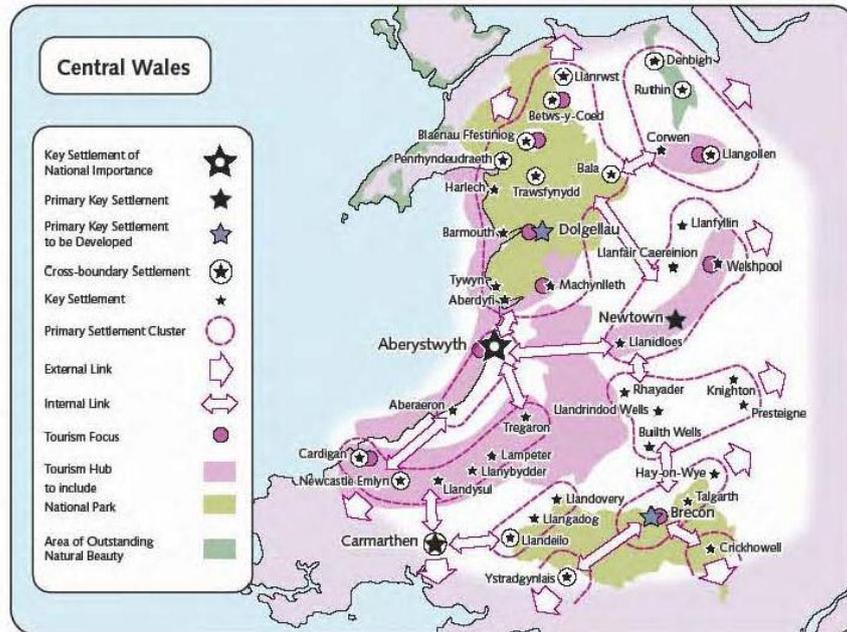


2.0 Policy Context (National and Local)

2.5 South Gwynedd is part of the Mid-Wales area. Its vision for this zone is:

“High-quality living and working in smaller-scale settlements set within a superb environment, providing dynamic models of rural sustainable development, moving all sectors to higher value-added activities”

Map 3: Welsh Spatial Plan – Central Wales



The Planning (Wales) Act 2015

2.6 The Planning (Wales) Act 2015 sets out a series of legislative changes to deliver reform of the planning system in Wales, to ensure it is fair, resilient and enables development. The Act addresses 5 key objectives:

- A modernised framework for the delivery of planning services – the Act introduces powers to allow planning applications to be made directly to Welsh Ministers in limited circumstances
- Strengthening the plan led approach - the Act introduces a legal basis for the preparation of a National Development Framework and Strategic Development Plans
- Improved resilience - the Act will allow the Welsh Ministers to direct local planning authorities to work together and for local planning authorities to be merged
- Frontloading and improving the development management system – the Act introduces a statutory pre application procedure for defined categories of planning application
- Enabling effective enforcement and appeals – the Act enables changes to enforcement procedures to secure prompt, meaningful action against breaches of planning control and increase the transparency and efficiency of the appeal system.

The Well-being of Future Generations (Wales) Act 2015

- 2.7 The Planning (Wales) Act 2015 introduced a statutory purpose for the planning system in Wales – any statutory body carrying out a planning function must exercise those functions in accordance with the principles of sustainable development as set out in the Well-being of Future Generations (Wales) Act 2015. The implication of the Well-being of Future Generations (Wales) Act 2015 (Commencement No.2 and Transitional and Saving Provisions) Order 2015 is that the requirements of various sections of the Act do not apply to development plans that had been submitted for Examination prior to 1 April 2016. This provision therefore applies to this Plan. Nonetheless, this Plan has been subject to a high level assessment against the Act’s seven goals: 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 responsive Wales. The overall conclusions are positive and align with the conclusions of the Sustainability Appraisal and the Equalities Impact Assessment undertaken throughout the Plan preparation process.

Wales Act 2017

- 2.8 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 (NSIP) 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 relevant Secretary of State. 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 NSIPs, 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.
- 2.9 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 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 6 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.

Local

- 2.10 Table 1 provides a summary of the main local plans and policies that have informed the Plan.

Table 1: The local policy context

Plan, policy or programme	Summary	Principle messages for the Plan
<p>A single Integrated Plan for Anglesey and Gwynedd Strengthening Communities in Gwynedd and Anglesey (2014)</p>	<p>The purpose of the Integrated Plan is to promote economic, social and environmental welfare in Gwynedd and Anglesey. Three key outcomes have been identified in order to satisfy the vision to strengthen communities in Gwynedd and Anglesey, which are:</p> <ul style="list-style-type: none"> • Prosperous communities • Healthy communities • Safe communities 	<p>The Plan should incorporate the principles of sustainable development in terms of social, economic and environmental characteristics as outlined in the Integrated Plan.</p>
<p>Gwynedd Council's Strategic Plan 2013 - 17</p>	<p>The Strategic Plan is Gwynedd Council's principal plan. Its purpose is to set the vision and priorities for the Council for 2013 – 17 and to describe what the Council will do to achieve them. The Strategic Plan has identified 21 priorities across six thematic areas. These are:</p> <ul style="list-style-type: none"> • Children and Young People • Care, health and well-being • The economy • The environment • Strong communities • Culture and the Council's business arrangements 	<p>The Joint Plan should play an important role in facilitating development required to realise the plans and projects set in place to tackle the priorities in Gwynedd's Strategic Plan.</p>
<p>Isle of Anglesey County Council's Corporate Plan</p>	<p>The Corporate Plan is the Isle of Anglesey County</p>	<p>The Plan should play an important role in</p>

Plan, policy or programme	Summary	Principle messages for the Plan
<p>2013 -17</p>	<p>Council’s principal plan. Its purpose is to set the vision and priorities for the Council for 2013 – 17 and to describe what the Council will do to achieve them. It identifies three priorities, which are:</p> <ul style="list-style-type: none"> • Supporting the most vulnerable • Developing the economy • Raise standards and modernise the schools 	<p>facilitating development required to realise the plans and projects set in place to tackle the priorities in Anglesey’s Corporate Plan.</p>
<p>Anglesey Economic Regeneration Strategy (2004 – 2015)</p>	<p>The Plan provides a framework to encourage economic growth for the 10 year period in question. The strategy seeks to ensure the following in order to realise the vision:</p> <ul style="list-style-type: none"> • A thriving and successful economy with quality work opportunities created by innovative employers with effective support services and a skilled and flexible workforce; • An image that can compete with the rest of the world, fully utilising the unique culture, heritage and environmental assets of the Island to develop it into the Mother Island for its people, investors and visitors; • Lively and sustainable communities within a varied rural economy; • Quality sites with a competitive business environment serviced by a modern infrastructure of links and transport; • Towns that thrive and flourish as drivers of economic growth; • Having taken advantage of its strategic location as the main gateway to Ireland and 	<p>The Plan should facilitate sustainable economic regeneration in the area giving full consideration to the Strategy’s aims, objectives and targets.</p> <p>The Plan should improve access to employment opportunities especially in communities of deprivation.</p> <p>The Plan should support suitable economic activity and improve employment forecasts and opportunities giving consideration to those sectors that are in greatest need of support.</p> <p>The Plan should encourage the economic vitality of town centres as well as the countryside.</p>

Plan, policy or programme	Summary	Principle messages for the Plan
Anglesey Energy Island Programme	<p>the route through Europe to North West England and beyond;</p> <ul style="list-style-type: none"> • Having taken advantage of its proximity to the resources of the University of Wales, Bangor <p>Anglesey's Energy Island Programme is a joint attempt between a number of stakeholders in the public and private sectors (including the UK Government and the Welsh Government) to place Anglesey in the vanguard in terms of energy research and development, generating and servicing and which will be a means of influencing these major infrastructure projects coming to the area, or affecting the area.</p> <p>The Isle of Anglesey County Council look at the development of major projects as key to transforming the Island's future economy and providing a high and sustainable quality of life for Anglesey's residents. At the moment the two most prominent projects are Wylfa Newydd and the North Wales Connection Project. The Council is investing a lot of resources to ensure that the Island can take full advantage of the inward investment by the private sector.</p>	<p>The Plan should incorporate the principles included in the Programme and facilitate low carbon development across the Plan area (including energy saving methods and carbon footprint reduction)</p>
Gwynedd Economic Regeneration Strategy (2007-13)	<p>This Plan aims to develop and support sustainable communities that are healthy, vibrant and viable with the confidence to venture and the desire and</p>	<p>The Plan should facilitate sustainable economic regeneration in the area giving full consideration to the Strategy's aims, objectives and targets.</p>

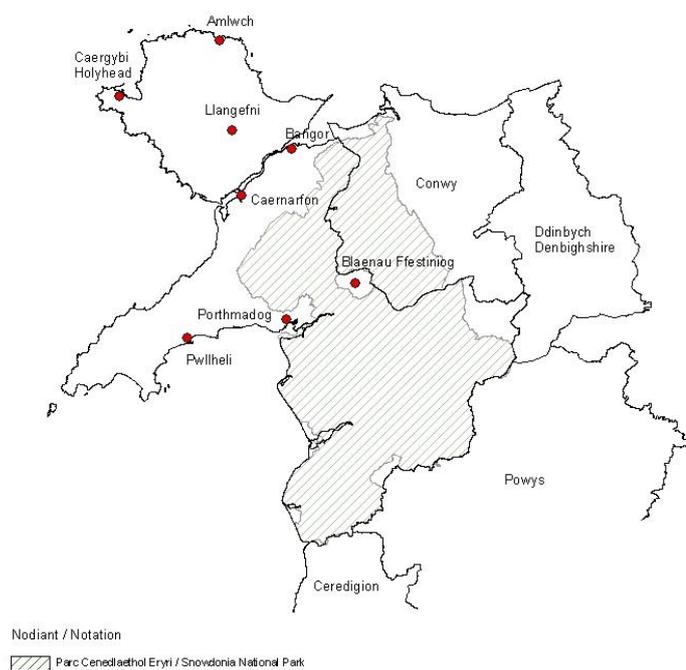
Plan, policy or programme	Summary	Principle messages for the Plan
	<p>ability to contribute their own solutions to the challenges and to take advantage of new opportunities.</p> <p>It is anticipated that the vision can be realised and the challenges achieved by means of a number of various activities in different fields, including:</p> <ul style="list-style-type: none"> • physical and visual upgrade; • develop a modern, outward and welcoming image for the County • develop work opportunities, business, enterprise and innovation; • establish a creative culture and enterprising approach in all aspects of life; • develop capacity and skills through education, Lifelong learning and training; • add value to the economy by developing indigenous quality produce and efficient local supply chains; • affordable living units and housing; • health, well-being and community safety; • culture, the arts, entertainment and sports; • provision of roads, paths, transport and traffic; • clean energy, recycling and a quality environment; • build sustainable community capacity and resources; 	<p>The Plan should improve access to employment opportunities especially in communities of deprivation.</p> <p>The Plan should support suitable economic activity and improve employment forecasts and opportunities giving consideration to those sectors that are in greatest need of support.</p> <p>The Plan should encourage the economic vitality of town centres as well as the countryside.</p>

Plan, policy or programme	Summary	Principle messages for the Plan
	<ul style="list-style-type: none">• look at improving the demographic balance and providing suitable facilities and services for people of all ages.	

A spatial profile

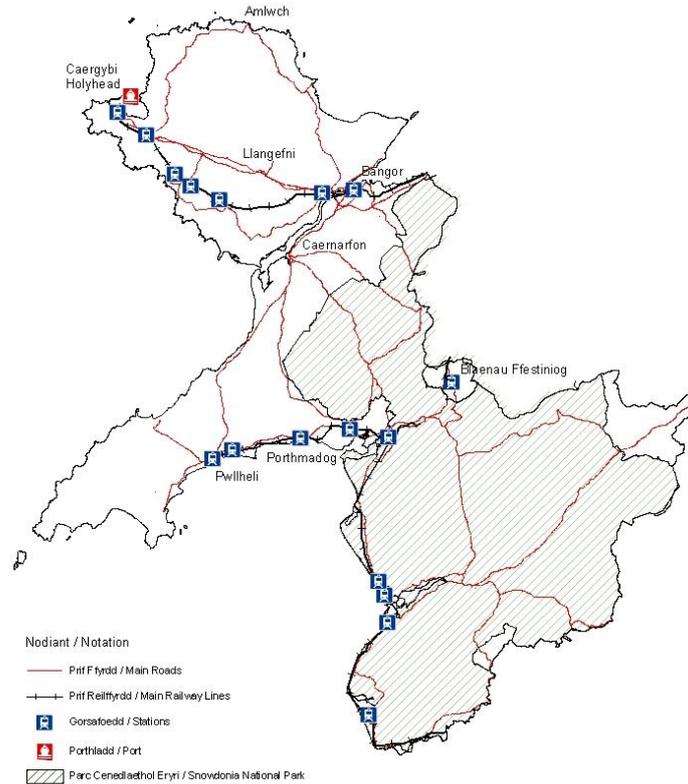
- 3.1 The Plan area includes the Unitary Authority of Anglesey and the Gwynedd Local Planning Authority. It shares its boundary with the Snowdonia National Park (but this Plan does not cover the Snowdonia National Park Authority area), Conwy County Borough Council and the Councils of Denbighshire, Powys and Ceredigion – see Map 4: spatial context. It is an area of approximately 3,260km² in size. According to the 2011 Census, which is the most recent source of information about population and household totals for different Councils, Anglesey had a population of 69,700 and there were 121,900 across the whole of Gwynedd. It was recorded that there were 30,600 households in Anglesey and 52,450 households in Gwynedd. A statistical profile of the Plan area is included in Appendix 3: Statistical Profile.

Map 4: Spatial context



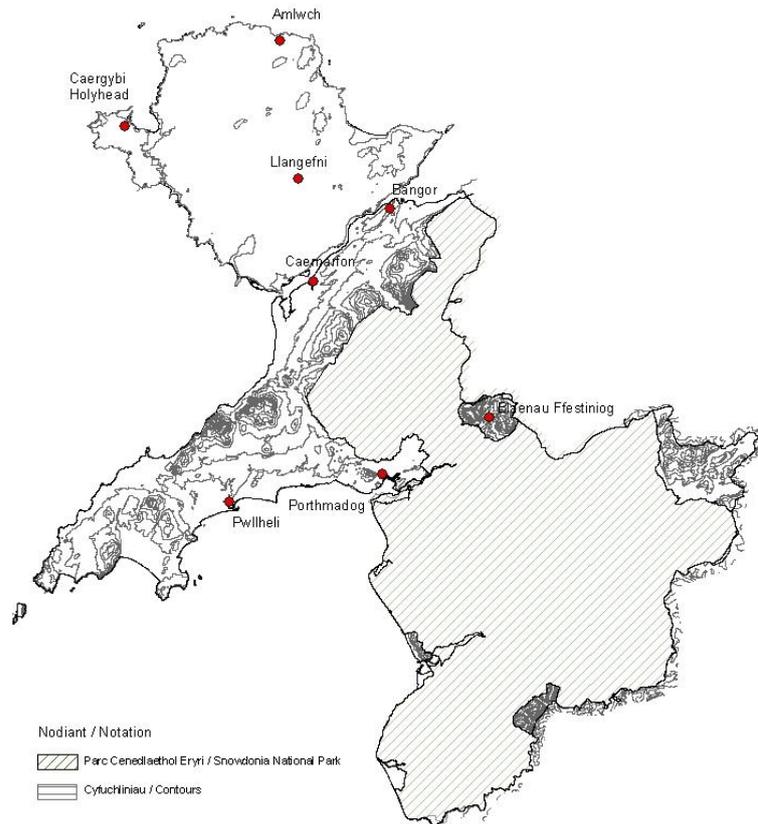
- 3.2 The A55, which is part of the Trans European Road Network (TERN), and the North Wales coastal railway line connects parts of the area with the remainder of North Wales and beyond, which means that goods and people can move quickly in and out of the area. The port of Holyhead provides a ferry service with Ireland and is the main road and rail link between Ireland and North Wales, the midlands and the North of England for the transfer of people and cargo. Although improvements have been made to parts of the road network to South Wales, the journey is not so easy. There are plans to improve additional sections across Gwynedd, e.g. the A487, which will improve links with the A55 as well as routes down to mid Wales – see Map 5: the main transport routes.

Map 5: The main transport routes



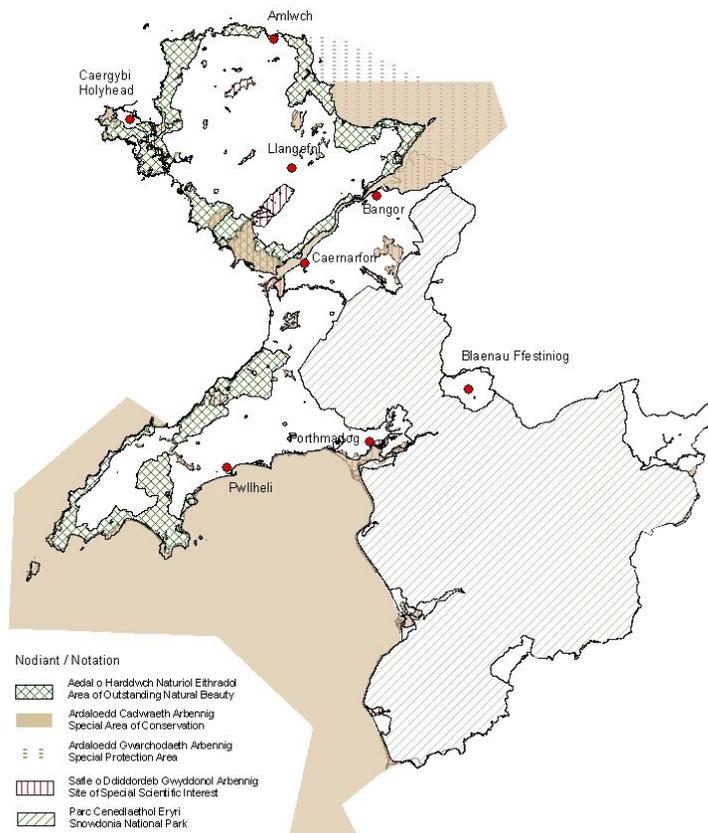
- 3.3 Geographically, the area consists mainly of mountains and coasts and it includes extremely special environmental assets, which have been acknowledged and designated nationally and internationally. Mountainous areas are the most distinct landscapes found in Gwynedd and land in Anglesey is lowland, – see Map 6: Topography of the Area and Map 7: National and International Environmental Designations. Human influence on the landscape can be traced back to prehistoric times and this can be seen in the large number of outstanding features, i.e. Listed Buildings, Registered Ancient Monuments, Historic Parks and Conservation Areas. As a consequence of all the environmental resources, the area attracts a large number of tourists / visitors who arrive along highways, by rail, and at the port of Holyhead and various marinas, which make an important contribution to the local economy.

Map 6: The area's topography



- 3.4 Agriculture is the main land use with villages and small towns found inland and most of the larger towns are along the coast. Generally, the largest employers and the widest range of services, transport and telecommunications are located within these larger towns. However, these communities very often display complete contrasts with very deprived areas located in close proximity to the most prosperous.
- 3.5 Outside the more developed coastal areas, the area is mainly rural with several remote areas, especially in Meirionnydd and Llŷn. The issues that need to be addressed in these areas are very different, with the striking and amazing natural environment concealing deprivation and low wages and negative effects of their peripheral locations.
- 3.6 The area also includes several communities that have suffered long-term or more recent decline after local industries such as quarrying and manufacturing came to an end. The needs of these communities once again are completely different to other parts of the area and to North Wales, as the impact of the large-scale loss of employment over an extended period of time has had a detrimental effect in several ways on the people and the places.

Map 7: national and international environmental designations



Main issues to be tackled

- 3.7 The key issues to be tackled in the Plan have been identified by considering the key trends brought to the fore through the consideration of various strategies, plans and programmes; the [Sustainability Appraisal Report](#); the baseline information about social, economic and environmental issues; the results of the public engagement periods prior to developing the Preferred Strategy; and the consultation about the Preferred Strategy. More information about these issues can be found in [Topic Papers, Background Papers, and the Sustainability Appraisal Report](#), which are listed in Appendix 2.
- 3.8 Table 2 provides a schedule of key issues that the Plan will aim to tackle. The key issues have not been listed in order of merit or importance.

Table 2: Schedule of the key matters (KI)

POPULATION, DEMOGRAPHY AND HOUSING

KI	1. A population which is ageing more and more as a consequence of the fact that some parts of the area are popular retirement destinations
KI	2. Impact of holiday / second homes on communities and the housing market

KI	3.	Need to provide for students
KI	4.	Need to provide for construction workers associated with major infrastructure projects
KI	5.	Losing young residents who are economically active
KI	6.	Insufficient supply of housing and responding to the need for a better range of housing in terms of location, type, size and affordability for local people
KI	7.	Respond to the accommodation needs of Gypsies and Travellers
KI	8.	Many current houses are considered to be too old and of poor design in terms of their performance and sustainability to satisfy modern needs
KI	9.	Capacity of settlements to deal with additional housing
KI	10.	Rationalising and centralising education and health facilities

WELL-BEING

KI	11.	Promote opportunities for people to live healthy lives and have reasonable access to health care, especially within an ageing population
KI	12.	Areas with high levels of various types of deprivation
KI	13.	Need to maintain or improve residents' sense of safety within and outside their homes
KI	14.	Access to facilities and community services, leisure facilities and formal and informal entertainment along with access to the countryside

THE ECONOMY, EMPLOYMENT AND SKILLS

KI	15.	Low productivity (Gross Value Added, per capita) of the local economy
KI	16.	Satisfy the demand for land and buildings for employment in sustainable locations to satisfy the need that has been identified across the area (urban and rural)
KI	17.	Respond to business development needs and employment needs of existing / new employers
KI	18.	Access to education and appropriate training skills

- KI 19. Infrastructure requirements (e.g. telecommunications / ITC, water, transport connections, foul water and surface water disposal), associated with existing and new developments, including the infrastructure for the anticipated / proposed new energy developments
- KI 20. Decline in the prosperity and vitality of town centres as places offering shopping, leisure, employment and housing opportunities
- KI 21. Respond to the needs of the farming industry and other rural industries, including diversification in farming and the use of redundant farm buildings
- KI 22. The need to improve and manage the 'all year' tourist provision in the area in a sustainable way whilst at the same time promoting the heritage, the Welsh language and Welsh culture of the area
- KI 23. Need to safeguard the mineral resources of the area and take full advantage of secondary aggregates whilst assessing the supply levels

THE ENVIRONMENT

- KI 24. Need to mitigate the effects of climate change, e.g. reduce greenhouse gas emissions, promote generating renewable energy and low carbon
- KI 25. Adapt to the effects of climate change that are forecasted for the years to come, e.g. more floods, increase in sea levels, coastal erosion, storms, periods of hot weather and drier periods.
- KI 26. Reduce the need in the first place for energy and other resources for developments
- KI 27. Need to produce less waste in the first place and facilitate re-using and recycling waste along with disposal of residual waste
- KI 28. Need to protect and whenever possible, improve the natural environment, habitats and species of the area
- KI 29. Make the best use of the comparatively low levels of brownfield sites in the area along with vacant buildings or those which are underused

TRANSPORT AND ACCESSIBILITY

- KI 30. The impression that parts of the Plan area are remote
- KI 31. Areas with poor telecommunications and ITC connections

- | | |
|----|---|
| KI | 32. Problems with accessibility to services and facilities, in particular in rural areas because of a lack of choice in terms of modes of transport |
|----|---|

UNIQUE FEATURES

- | | |
|----|---|
| KI | 33. Fewer residents recorded as Welsh speakers in 2011 and fewer areas where more than 70% of the population can speak Welsh. |
| KI | 34. Maintain the positive features that contribute towards creating a unique character in various parts of the area. |
| KI | 35. Need to protect and improve places, landscapes and buildings of historic, cultural and archaeological importance and their settings |

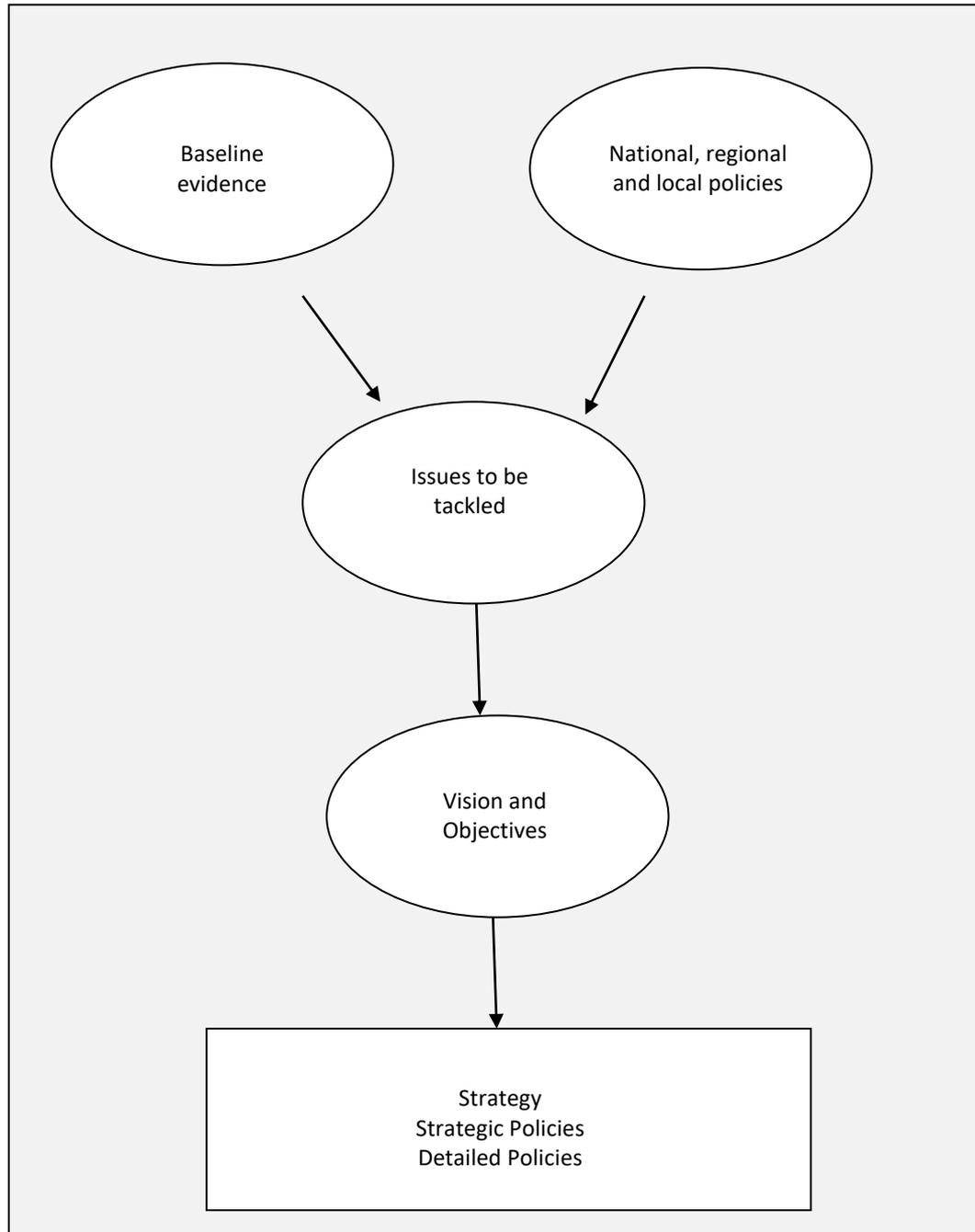
LOCATION

- | | |
|----|---|
| KI | 36. The close relationship and the interactions between communities in the Gwynedd Local Planning Authority area and the Snowdonia National Park. |
| KI | 37. The jobs and key services provided in towns in adjoining areas |
| KI | 38. Transport corridor between Ireland and the UK / International Port |

Vision and strategic objectives

- 4.1 The Plan's vision and strategic objectives were developed on the basis of national, regional and local policies, plans and programmes; and the baseline evidence, which includes the Sustainability Appraisal and the response to public consultation. They provide the basis for Strategic and Detailed Policies set out in Chapter 6 of the Plan.

Figure 2: basis for strategic and detailed policies



Vision

4.2 The Single Integrated Plan for Anglesey and Gwynedd is the key local strategy for the Plan area. Its vision is:

“Strengthen communities in Gwynedd and Anglesey”

4.3 In order to realise the vision, the Anglesey and Gwynedd Partnership aims to put plans and projects in place that will promote prosperous, healthy and safe communities.

4.4 In Anglesey, the Anglesey Energy Island Programme has identified the following vision in the [New Nuclear Build at Wylfa Supplementary Planning Guidance](#) (2017) 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:

“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.”

4.5 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.

4.6 A number of the aims set out in the Single Integrated Plan for Anglesey and Gwynedd and in the vision linked to Wylfa Newydd depend on development and use of land and buildings. Therefore, the Plan has a fundamental role in realising these local aspirations. As a result Plan’s vision for the Plan area by 2026 reflects and develops the Single Integrated Plan and the vision linked to Wylfa Newydd, which is driven by the Anglesey Energy Island Programme.

4.7 This the Vision for the Plan area:

By 2026, Anglesey and Gwynedd will be recognized for their vibrant and lively communities that celebrate their unique culture, heritage and environment and for being places where people choose to live, work and visit.

This means that the Joint Local Development Plan area will be one:

which adapts and responds positively to the challenges of climate change

where the Welsh language is an integral part of communities

- **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 carbon energy sectors and knowledge based industries, which will have contributed to transforming the local economy, including hosting a new generation nuclear power station, generating low carbon energy and catalysing regeneration in the Plan area
- where the housing needs of local communities in the area are better addressed in terms of supply, type, quality, energy efficiency, location and affordability
- that is home to vibrant networks of inclusive communities where residents enjoy good health and well-being
- where the unique character of its built and cultural heritage, its countryside and landscape, and its environment is valued, protected and enhanced
- a place where the transport infrastructure, particularly Holyhead port and the A487 and A5025 have been developed in order to support and grow businesses locally

The city of Bangor will have retained and strengthened its role as a sub-regional centre, which is home to a variety of residential development, a University and College, business and industrial developments, and heritage, cultural, leisure and commercial opportunities, ensuring that deprivation is reduced. Its retail performance will have improved in order to support its role as a sub-regional shopping centre. It will be taking advantage of its accessibility via the North Wales railway line and the A55

Holyhead will be re-energized to be a confident town, having taken advantage of the port and railway link, its coastal location and comparative proximity to the present Wylfa nuclear power station and the proposed new nuclear power station. It will be a focus for major development leading to a stronger economic base, sufficient and improved choice of housing units, a vibrant town centre and a reduction in the multiple deprivation levels currently seen within the town.

Caernarfon will have improved its function as a place to live and work, ensuring that deprivation is reduced. The town will continue to play a role as an administrative and legal centre. It will be a key tourist destination, building on its coastal location, its wealth of built environment and environmental assets and its railway connection to Snowdonia and Porthmadog. The town will have safeguarded and strengthened its role as a centre for creative arts and a Welsh stronghold

Pwllheli will have developed its role as the main centre for housing, commerce and employment in western Gwynedd. It will have made full use of its location on the coast and proximity to Llŷn AONB. It will be an international destination for sailing and water activities and people will have used the opportunities to develop outdoor activity skills. The town will be more resilient to threats from climate change due to provision of appropriate infrastructure.

Despite the environmental challenges, Porthmadog will continue to be a key centre serving a rural hinterland by offering employment opportunities and a range of services. The town centre will continue to be vibrant and the town will have taken advantage of its

multi railway connections. Porthmadog will continue to be an important destination for visitors, using its heritage and environmental assets, including the harbour area and its proximity to the Snowdonia National Park.

Llangefni will have retained and strengthened its role as a town providing homes, jobs and community facilities to its own population and a wider rural population and continue to play a role as an administrative centre. Investment in the town centre will mean there is a better shopping environment. Investment in Bryn Cefni and its expansion and in Grŵp Llandrillo-Menai will have increased the range and variety of jobs available.

Amlwch will have improved its role as a key centre in the North of the Island for housing, commerce and employment opportunities to support the nearby new nuclear power station at Wylfa. Investment in its town centre will mean that it will have an improved shopping environment. Investment in the Copper Kingdom heritage between Amlwch and Parys Mountain will have improved its role as a visitor destination.

Blaenau Ffestiniog will be a good place to live, work in and visit. It will be well known for culture and art, strong community feeling and stunning landscape. The town's businesses will be maintained and supported. It will be a quality centre for visitors, using its unique characteristics, including its proximity to the Snowdonia National Park, local outdoor activity opportunities and the rich slate heritage.

The rural areas around the Sub-regional Centre and the Urban Service Centres will be a network of flourishing, sustainable communities. The Local Service Centres will have good links with the Urban Service Centres or the Sub-regional Centre. They will provide a range of local services and facilities for the rural communities around them. They will have received an appropriate level of additional housing units and employment opportunities to assist in maintaining community services and facilities.

Villages and clusters will be within convenient reach of the Sub-regional Centre, Urban Service Centres or the Local Service Centres. There will be more affordable housing and housing to meet the needs of the local communities, and rural economic development to strengthen and diversify the rural economy, whilst respecting the natural environment.

The Strategic Objectives

- 4.8 The Plan will realise its vision through a series of strategic objectives that provide the context for Strategic Policies and Detailed Policies, which are either overarching ones, relevant to specific land uses or are relevant to specific areas or sites.
- 4.9 These are the Plan's strategic objectives:

Theme 1: Support and create safe, healthy, distinctive and vibrant communities

- | | |
|-----|---|
| SO1 | Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life. |
|-----|---|

SO2	Ensure that the appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.
SO3	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.
SO4	<p>Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487, A470 as key transportation corridors:</p> <p>Key outputs:</p> <ul style="list-style-type: none">• The Plan's strategy and policies will have contributed to creating more communities with over 70% of Welsh speakers;• No community infrastructure will have been lost unless evidence has shown it was not critical to the community;• Development will be located in order to provide opportunities for people to undertake the full journey to work or part of it on foot, by bicycle or on buses and trains;• New roads or essential improvements to roads on the present road network will have been provided.

Theme 2: Sustainable Living

SO5	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and countryside
SO6	<p>Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:</p> <ul style="list-style-type: none">• ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible;• reduce the need for energy and other resources in developments;• promote renewable and low carbon energy production within the area;• make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available;• manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.
SO7	Ensure that all new development meets high standards in terms of quality of design, energy efficiency, safety, security (persons and property) and accessibility, relates well to existing development, enhances public realm and

	develops locally distinctive quality places.
SO8	<p>Ensure that settlements are sustainable, accessible and meet all the needs of their communities in accordance with their role in the settlement hierarchy:</p> <p>Key outputs:</p> <ul style="list-style-type: none"> • the local contribution to climate change will have been reduced, due to energy efficiency and greater use of renewable energy; • new developments that are vulnerable to harm will not be located in areas at risk from flooding; • development will have made the best use of previously developed land, suitable vacant buildings or buildings not being fully utilized.

Theme 3: Support growth and regeneration that will transform the local economy under the umbrella of Anglesey Energy Island Programme and other strategies and plans, building on those elements of its unique economic profile that are identified as being of regional and national significance

SO9	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.
SO10	Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs.
SO11	Secure opportunities to improve the workforce's skills and education.
SO12	Diversify the Plan area's rural economy, building on opportunities, offering local employment opportunities with good quality jobs that are suitable for the local community and respects environmental interests.
SO13	Promote vital and vibrant town centres in Amlwch, Bangor, Blaenau Ffestiniog, Holyhead, Caernarfon, Llangefni, Porthmadog and Pwllheli, that have either maintained or rediscovered their purpose as centres for work and services, and that are vibrant and attractive places for residents and visitors.
SO14	Manage the area as an alternative and sustainable destination for tourists by

providing facilities of a high standard that meet modern day needs and offer benefits throughout the year:

Key outputs:

- plots of land on the prime employment sites will have been protected from alternative land uses;
- there will be more work opportunities locally in higher wage sectors;
- employment and economic activity rates will have increased and unemployment reduced and will be closer to the national average;
- vacancies in town centres will be lower than they were in 2011;
- plans to modernize and reduce unused spaces in schools and the modernization of other education establishments will have led to better and wider opportunities for education and to develop skills locally;
- there will be infrastructure and vibrant and attractive destinations for visitors and local people and a higher standard of accommodation for visitors.

Theme 4: To give everyone access to a home appropriate to their needs

SO15 To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.

SO16 To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population:

Key outputs:

- there will be a consistent minimum 5 year supply of land for housing;
- housing growth will be distributed across the Plan area in accordance with the spatial distribution;
- the supply of affordable housing units will have increased;
- the demand for sites for Gypsies and Travellers will have been addressed.

Theme 5: Protect and enhance the natural and built environment

SO17 Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment

SO18 Encourage waste management based on the hierarchy of reduce, re-use, recovery and safe disposal.

SO19 Meet the needs of minerals locally and regionally in a sustainable manner:

Key outputs:

- 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;
- no development given planning permission will have resulted in a loss of a site of international or national nature conservation value or damage to any of their features;
- Development permitted within or adjacent current or future World Heritage Sites will have maintained or improved their historical character.

Table 3: Link between the objectives, policies and monitoring indicators

Objectives	Policies	Monitoring indicators
Theme 1: Support and create safe, healthy, distinctive and vibrant communities		
SO1	PS 1	D1, D2, D3, D4
SO2	ISA 1, ISA 2, ISA 4, ISA 5,	D5, D6, D7, D8, D9, D10
SO3 & SO4	TRA 1, TRA 2, TRA 3, TRA 4	D11, D12, D13, D14, D15
Theme 2: Sustainable living		
SO5 SO6	PS 5, PS 6, PCYFF 1, PCYFF 2, ADN 1, ADN 2, ADN 3	D16, D17, D18, D19, D20, D21, D22, D23
SO7	PCYFF 2, PCYFF 3, PCYFF 4	D24
SO8	PS 17	D25
Theme 3: Support growth and regeneration that will transform the local economy under the umbrella of Anglesey Energy Island Programme and other strategies and plans, building on those elements of its unique economic profile that are identified as being of regional and national significance (economy and regeneration)		
SO9	PS 8, PS 9, PS 10, PS 11, PS 12	D26, D27, D28, D29, D30
SO10	CYF 1, CYF 3, CYF 5	D31, D32, D33, D34,
SO11	PS 9, ISA 3	D35, D36
SO12	CYF 6	D37
SO13	MAN 1, MAN 2, MAN 3	D38, D39, D40
SO14	PS 14, TWR 1, TWR 2, TWR 3, TWR 5	D41, D42
Theme 4: To give everyone access to a home appropriate to their needs (supply and quality of housing)		
SO15	PS 16, TAI 1, TAI 2, TAI 3, TAI 4, TAI 5, TAI 6, TAI 7	D43, D44, D45, D46
SO16	PS 18, TAI 5, TAI 8, TAI 15, TAI 16, TAI 17, TAI 18, TAI 19	D47, D48, D49, D50, D51, D52, D53, D54, D55, D56, D57, D58, D59
Theme 5: Protect and enhance the natural and built environment (natural and built environment)		
SO17	PS 19, AMG 1, AMG 2, AMG 3, AMG 4, AMG 5, AMG 6, PS 20, AT 1, AT 3, AT 4	D60, D61, D62, D63, D64
SO18	GWA 1	D65, D66
SO19	PS 22, MWYN 6	D67, D68, D69

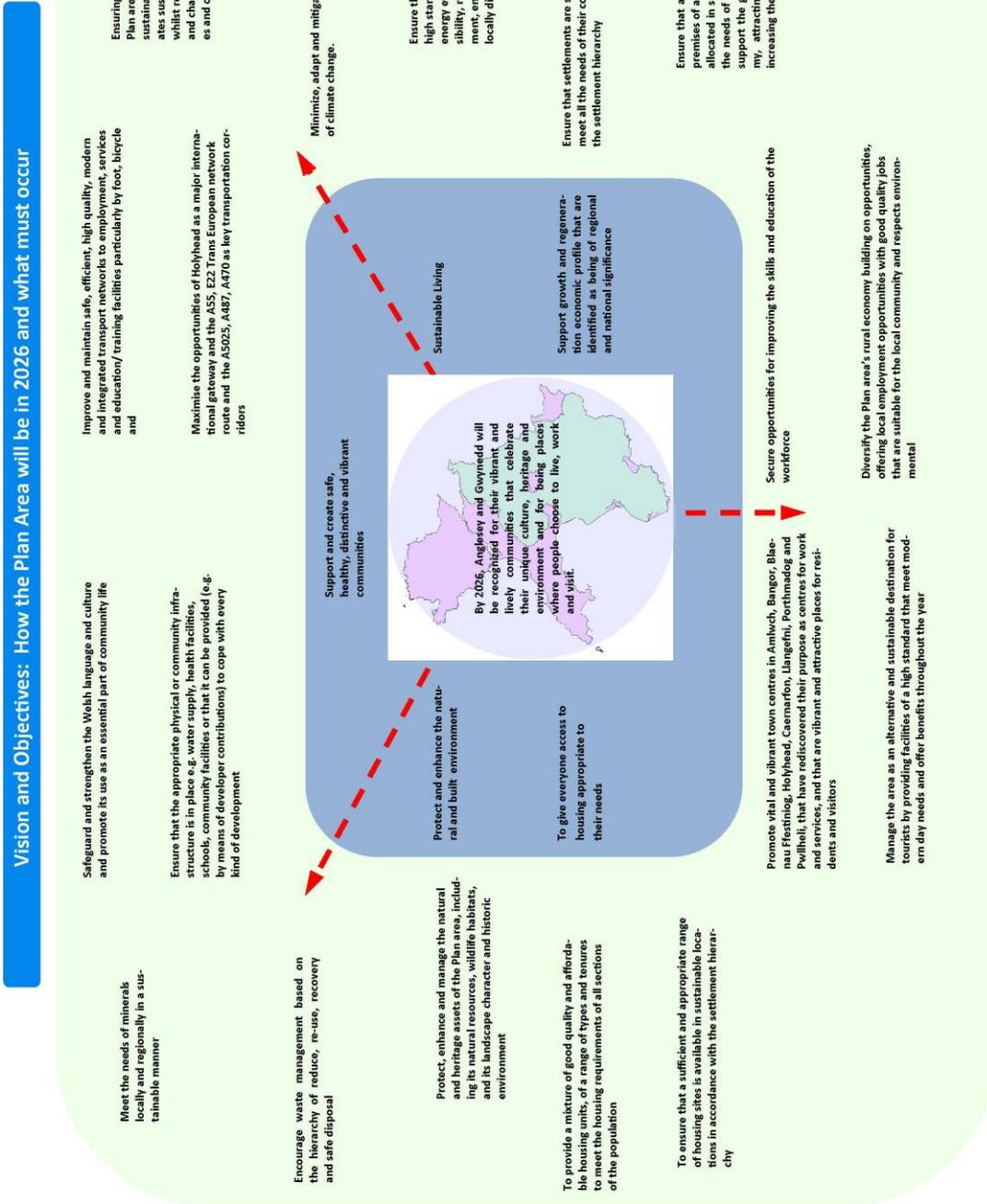
Overview

- 5.1 This chapter sets out the overall Strategy to deliver the Plan's vision and objectives. Figure 3 describes the main element of the Vision and what must occur (the themes and the objectives) to bring about this change.
- 5.2 The vision, themes and objectives have been developed into a land use planning strategy to guide the future development of the Plan area up to 2026. It sets out the broad intention for managing change, provides a framework for more strategic and detailed policies and indicates the level of provision to be made for housing, employment and other major land uses, the broad locations that such development will be directed to and the areas subject to general protection from development.
- 5.3 Overall the Strategy responds to the clear evidenced need to make provision for new homes and jobs as well as the protection of the area's unique social, cultural and environmental character. It accommodates land uses that are required for a time-limited period, facilitating alternative policy compliant legacy uses in the long term. It sets a level of growth considered to represent the most robust, balanced and appropriate approach, taking into account all relevant factors, including work undertaken by independent housing and economic forecasts.

The Spatial Strategy

- 5.4 The spatial element of the Vision broadly describes how the Plan area will look by 2026. It sets out what the Vision means on the ground. The Spatial Strategy says where development should or should not go. The aim is to get the right type of development in the right place which meets the requirements of the communities.
- 5.5 Previous chapters in the Plan have described the rurality of the Plan area. It has a dispersed settlement pattern of towns, villages and other groups of buildings and high levels of private car usage, therefore the need to reduce carbon and greenhouse gas emissions is challenging. Evidence points to five broad categories of settlements within the Plan area as reflected in the spatial element of the Plan's Vision. These are:
- i. Sub regional Centre
 - ii. Urban Service Centres
 - iii. Local Service Centres
 - iv. Villages
 - v. Clusters
- 5.6 The Strategy defines what role the Sub regional Centre, Urban Service Centres, Local Service Centres, Villages, Clusters and countryside will play in achieving the Plan's Vision. The amount, type (particularly in housing terms) and distribution of new development will be determined largely by the roles set out in this Strategy. The strengthening of existing roles and evolution of new ones will take time and will be cemented through the strategies of the Councils and other partners and particularly through market forces.

Figure 3: How the Plan area will be in 2026 and what must occur



- 5.7 In order to respond to the area's opportunities and challenges and to achieve the Plan's overall Vision and Objectives the following spatial strategy has been adopted for distributing development across the Plan area. It ensures that development is directed to locations that are sustainable in terms of their size, function, character, facilities, transport linkages, social and environmental capacity. It supports the use of policies that encourage the level of development most appropriate to each settlement.

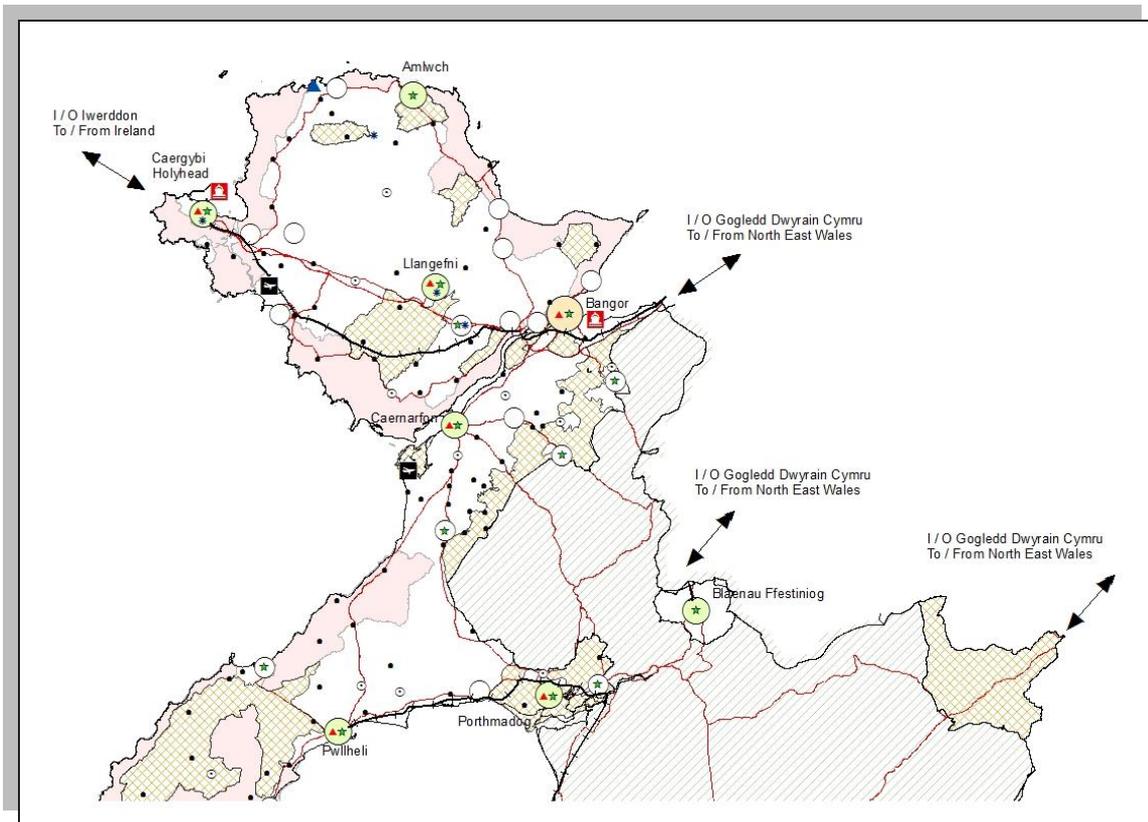
The Strategy will aim to disperse development proportionately around the Plan area whilst focusing on those locations that provide the best opportunities for achieving sustainable development.

The Strategy proposes:

- **an emphasis on developing the Sub Regional Centre and the Urban and Local Service Centres shown on Diagrammatic Map 8 and 9, where environmental, social and infrastructure constraints allow;**
 - **an appropriate amount of development in Villages, with a focus on Service Villages shown on Diagrammatic Map 8 and 9, which have a better access to services and public transport;**
 - **some development in Clusters, identified because of their functional links with Villages or Centres, and in the countryside**
- 5.8 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, including the natural environment. A full list of settlements, where they sit in the settlement hierarchy and the implications is included in Appendix 4.

Nodiant / Notation

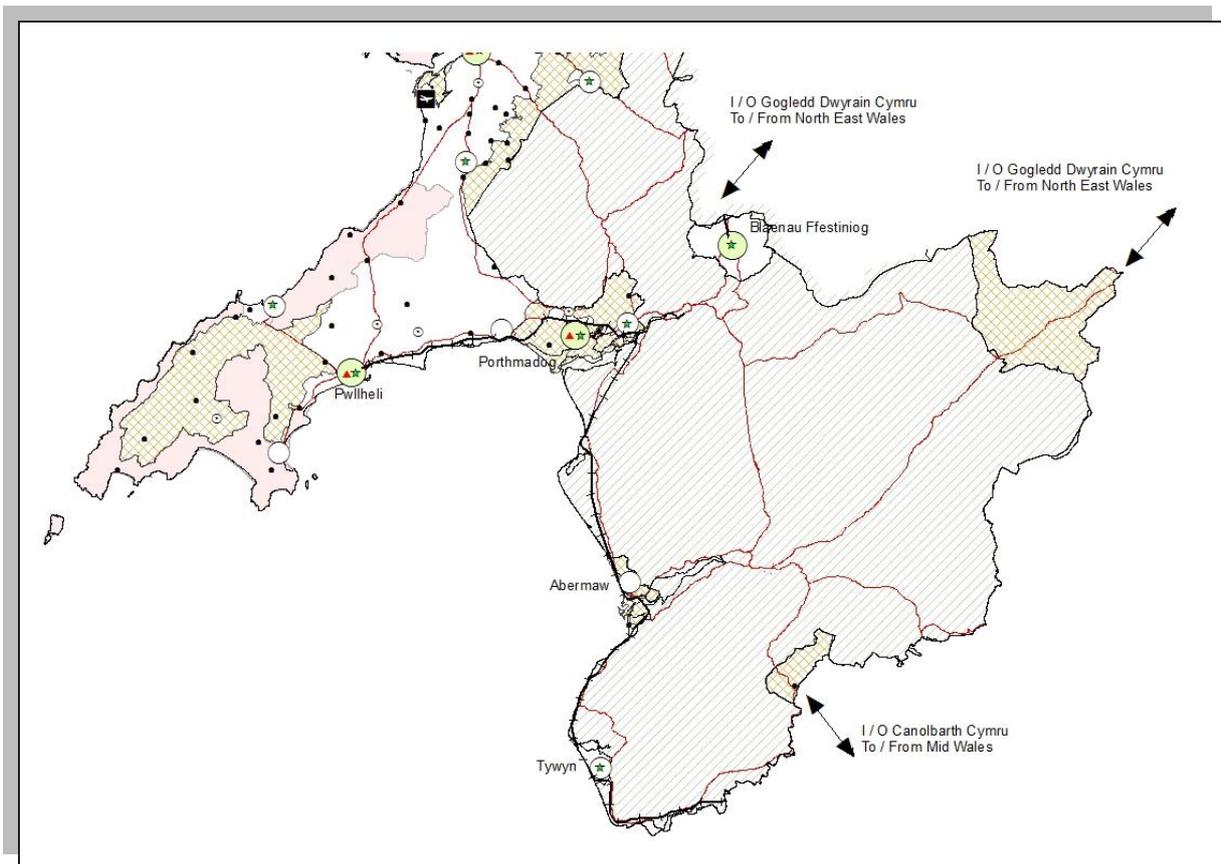
- Canolfan Is Ranbarthol / Sub-regional Centre
- Canolfannau Gwasanaethol Trefol / Urban Service Centres
- Canolfannau Gwasanaethol Lleol / Local Services Centres
- Pentrefi Gwasanaethol / Service Villages
- Pentrefi Eraill / Other Villages
- ▲ Prif Ganolfannau Manwerthu / Main Shopping Centres
- ★ Ganolfannau Gwaith / Employment Centres
- * Safleoedd Parthau Menter / Enterprise Zone Sites
- Prif Ffyrdd / Main Roads
- + Prif Reilffyrdd / Main Railway Lines
- ✈ Maes Awyr / Airport
- 🚢 Porthladd / Port
- ▲ Adeiladu Niwclear Newydd Wylfa Nuclear New Build
- ▨ Ardaloedd Gwarchod y Tirlun Newydd Arfaethedig
Proposed New Landscape Conservation Areas
- ▨ Ardal o Harddwch Naturiol Eithradol (AHNE)
Area of Outstanding Natural Beauty (AONB)
- ▨ Parc Cenedlaethol Eryri / Snowdonia National Park
- ↔ Cysylltiadau / Links



Map 8: Diagrammatic (Part 1)

Nodiant / Notation

- Canolfan Is Ranbarthol / Sub-regional Centre
- Canolfannau Gwasanaethol Trefol / Urban Service Centres
- Canolfannau Gwasanaethol Lleol / Local Services Centres
- Pentrefi Gwasanaethol / Service Villages
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- ⚓ Porthladd / Port
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- ▨ Ardal o Harddwch Naturiol Eithradol (AHNE) Area of Outstanding Natural Beauty (AONB)
- ▨ Parc Cenedlaethol Eryri / Snowdonia National Park
- ↔ Cysylltiadau / Links



Map 9: Diagrammatic (Part 2)

- 5.9 The Plan is informed by a range of assessments including the combined [Sustainability Appraisal and Strategic Environmental Assessment, a Welsh Language Impact Assessment, Habitats Regulation Assessment, and a Level 1 Strategic Flood Risk Assessment](#).

Development boundaries

- 5.10 In order to provide robust guidance to assess and determine planning applications each settlement is defined spatially. The Plan has defined development boundaries around the Sub-Regional Centre, Urban Service Centres, Local Service Centres, and Service/ Local/ Coastal/ Rural Villages. Clusters do not have development boundaries. Here development will be required to relate well to the existing built form, which will be shown on the Proposals Maps by colouring buildings that form their core. Development boundaries and Clusters are drawn in order to:
- i. Prevent unacceptable development in the countryside and provides certainty and clarity as to where the exception policies (on the edge of settlements) can be applied;
 - ii. Avoid the coalescence of settlements or parts of the same settlement, new ribbon development or a fragmented development pattern;
 - iii. Identify areas where development proposals could be approved;
 - iv. Promote the efficient and appropriate use of land
- 5.11 Some development boundaries appear to include ‘white land’ that hasn’t been allocated for any particular use. Other than for housing, the Plan does not indicate any commitments for development where permission has already been granted. ‘White land’ may be previously developed and therefore provide opportunities for redevelopment or it may be protected by other policies included in the Plan and/ or National Planning Policy.

Welsh Language

- 5.12 The Welsh language is part of the social and cultural fabric of Wales. There are, however, significant variations in its use across the Country. The Plan area has the highest proportion of population that speak, read and write Welsh (60% in 2011) compared with the Welsh average (14.6% in 2011). The 2011 Census recorded 65.4% in Gwynedd but between 2001 - 2011 the numbers were reduced by 1.1%. 57.2% of Anglesey’s population can speak Welsh, but there was a reduction of 0.8% between 2001 - 2011. There was also a small reduction in Gwynedd in the number of areas where over 70% of the population could speak Welsh – from 41 to 40 Electoral Ward Areas in 2011. There was a reduction from 10 to 8 wards in Anglesey. Further information about the Plan area’s language profile is included in Topic Paper 10 and the revised Welsh Language Profiles for each County.
- 5.13 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. 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.
- 5.14 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. 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. Strategic objective SO1 re-enforces the sustainability objective.

- 5.15 It is therefore considered necessary for the Plan to contain a specific policy to set out the circumstances where the Councils will need to consider the impact of development on the Welsh language and culture. Additionally the protection and enhancement of the language within the Plan area is promoted through various policies in the Plan. The policies facilitate the type of development that can help 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.

Economic Strategy

- 5.16 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. Specifically, the Plan will facilitate the timely development of the Wylfa Newydd Project in accordance with the National Policy Statements.
- 5.17 Delivery of Wylfa Newydd and other major strategic projects will require significant private sector investment. In order to boost economic activity on Anglesey the Island has been identified as an [Enterprise Zone](#). 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. Ten 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.
- 5.18 The availability of appropriate land for businesses and industry is crucial to support employment creation. National planning policy requires planning authorities to ensure that there is a range and choice of marketable sites and locations for businesses safeguarded or allocated in development plans.
- 5.19 The [Employment Land Review \(2012\)](#) and analysis of later information leads to the requirement to safeguard 642.9 ha of existing employment land in the Plan area and to allocate 55.1 ha of new sites in the Plan area, plus an additional 144.1 ha in reserve on the Island. The Plan will:
- i. safeguard established business and industrial sites in which turnover and vacant plots will accommodate new businesses;
 - 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.

Retail Strategy

- 5.20 There is a clear network of retail centres within the Plan area, which takes the form of a hierarchy. The network comprises the following centres:

Table 4: Retail Hierarchy

Gwynedd	Sub-regional Retail Centre	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

- 5.21 The [Retail Needs Study \(2012\)](#) identifies the potential for additional floorspace in particular locations. Town Centre boundaries have been identified for the larger town centres listed in the network of centres as have principal shopping areas. Proposals in these centres would need to be of a scale and nature compatible with the role and function of that centre.
- 5.22 Long term retail requirements for the Plan area are more difficult to predict due to the future economic uncertainties of the retail market in town centres. The supply of retail floorspace will be monitored and if changes are required they will be dealt with in a future review of the Plan.

Housing Strategy

- 5.23 The Plan's housing requirement (the target) for the Plan area, i.e. 7,184, which takes account of the vacancy rate, (12.2% in the Gwynedd Planning Authority area and 10.5% in the Anglesey Planning Authority area), is based on assessment of all the evidence and is directly related to the Plan area's growth prospects and the Councils' aspirations. It is considered that linking housing requirements to wider economic prospects improves the robustness and deliverability of the Plan's Strategy. It is anticipated that it will contribute to providing an opportunity and scope to live and work in the Plan area. The level of growth reflects the impacts of the recession as well as the transformational economic prospects expected later on during the Plan period. The Plan will facilitate the development required to complement each Council's strategic plans and programmes. This should mean that the area will start to become a more age-balanced area, more independent and less reliant on outside sources of labour, with scope for reducing levels of out commuting and be on its way to becoming a sustainable and more self-contained set of communities.
- 5.24 To ensure that the housing supply has the flexibility necessary for the continued delivery of new housing, even if unpredictable changes to the effective land supply occur during the Plan period, a 10% slippage allowance has been added to the target. Therefore, the overall housing land supply stands at 7,902 for the Plan area during the Plan period (2011 – 2026). This equates to a land supply for 3,817 housing units in Anglesey and 4,084 for the Gwynedd Local Planning Authority area.
- 5.25 In line with the spatial strategy, and having considered the capacity of individual Centres to accommodate additional growth, 53% of the overall housing land requirement identified for the Plan area is directed to Bangor (the Sub-regional Centre) and the Urban Service Centres combined and 22% to the Local Service Centres. These are the largest settlements where there are

concentrations of facilities, employment opportunities and transport options. The remainder (25%) is expected to be delivered in Villages, Clusters and the countryside.

- 5.26 Based on the information available, including the [2015 Gwynedd Joint Housing Land Availability Study](#) and the [2015 Anglesey Housing Land Monitoring Statement](#), approximately half of the overall housing requirement could be met from housing built since 2011, sites that already benefit from planning consent given under the previous development plans or previous Interim Planning Policies. Appendix 5 provides more details about this.
- 5.27 The quantity and the quality of homes can help to meet the varying needs and aspirations of different households in the Plan area and support investment in the economy. The Councils consider that this approach ensures alignment between employment and housing resulting in a more sustainable pattern of development, which in turn improves the robustness of the Plan.

6.1 SAFE, HEALTHY, DISTINCTIVE AND VIBRANT COMMUNITIES

WELSH LANGUAGE AND CULTURE

6.1.1 Context

- National planning policy advises that local planning authorities should consider whether they have communities where the use of the Welsh language is part of the social fabric, and where this is so, it is considered appropriate that this be taken into account in the formulation of land use policies.
- Promoting the Welsh language and culture is one of the principles that is central to the Single Integrated Plan.

Introduction

- 6.1.2. The Welsh language plays an important role in the social, cultural and economic life of the Plan area's residents and visitors. In 2001, 60% and 69% of Anglesey and Gwynedd's (County) population, respectively, were Welsh speakers. The use of the language varies in communities. The first tranche of information released from the 2011 Census about the Welsh language reveals lower levels of Welsh speakers in both Counties: 57% and 65% in Anglesey and Gwynedd, respectively.
- 6.1.3. Where development is proposed, consideration must be given to the enhancement and protection of the language and culture. Key to this is sustaining existing communities. The Plan, along with national planning policy and guidance, offers a number of policy approaches that although not directly referring to the Welsh language, along with other partner initiatives, will have a positive impact. The strategy recognises that a large proportion of the existing population live in rural settlements and therefore supports rural as well as urban communities.
- 6.1.4. 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 Policies that will facilitate this objective, encouraging economic opportunities close to where people live which will have a positive effect on the vibrancy of the community and the Welsh language. Additionally, it is expected that any retail, industrial or commercial development demonstrates an understanding of the linguistic composition of the area where the planning application relates and recognition of the status of Welsh as an 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. Supplementary Planning Guidance will reinforce policies by providing guidance on the type of information or assessment that will be required at planning application stage to inform an assessment of the impact, any potential damage, and the potential need for mitigation and/or measures to promote positive effects.
- 6.1.5. Strategic Policy PS 1 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.

STRATEGIC POLICY PS 1: WELSH LANGUAGE AND CULTURE

The Councils will promote and support the use of the Welsh language in the Plan area. This will be achieved by:

1. 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:
 - a. Retail, industrial or commercial development employing more than 50 employees and/or with an area of 1,000 sq. m. or more; or
 - b. Residential development which will individually or cumulatively provide more than the indicative housing provision set out for the settlement in Policies TAI 1 – TAI 6; or
 - c. Residential development of 5 or more housing units on allocated or windfall sites within development boundaries that doesn't address evidence of need and demand for housing recorded in a Housing Market Assessments and other relevant local sources of evidence.
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 an unexpected windfall site for a large scale housing development or large scale employment development that would lead to a significant workforce flow;
3. Refusing proposals which would cause significant harm to the character and language balance of a community that cannot be avoided or suitably mitigated by appropriate planning mechanisms;
4. Requiring a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application by public bodies and by commercial and business companies;
5. Expect that Welsh names are used for new developments, house and street names.

Explanation:

6.1.6 It is intended that all of the measures outlined in the paragraphs that precede this Policy will support communities and the Welsh language. The Plan's key objectives demonstrate a commitment to the promotion of balanced, sustainable and distinctive communities. This means that the Plan includes policy tools to allow local communities to change and grow sustainably and to address the needs of all members of society. There are a number of strategic and detailed policies that will provide an explanation about how development proposals will be managed. On the whole the Sustainability Assessment (that was informed by the Language Impact Assessment) takes a positive view of the Plan's policies and proposals on the basis that the development takes place on an appropriate scale and in appropriate places, and includes measures to promote the positive impacts and measures to mitigate negative impacts.

6.1.7 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. Policy PS 1 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 1 – TAI 6); that housing development will provide an appropriate choice of market housing and affordable housing (Policy TAI 8). If there is uncertainty, pre-application planning 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. 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, for example, 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 and the advice that is available to the private sector by the Welsh Government/Business Wales regarding bilingualism.

INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS

6.1.8 Context

- New development often requires significant infrastructure to sustain it
- National policy requires a local approach to developer contributions
- It is important to provide a clear indication of requirements to provide greater developer certainty
- Local planning authorities will need to balance the need for some infrastructure against site viability.

Introduction

- 6.1.9 A planning obligation (Section 106 Agreement) is a binding agreement entered into between a Local Planning Authority and a developer/landowner or the offer of a specific undertaking by a landowner. Such an obligation may require the developer/ landowner to carry out certain works, or to provide, or contribute to the provision of measures to mitigate the negative impacts of their development.
- 6.1.10 A new planning charge came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. The Community Infrastructure Levy (CIL) 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. It was therefore designed to supersede the present section 106 system. Introduction of a CIL regime however is not compulsory - it is a voluntary mechanism and requires evidence to show that the market is viable to allow for it.
- 6.1.11 However the CIL Regulations does 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.

- 6.1.12 The Plan intends to allow contributions through Section 106 Agreements where 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 (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.

STRATEGIC POLICY PS 2: INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS

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. Subject to meeting the statutory tests, maintenance payments may be required pursuant to section 106 agreements 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, enabling and necessary 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.

POLICY ISA 1: INFRASTRUCTURE PROVISION

Proposals will only be granted where adequate infrastructure capacity exists or where it is delivered in a timely manner. Where proposals generate a directly related need for new or improved infrastructure and this is not provided by a service or infrastructure company, this must be funded by the proposal. A financial contribution may be sought to secure improvements in infrastructure, facilities, services and related works, where they are necessary to make proposals acceptable. Where appropriate, contributions may be sought for a range of purposes, including:

1. Affordable housing
2. Sports and leisure facilities
3. Education facilities
4. Employment and training facilities
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. Welsh language measures
13. Broadband infrastructure
14. Public Realm

15. Flood risk management measures
16. Service and utilities infrastructure, including water supply, drainage, sewers, gas and electricity
17. Archaeological and historic assets

Proposals for utility services to improve infrastructure provision will be granted subject to detailed planning considerations.

Explanation:

- 6.1.13 New development will often require new or rely on existing infrastructure, services and facilities to make proposals acceptable in land use planning terms. 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 benefits, related to proposed development and necessary for the grant of planning permission, can be sought from developers providing they meet the tests in the Community Infrastructure Levy Regulations 2010 as set out in paragraph 6.1.12. 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 will be secured either through Section 106 obligations under the Town and Country Planning Act 1990, as planning permission conditions or, in the event a CIL charging regime is introduced by the Councils, through CIL receipts under the Community Infrastructure Levy Regulations 2010.
- 6.1.14 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.
- 6.1.15 Statutory Benefits are a means by which financial and non- financial contributions can be secured to enhance the quality of a development, provide infrastructure, and mitigate any negative impacts that may arise as a consequence of development. The type and value of Statutory Benefits sought in connection with a development will be considered on a case by case basis. Particularly the Councils will look to use Statutory Benefits to secure appropriate contributions from developers where infrastructure provision is not available or is inadequate.
- 6.1.16 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. Supplementary Planning Guidance will be published to provide further advice on the matter.
- 6.1.17 In relation to infrastructure provided by the utility companies, engagement has taken place throughout the Plan preparation process to confirm the appropriateness of land allocations and to ascertain their compatibility with existing and, where known, future public investment strategies. Applicants should consult with infrastructure providers, e.g. Dŵr Cymru/Welsh Water, Education Authorities, Betsi Cadwaladr University Health Board, and undertake an assessment to determine whether there is capacity and infrastructure for their proposal prior to application.
- 6.1.18 Proposals to provide infrastructure or public services, including water supply, drainage, sewers, gas, electricity and other relevant services will be granted (supported) provided they do not cause significant harm to the local environment, public amenities or public safety.

POLICY ISA 2: COMMUNITY FACILITIES

The Plan will help sustain and enhance community facilities by:

1. Granting the development of new community facilities, provided that:
 - i. they are located within or adjoining development boundaries or they are located outside development boundaries but within clusters where the proposal will provide an essential facility to support the local community;
 - ii. in the case of new buildings, that the local community's needs cannot be satisfied through the dual use of existing facilities or the conversion of existing buildings;
 - iii. where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use;
 - iv. the proposal is of an appropriate scale and type compared to the size, character and function of the settlement;
 - v. the proposal is easily accessible by foot, cycle and public transport.

The provision of new or enhanced multiuse community facilities, including the co-location of healthcare, school, library and leisure facilities in accessible locations will be encouraged.

2. Resisting the loss or change of use of an existing community facility unless:
 - i. a suitable replacement facility can be provided by the developer either on or off site, and within easy and convenient access by means other than the car, or
 - ii. it can be demonstrated that the facility is inappropriate or surplus to requirements, or
 - iii. in the case of a commercially operated facility:
 - there is evidence that the current use has ceased to be financially viable, and
 - that it could not reasonably be expected to become financially viable and
 - no other suitable community use can be established, and
 - there is evidence of genuine attempts to market the facility, which have been unsuccessful.

Explanation:

6.1.19 Policy ISA 2 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.

6.1.20 Where a new facility is proposed outside a settlement, it must be demonstrated that the proposed location is the best available and is accessible to the local community. Extensions to existing community facilities which are not within or well-related to a settlement will be granted where it can be demonstrated that the facility is well located to meet the needs of the community it is to serve.

- 6.1.21 The loss of community facilities which provide valuable public services could have a detrimental effect on community identity and sustainability. Safeguarding such facilities will help realise the full potential for community use of existing buildings and encourage re-use of appropriate buildings when they become available. Any replacement facilities must be located to meet the needs of the same local community, and provide the same type of provision as the facility being replaced. In the case of proposals which would result in the change of use or loss of facility a report will need to be submitted with any planning application explaining why the loss or change of use is justifiable, in terms of criteria 2i - iii above.

POLICY ISA 3: FURTHER AND HIGHER EDUCATION DEVELOPMENT

Proposals for new facilities or extensions to existing buildings for academic and support purposes or for ancillary social, cultural or leisure activities at a further or higher education site will be granted subject to considerations of scale, location, design, amenity and transportation being acceptable. Priority should be given to re-using existing sites or buildings.

The sequential test should be adopted when determining the location of proposals for further and higher education with priority given to sites which are located:

- 1. Firstly, on existing further or higher education sites; or**
- 2. Secondly, on sites which have a close association with an existing campus.**

Education and training facilities or similar establishments that improve the training and skill base and encourage knowledge based businesses or specialist businesses that are not connected with an existing higher education establishment will be located:

- 3. Within or adjoining development boundaries, or**
- 4. On safeguarded or allocated employment sites, or**
- 5. In exceptional circumstances, the site is closely related to an existing or consented business site that is well-linked and enables staff and students to reach the site without using private cars.**

Explanation:

- 6.1.22 The University of Wales, Bangor, Coleg Llandrillo Menai and Coleg Meirion – Dwyfor have numerous and extensive educational facilities within the Plan area. They make a valuable contribution to the local economy by providing employment to local people, improving skills locally and through expenditure by students. The Council is committed to improving the standards and availability of further and higher education facilities in the Plan area. New developments and enhancements to existing facilities are considered necessary to support proposed growth.
- 6.1.23 Proposals to re-use previously developed land or buildings on existing further / higher education sites will be favoured over proposals for development on greenfield sites. Whilst the principle of adapting buildings for re-use is supported, not all buildings will be suitable for this. It is expected that the building in question will be suitable for its new use in terms of its form and location.

POLICY ISA 4: SAFEGUARDING EXISTING OPEN SPACE

Proposals that will lead to the loss of existing open space including any associated facilities which has significant recreational, amenity or wildlife value will be refused unless they conform to the following criteria:

1. There is an overall surplus of provision in the community;
2. The long term requirement for the facility has ceased;
3. Alternative provision of the same standard can be offered in an area equally accessible to the local community in question;
4. The redevelopment of only a small part of the site would allow the retention and enhancement of the facility as a recreational resource.

Explanation:

- 6.1.24 The term 'open space' referred to in Policy ISA 4 includes the following types as described in TAN16: amenity green space, allotments, public parks and gardens, outdoors sports facilities and play provision for children and young people.
- 6.1.25 These open spaces play an important part in satisfying the recreational needs of local communities and are an invaluable amenity resource. Therefore, existing open space should not be lost unless it can be clearly demonstrated that there is an over-provision of open space necessary for the community's requirements.
- 6.1.26 If there is an under provision of open space in the community, the developer will need to provide an acceptable alternative site within the vicinity of the development, or within the same settlement or electoral ward area. Any alternative site should be equivalent to, or better than the existing site, and be easily accessible to the local community by sustainable transport modes.

POLICY ISA 5: PROVISION OF OPEN SPACES IN NEW HOUSING DEVELOPMENTS

New housing proposals for 10 or more dwellings, in areas where existing open space cannot meet the needs of the proposed housing development, will be expected to provide suitable provision of open spaces in accordance with the Fields in Trust benchmark standards of 2.4 hectares per 1000 population.

In exceptional circumstances, where it is not possible to provide outdoor playing spaces as an integral part of a new housing development, the developer will be required to:

1. Provide suitable off site provision which is close to and accessible to the development in terms of walking and cycling, or, where this is not feasible/practical
2. Contribute financially towards new facilities including equipment, improving existing facilities on readily accessible sites or improving accessibility to existing open spaces.

Developer contributions will be subject to a legal agreement in line with Policy ISA 1.

Explanation:

- 6.1.27 This policy aims to ensure that well designed and suitably equipped play areas are normally provided in significant housing developments in future.
- 6.1.28 This policy will only be relaxed where it can be demonstrated that there is adequate suitable open space provision and outdoor playing spaces in accordance Fields in Trust (FIT) benchmark standards within close proximity to the development site. The need to provide an element of affordable housing as part of a proposal will not be sufficient reason for the relaxation of this policy.
- 6.1.29 In order to inform the open space requirements on future proposals, the Fields in Trust (FIT) benchmark standard of a minimum 2.4 hectares per 1000 population should be used. This consists of 1.6ha of outdoor sports facilities (of which 1.2ha are formal playing pitches) and 0.8ha of children's playing space (of which 0.25ha are equipped play spaces). Supplementary Planning Guidance will be published to provide further advice on the matter.

INFORMATION AND COMMUNICATIONS TECHNOLOGY

6.1.30 Context

- The Government aims to secure the environmental and telecommunications infrastructure necessary to achieve sustainable development objectives, while minimising adverse impacts on the environment, health and communities.
- The Government aims to facilitate the development of an advanced broadband telecommunications infrastructure throughout Wales and to promote an integrated approach to the provision and renewal of telecommunications infrastructure;
- Gwynedd Council through the Digital Gwynedd project aims to establish Gwynedd as a totally digital area

STRATEGIC POLICY PS 3: INFORMATION AND COMMUNICATIONS TECHNOLOGY

The Councils will grant permission for infrastructure proposals 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.

To lessen the visual impact of new overhead lines associated with such developments, especially in sensitive locations, they should be placed underground unless this impacts on other interests.

- 6.1.31 Chapter 12 of Planning Policy Wales sets out clear statements of national development management policy relating to telecommunications systems. They should be referred to in formulating proposals and will be applied locally within the Plan area. These are therefore not repeated in the Plan as separate policies. In the interest of clarity the relevant national development management policies relating to telecommunication systems are:

Table 5: National development management policies for telecommunications

National Development Management Policies	
The following paragraphs contain statements of national development management policy which should not need to be repeated as local policy in local development plans:	
Paragraph in Planning Policy Wales	Policy Issue
12.13.2, 12.13.3	Telecoms mast and site sharing, re-use of existing sites
	Siting of telecoms equipment

SUSTAINABLE TRANSPORT, DEVELOPMENT AND ACCESSIBILITY

6.1.32 Context

- The Government supports a transport hierarchy in relation to new proposals that establishes priorities in such a way that, wherever possible, they are accessible in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles.
- Development plan strategies and policies need to be consistent and integrated with the strategies and policies contained in Joint Local Transport Plans, Road Traffic Reduction Reports, and Air Quality Management Plans and information in Strategic Noise Maps.
- The Plan area is covered by two Joint Local Transport Plans (TRACC and TAITH), which provide the relevant framework for the Plan area.
- Active Travel Act - This Act became law on 4th November, 2013. It aims to enable more people to walk and cycle and travel by more active methods.

Introduction

6.1.33 Transport has an important role to play in the lives of residents and visitors to the Plan area. The movement of people and goods depend on good sustainable transport links of all types. Sustainable transport will support other policy areas such as tourism, the economy, climate change, infrastructure development as well as impacting on settlement strategies.

STRATEGIC POLICY PS 4: SUSTAINABLE TRANSPORT, DEVELOPMENT AND ACCESSIBILITY

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.

The Council will endeavour to improve accessibility and seek to change travel behaviour. This will be achieved by working with our partners to:

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 and other rail-related improvements;
3. Where possible safeguard, improve, enhance and promote and public rights of way (including footpaths, bridleways and byways) and cycleway networks to improve safety, accessibility (including disabled people) by these modes of travel and to increase health, leisure, well-being and tourism benefits for both local residents and visitors;
4. Support schemes that will improve park and ride / share facilities for areas of employment, new development and freight transfer facilities;
5. Allocating or safeguarding land where appropriate to facilitate the key strategic transport schemes.

The Councils will also require appropriate transport infrastructure elements to be delivered as part of major infrastructure development schemes either in kind or through section 106 obligations.

POLICY TRA 1: TRANSPORT NETWORK DEVELOPMENTS

1. Improvements to Existing Infrastructure

Improvements to the existing transport network will be granted provided they conform to the following criteria:

- 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
- 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 PS 15 not undermine retail provision in the Sub-Regional Centre, Urban and Local Service Centres or Villages.

2. Transfer Between Transport Modes

In order to facilitate the transfer between transport modes and help to minimise travel demand and reduce car dependency, provided they conform to relevant policies in the Plan the following proposals will be granted:

- i. Improvements to existing rail and bus interchanges, including measures to facilitate access by active travel modes and disabled people with particular access needs;
- ii. Strategically located permanent park and ride facilities within or adjacent to Centres or in other locations close to the main highway network when it can be demonstrated that no alternative sites closer to the Centres are suitable, where customers are supported by frequent bus services between the facility and the destination;
- iii. Strategically located facilities within or adjacent to Centres for overnight lorry parking and freight transfer;

- iv. High quality driver and passenger facilities including but not limited to, seating, information, toilet facilities;
- v. Facilities for park and share in appropriate locations within or adjacent settlements on the strategic highway network;
- vi. Facilities within settlements for coach parking, taxis and passenger drop off;
- vii. Facilities for interchange with water-based transport.

3. Transport Assessments

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. Where the Transport Assessment reveals the need for a Transport Implementation Strategy this will need to be secured through a planning obligation.

4. Transport Schemes

Improvements to the strategic transportation network in the Plan area shown on the Proposals Maps will be secured through safeguarding and provision of land. Schemes include:

- i. A487 Caernarfon to Bontnewydd
- ii. Llangefni Link-Road
- 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 the Wylfa newydd Project on the A5025.

Explanation:

- 6.1.34 This policy provides a criteria-based approach to evaluation of new transport schemes (accessibility, connectivity, cycle ways, park and ride schemes, ports, rail network, roads, roadside service areas, walking routes). It is important that all development mitigates its transport impact. Larger schemes may be required to prepare Transport Assessments to illustrate how the amount of trips generated will be accommodated and how accessibility to and from the site by all modes of transport will be achieved. For non-residential proposals which are likely to have significant transport implications, the submission of Travel Plans are required. The purpose of which is to promote more sustainable forms of transport in relation to the activities of a particular development e.g. encouraging reductions in car usage and increased use of public transport, cycling and walking.
- 6.1.35 Planning Policy Wales states that Transport Assessments (TA) are an important mechanism for setting out the scale of anticipated impacts a proposed development, or redevelopment, is likely to have. They assist in helping to anticipate the impacts of development so that they can be understood and catered for. The Welsh Government expects that all applications for developments (including changes of use) falling into the following categories will be accompanied by a TA:

Table 6: Scale of development requiring transport assessment

Use Threshold	
Food retail	>1,000m ² gross floor area
Non-food retail	>1,000m ² gross floor area
Cinemas and conference facilities	>1,000m ² gross floor area
Leisure facilities	>1,000m ² gross floor area
Business	>2,500m ² gross floor area
Industry	>5,000m ² gross floor area
Distribution and warehousing	>10,000m ² gross floor area
Hospitals	>2,500m ² gross floor area
Higher and further education	>2,500m ² gross floor area
Schools	All new schools
Stadia	>1,500 seats
Housing	>100 dwellings
Hotels	>1,000m ² gross floor area

- 6.1.36 Planning Policy Wales also states that local planning authorities should consider requiring TAs in locally sensitive areas for proposals that fall outside of the thresholds indicated above. TAs can be required for any proposed development if the local planning authority considers that there is a justification or specific need. Wherever possible both the TA and the Design and Access Statement (where required) should use common evidence and the content of the TA should aim to complement, not duplicate, the Statement. It is expected that TAs will also provide the basis for negotiation on scheme details, including the level of parking, and measures to improve public transport access, walking and cycling. They also provide an important basis for the preparation of Travel Plans.

A487 Caernarfon to Bontnewydd

- 6.1.37 The A487 Caernarfon to Bontnewydd bypass will run from the Goat roundabout (A499/A487 junction) to the Plas Menai roundabout. The length of the highway will be 9.8 km and form a western bypass to Llanwnda, Dinas and Bontnewydd before crossing the existing A487 to pass south of Caernarfon Quarry before crossing the River Seiont, passing south of the Cibyn Industrial Estate to a junction with the A4086. After crossing the B4386 the route will drop to the Plas Menai roundabout.
- 6.1.38 The bypass will have two lanes in one direction, which will provide overtaking opportunities, and a single lane in the opposite direction, which prohibits overtaking.

Llangefni Link Road

- 6.1.39 A new link road would link the existing Lon Bryn Cefni to the Grŵp Llandrillo-Menai site, creating a gateway roundabout to Llangefni on the A5114.
- 6.1.40 Significant benefits from the new link road include improved access to the Enterprise Zone site and further support of the growth and expansive of the Grŵp Llandrillo-Menai campus. The scheme would also improve links with the A55 dual carriageway and overcome traffic constraints in the wider area of Llangefni.

New Menai Strait Crossing

- 6.1.41 The Britannia Bridge is the only single carriageway section of the Trans European Road Network Route E22, which presents significant problems to both regular commuter and holiday traffic.
- 6.1.42 The Welsh Government conducted a public consultation on several options for a new crossing over the Menai Strait between November 2007 and February 2008. The results of the consultation showed that the favoured option was a new multi-span bridge (39%) with a single-span cable bridge being the second favourite (31%).
- 6.1.43 A single-span bridge would be more expensive but would not involve work in the Menai Strait, which is a Special Area of Conservation.
- 6.1.44 The North Wales Joint Local Transport Plan identifies improvements to the Menai crossing as one of its key strategic high level transport interventions for action now or for inclusion in the next National Transport Plan.

A5025 Valley 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 the Wylfa Newydd Project on the A5025

- 6.1.45 The A5025 from Valley to Wylfa Newydd will experience a significant increase in traffic, including an increase in the number of large vehicles using the road. This route has a number of pinch points, and environmental and safety issues. Additionally, the A5/Valley junction requires consideration.
- 6.1.46 The four main locations on the route which require significant improvements, and shown on the Proposals Maps, are:
- A5/A5205 (Valley);
 - A5025 (Llanfachraeth);
 - A5025 (Llanfaethlu);
 - A5025 (Cefn Coch).
- 6.1.47 Improvements along the route from Amlwch to Wylfa Newydd may also need to be considered.
- 6.1.48 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. Policies PS 11 and PS 12 will apply to the proposed park and ride and park and share facilities and logistics centres, respectively. 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.

POLICY TRA 2: PARKING STANDARDS

Parking provision for all modes of transport should be in accordance with the Councils' Parking Standards.

In exceptional circumstances, proposals may be granted if it can be demonstrated that parking requirement can be satisfactorily met off-site, either by direct provision or, exceptionally, through payment of commuted sums.

The provision of appropriate coach parking facilities to encourage bus and coach visitation the plan area's Service Centres is encouraged.

Explanation:

- 6.1.49 In line with Planning Policy Wales and Technical Advice Note (TAN) 18 Transport, the demand for parking spaces for cars should be managed and the parking provision for other modes of transport, such as cycling, should be encouraged. The Councils' Parking Standards Supplementary Planning Guidance, are informed by Planning Policy Wales, TAN 18 and the County Surveyors Society Parking Standards (2014). All in all, the maximum parking standards seek to attain a balance between parking needs for different modes of transport, capacity of the road system, accessibility of public transport, and avoidance of congestion, displacement, danger and visual intrusion. Where opportunities arise, for example, shared parking for commercial and industrial uses will be encouraged, in order to reduce the provision.
- 6.1.50 There may be instances where adequate parking cannot be incorporated within a development site, but could be provided an equally accessible location nearby. In such instances, consideration will also be given to permitting development where a commuted sum is paid to enable upgrading of existing off-site parking provision, improvements to public transport provision, and additional bus shelters on along existing public transport routes.
- 6.1.51 In regards to coach parking facilities, the importance of coach visitors is increasing and the provision of suitable parking is important to attract tourists and shoppers to visit centres that are popular with visitors and Service Centres within the Plan area. Such provision will enable the effective management of coach borne visitors and bring substantial benefits to the local economy.

POLICY TRA 3: SAFEGUARDING DISUSED RAILWAY LINES

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. Where appropriate and viable, the possible re-opening of disused railway infrastructure for railway use or alternative transport purposes will be promoted and encouraged.

Explanation:

- 6.1.52 National planning policy requires former transport routes to be safeguarded in recognition of their potential for other future public transport uses.

- 6.1.53 Disused railway lines may be protected from inappropriate development that could prejudice their future use as part of a sustainable, integrated transportation network.
- 6.1.54 In any proposed development, liaison with neighbouring landowners and local communities will be undertaken.

POLICY TRA 4: MANAGING TRANSPORT IMPACTS

Where appropriate, proposals should be planned and designed in a manner that promotes the most sustainable modes of transport having regard to a hierarchy of users:

- 1. Pedestrians, including people with prams and/or young children;**
- 2. Disabled people with mobility impairments and particular access needs;**
- 3. Cyclists;**
- 4. Powered two-wheelers;**
- 5. Public transport;**
- 6. Vehicular access and traffic management within the site and its vicinity;**
- 7. Car parking and servicing;**
- 8. Coach parking; and**
- 9. Horse-riders.**

Proposals that would cause unacceptable harm to the safe and efficient operation of the highway, public transport and other movement networks including pedestrian and cycle routes, public rights of way and bridle routes, will be refused. The degree of unacceptable harm will be determined by the local authority on a case by case basis.

Explanation:

- 6.1.55 The purpose of this policy is to ensure that all new proposals for which planning permission is required:
- i. Properly address the demand for travel and its impacts;
 - ii. Contribute to reducing reliance on the private car, in line with national planning policies and the strategic transport objectives and policies of the plan;
 - iii. Make satisfactory provision for access, parking and circulation, particularly by pedestrians, cyclists, public transport users and disabled people with mobility impairments and particular access needs; and
 - iv. Avoid unacceptable harm to safe and efficient use and operation of the road, public transport and other movement networks and routes.
- 6.1.56 Measures appropriate to a particular proposal will depend on its scale, location and uses. They may include providing for and/or improving, as appropriate:
- i. The needs of disabled people with mobility impairments and particular access needs;
 - ii. The needs of people with prams and/or young children;
 - iii. Safe and convenient pedestrian access to and movement with the development, including pedestrian priority measures, lighting, security, and weather protection;

- iv. Walking links to existing pedestrian routes and networks, Service Centres and Villages, open space and other community facilities; (e.g. safe routes to school) – for access and recreational purposes – and designed for use by everyone;
- v. The strategic recreational routes;
- vi. Cycling links to existing cycle routes and networks, District and Local Centres, and community facilities designed for use by everyone;
- vii. Secure cycle parking and changing facilities;
- viii. Management of conflict between modes of access, including vehicles, pedestrians and cyclists;
- ix. Public transport, including bus stops, bus lanes and interchange facilities;
- x. Safe vehicular access to the site that does not unreasonably restrict the flow of traffic on the adjoining highway network;
- xi. Traffic and speed management measures; and
- xii. Car and coach parking and servicing facilities in accordance with the Councils' adopted standards.

6.1.57 In assessing the transport and access aspects of proposals the Council will be more likely to give favourable consideration to proposals, which through their design and layout, give priority to movements by sustainable travel modes and reflect the user hierarchy in the Department for Transport's 'Manual for Streets'.

6.2 SUSTAINABLE LIVING

SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

6.2.1 Context

- The Welsh Government is committed to promoting sustainable development in Wales, and the planning system has a substantial part to play;
- Legislation requires that local development plans contribute to the work of achieving sustainable development;
- The purpose of the Single Integrated Plan is to promote economic, social and environmental wellbeing in Gwynedd and Anglesey;
- Sustainable communities need to be supported by ensuring the availability of varied employment opportunities and a sufficient number of a variety of homes that meet the needs of the local population throughout their lifetime, with sufficient choice of leisure and entertainment opportunities, and where there is only a low level of crime and people feel safe;
- The need to travel and to travel in vehicles using non-sustainable fuel should be reduced.
- Tackling climate change is one of the Government's key objectives and Planning Policy Wales expects Local Planning Authorities to ensure an appropriate location and pattern to development, promote reduction of car use, protect and improve biodiversity and ensure that all new development is resilient to the effects of climate change in order to alleviate and adapt to the effects of climate change;
- Gwynedd Council and the Isle of Anglesey County Council, through their Strategic Plans, are committed to working in ways that counteract climate change;
- Climate change considerations should be incorporated into the development of the area's spatial policies;
- The Plan should ensure that the natural and built environment is resilient to climate change and able to adapt to it;
- It is important to ensure that the location, scale and type of development allowed follows sustainable development principles and achieves environmental, economic and social gains for current and future generations of the Plan area

STRATEGIC POLICY PS 5: SUSTAINABLE DEVELOPMENT

Development will be supported where it is demonstrated that they are consistent with the principles of sustainable development. All proposals should:

- 1. Alleviate the causes of climate change and adapting to those impacts that are unavoidable in accordance with Strategic Policy PS 6;**
- 2. 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 PS 17, PS 13 and PS 14;

3. 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;
4. Protect, support and promote the use of the Welsh language in accordance with Strategic Policy PS 1;
5. 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 PS 20;
6. 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 PS 19;
7. 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;
8. 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.

Proposals should also where appropriate:

9. Meet the needs of the local population throughout their lifetime in terms of their quality, types of tenure and affordability of housing units in accordance with Strategic Policy PS 16;
10. Promote a varied and responsive local economy that encourages investment and that will support Centres, Villages and rural areas in accordance with Strategic Policy PS 13;
11. Support the local economy and businesses by providing opportunities for lifelong learning and skills development in accordance with Strategic Policy PS 13;
12. Reduce the need to travel by private transport 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 PS 4;
13. 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 PCYFF 3.

STRATEGIC POLICY PS 6: ALLEVIATING AND ADAPTING TO THE EFFECTS OF CLIMATE CHANGE

In order to alleviate the effects of climate change, proposals will only be permitted where it is demonstrated that they have fully taken account of and responded to the following:

1. The energy hierarchy:
 - i. Reducing energy demand;
 - ii. Energy efficiency;

- iii. Using low or zero carbon energy technologies wherever practical, viable and consistent with the need to engage and involve communities; protect visual amenities, the natural, built and historic environment and the landscape.
2. Reducing greenhouse gas emissions, help to reduce waste and encourage travel other than by car.

In order to adapt to the effects of climate change, proposals will only be permitted where it is demonstrated with appropriate evidence that they have fully taken account of and responded to the following:

3. Implementing sustainable water management measures in line with the objectives in the Western Wales River Basin Management Plan;
4. Locating 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 the lifetime of residential and non-residential development, respectively, unless it can be clearly demonstrated that there is no risk or that the risk can be managed;
5. 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 (in line with Policy PCYFF 3);
6. Safeguarding the best and most versatile agricultural land, promoting allotments, support opportunities for local food production and farming in order to reduce the area's contribution to food miles;
7. Ensuring 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;
8. 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 (in line with Policy PCYFF 6).

POLICY PCYFF 1: DEVELOPMENT BOUNDARIES

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.

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.

Explanation:

- 6.2.2 Development boundaries were identified for all types of settlements in the Plan apart from Clusters. A number of policies in the Plan direct new development to sites or buildings within development boundaries. The development boundaries:

- i. prohibit inappropriate development from being located in the countryside;
 - ii. provide definite guidance and clarity in relation to where exceptions can be applied, e.g. rural exception policy directly on the edge of the development boundary;
 - iii. avoid the coalescence of settlements and a fragmented development pattern;
 - iv. identify areas where developments could be approved; and
 - v. promote the efficient and appropriate use of land and buildings.
- 6.2.3 The remainder of the Plan area which is outside the Development Boundaries includes Clusters, fragmented developments and open countryside. Developments in the remainder of the Plan area are subject to more control and are mainly restricted to developments which require a location in the countryside or that meet a local rural need, support rural diversification or sustainability of the countryside.
- 6.2.4 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 or national planning policies will ensure that the development will not threaten or harm the attributes of the countryside within the Plan area.

POLICY PCYFF 2: DEVELOPMENT CRITERIA

A proposal should demonstrate its compliance with:

- 1. Relevant policies in the Plan;**
- 2. National planning policy and guidance.**

Proposals should:

- 3. 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);**
- 4. Provide appropriate amenity space to serve existing and future occupants;**
- 5. Include provision for storing, recycling and waste management during the construction period and occupancy period;**
- 6. Include, where applicable, provision for the appropriate management and eradication of invasive species;**

Additionally, planning permission will be refused where the proposed development would have an unacceptable adverse impact on:

- 7. 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;**
- 8. Land allocated for other development/ uses.**

Explanation:

- 6.2.5 Policy PCYFF 2 sets out the priority criteria, not covered elsewhere in the Plan which new development will need to meet, in principle, in achieving sustainable and appropriately located development.
- 6.2.6 The Welsh Government's national land use planning policies are set out in Planning Policy Wales and Minerals Planning Policy Wales supplemented by Technical Advice Notes, Circulars and Practice Guidance Notes. Authorities in Wales must have regard to national policy, including the Wales Spatial Plan, in the preparation of LDPs.
- 6.2.7 A thorough scoping exercise has been undertaken of all national guidance as set out in Topic Paper 2: Policy context.
- 6.2.8 Policy PCYFF 2 subjects all planning applications to up-to-date national planning policy and guidance and will avoid unnecessary repetition throughout the Plan, as required by Welsh Government.

POLICY PCYFF 3: DESIGN AND PLACE SHAPING

All proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged.

Proposal, including extensions and alterations to existing buildings and structures will only be permitted provided they conform to all of the following criteria, where relevant:

- 1. It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;**
- 2. It respects the context of the site and its place within the local landscape, including its impact on important principal gateways into Gwynedd or into Anglesey, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges;**
- 3. It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate, in line with Policy PCYFF 4;**
- 4. It achieves and creates attractive, safe places and public spaces, taking account of 'Secured by Design' principles (including where appropriate natural surveillance, visibility, well lit environments and areas of public movement);**
- 5. It plays a full role in achieving and enhancing a safe and integrated transport and communications network promoting the interests of pedestrians, cyclists and public transport and ensures linkages with the existing surrounding community;**
- 6. Its drainage systems are designed to limit surface water run-off and flood risk and prevent pollution;**
- 7. The layout and design of the development achieves inclusive design by ensuring barrier free environments, allowing access by all and making full provision for people with disabilities;**

8. **Where practical, include infrastructure for modern telecommunications and information;**
9. **Encourage active frontages at ground level where development is non-residential;**
10. **It helps create healthy and active environments, and considers the health and well-being of future users.**

Explanation:

- 6.2.9 Policies addressing the design of new development will play an important role in maintaining the Plan area's high quality environment. Development needs to be carefully planned to ensure that valuable features and characteristics are protected and enhanced. Good design helps to provide a sense of place, creates or reinforces local distinctiveness, promotes community cohesiveness and social well being. The layout and design of new developments must be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the sites characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern, and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality.
- 6.2.10 High quality design will be required for all new developments from building extensions through to major developments. This policy sets out a range of issues which all developers will need to take into account when designing each individual scheme. Proposals will need to be accompanied by appropriate information including a design and access statement when this is required to demonstrate compliance with Policy PCYFF 4. In demonstrating that proposals will be sympathetic to and conserve historic buildings and historic landscapes applicants should have consideration of the requirements of Policy PS 16 and Policy PCYFF 2. This policy is supported by Supplementary Planning Guidance/ Design Guides, which sets out detailed design requirements and should be referred to accordingly.

POLICY PCYFF 4: DESIGN AND LANDSCAPING

All proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused. A landscape scheme should, where relevant:

1. **Demonstrate how the proposed development has given due consideration to the Landscape Character Area Assessment or Seascape Character Area Assessment;**
2. **Demonstrate how the proposed development respects the natural contours of the landscape;**
3. **Demonstrate how the proposed development respects and protects local and strategic views;**
4. **Respect, retain and complement any existing positive natural features, landscapes, or other features on site;**
5. **Identify trees, hedgerows, water courses and topographical features to be retained;**

6. Provide justification for circumstances where the removal/loss of existing trees, hedgerows, water courses and topographical features cannot be avoided and provides details of replacements;
7. Provide details of any proposed new landscaping together with a phased programme of planting;
8. Demonstrate that any proposed new planting includes plants and trees of mainly native species of local provenance and does not include any non-native invasive species;
9. Ensure that selection of species and planting position of any trees allows for them to grow to their mature height without detriment to nearby buildings, services and other planting; and
10. Provide permeable hard surface landscaping.

Explanation:

- 6.2.11 A good landscape scheme should be an asset to the development, the local community and to the wider landscape. A landscape scheme can contribute to wide range of development situations, but will be of particular relevance to proposals involving major new development, development that is likely to have a significant visual effect or development affecting a sensitive site, locality or building.
- 6.2.12 It is important to establish the requirements for the landscape scheme early in the design process so that it may contribute to the layout of the development and ensure that sufficient space is available for appropriate planting and other landscape features. The level of detail should be consistent with the nature, scale and location of the proposed development.
- 6.2.13 A well-designed and executed landscape scheme can become an on-going asset to the community, contributing in a wide variety of ways. The overall aim is to achieve an environment that maximises the quality of life for people who live and work in the Plan area. This policy is supported by Supplementary Planning Guidance/ Design Guides, which sets out detailed design requirements and should be referred to accordingly.

POLICY PCYFF 5: CARBON MANAGEMENT

Proposals will need to demonstrate how the energy hierarchy set out in Policy PS 6 has been applied and how the contribution from renewable or low carbon energy to satisfy the proposals need for energy and waste has been maximised.

Where appropriate, the co-location of development in order to optimise opportunities to connect to renewable or low carbon energy technology will be supported.

Residential development on sites for 100 housing units or more, and non-residential development of 1,000 sq. metres or more, will be required to submit a comprehensive Energy Assessment to determine the feasibility, including viability issues, of incorporating renewable or low carbon technology and/ or, where appropriate, connect to renewable or low carbon technology. The Assessment will be expected to address the following matters:

1. **Energy efficient design** – development should maximise energy efficiency through design, layout, orientation, and use of other techniques to incorporate energy efficiency methods; and
2. **Renewable energy feasibility** – full assessment of the feasibility of all on site renewable energy technologies. The response should provide details of:
 - i. **The energy generated and the CO² savings;**
 - ii. **The proposed technology’s capacity and size;**
 - iii. **Location of the technology plotted on site plans.**

Explanation:

- 6.2.14 It is important that new development addresses climate change challenges. Part of the response set out in applications for new buildings should include carbon management measures, including energy efficiency measures and renewable energy. Existing buildings also have a role and incorporation of appropriate carbon measures in existing buildings is also encouraged.
- 6.2.15 The “Renewable Energy Opportunities Study – towards renewable energy target” (2016) has evaluated the potential energy capacity of renewable and low carbon energy Technologies in the Plan area and the rest of Gwynedd. Developers are encouraged to explore all aspects of the Plan area’s capacity to contribute to reducing national carbon emissions within the energy sector. Planning permission is not required for some micro-generation Technologies under the General Permitted Development Order. It is suggested that applicants should look at part 40 and part 43 of the Order and take advantage of pre-application enquiry service, which is available from both Councils.

POLICY PCYFF 6: WATER CONSERVATION

Proposals should incorporate water conservation measures where practicable, including Sustainable Urban Drainage Systems (SUDS). All proposals should implement flood minimisation or mitigation measures where possible, to reduce surface water run-off and minimise its contribution to flood risk elsewhere.

Proposals greater than 1,000 m² or 10 dwellings should be accompanied by a Water Conservation Statement.

Explanation:

- 6.2.16 The aim of this policy is to protect and improve water resources through increased efficiency and demand management of water, particularly in those areas where additional water resources may not be available. There are a number of ways water conservation can be achieved, including water saving devices, rainwater harvesting, and grey water recycling.
- 6.2.17 The use of SUDS to manage waterflows are an important means of minimising flood risk by increasing permeable surfaces in an area which allows water to seep into the ground, thus reducing the risk of flooding. SUDS typically include swales, ponds, infiltration basins and porous surfaces and should be considered in place of conventional drainage methods where practicable. It is

important that SUDS are incorporated into the design of a proposal at an early stage so that a range of techniques can be considered in order to maximise efficiency.

RENEWABLE ENERGY TECHNOLOGY

6.2.18 Context

- The UK Government has set a target to supply 15% of the UK's energy from renewable energy by 2020. Planning policy at all levels should facilitate delivery of both the Welsh Government's overall Energy Policy Statement, and UK and European targets on renewable energy.
- Energy Wales: A Low Carbon Transition (2012) identifies the sustainable renewable energy potential for a variety of different technologies as well as establishing a commitment to energy efficiency.
- One way local planning authorities can help to achieve this is by including positive planning policies for renewable energy.
- There are no Strategic Search Areas for commercial wind farms within the Plan area.
- Outside Strategic Search Areas smaller community based wind farm schemes (generally less than 5MW) are encouraged.
- Both Councils through the Anglesey Energy Island Programme and the Green Gwynedd Project support community, rural and larger scale ventures, where appropriate.

Introduction

- 6.2.19 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 did not contribute to the renewable energy capacity figures of the Plan area. The Studies were updated during 2016 Potential Renewable Energy Study – towards renewable energy targets. The Studies estimate that approximately 37.8% of the total electricity demand is currently provided by renewable electricity. However, although heat demand is significant, there is no evidence of any renewable heat supply in the area to date.
- 6.2.20 A combination of Renewable Energy Capacity Study (2016) Renewable Energy Study (2016) and the Landscape Sensitivity and Capacity Study Landscapes (2014) have shown, at a high level, places within the Plan area where there are areas of opportunities for Solar PV Farms. These areas will assist developers when searching for sites. In relation to wind farms, due to capacity issues and the sensitivity of the landscape, it was concluded that it is not possible to identify any opportunity areas. The Renewable Energy Opportunities Study also noted Gwynedd (the county) and Anglesey's potential contributions towards meeting national targets through onshore wind (further opportunities through micro generation), hydropower, solar, energy from waste, biomass and tidal. This table provides details of the potential opportunities:

Table 7: Renewable Electricity Potential for 2026

Energy Technology	Existing Installed Capacity (MWe)	Potential Capacity (MWe)	Existing Energy Generated (GWh)	Additional Potential for Energy Generated (GWh)	Percentage Delivered by 2026	Total Additional Potential for Renewable Energy Delivered by 2026 (GWh)
Wind Onshore	45.7	119.5	108	104.6	0.5%	0.5
Hydropower	60.3	3.9	195.5	3.9	100%	3.9
Solar	53.6	331.1	46.9	289.2	7%	20.3
Anaerobic Digestion	0	11	0	80.6	24.8%	20
Energy from Waste (MSW) & (C&IW)	0	4.6	0	36.4	0%	0
Biomass	0	328	0	2,586	74%	1,913
Tidal	0	220	0	481.8	60%	289
TOTAL	159.6	1,018.1	350.4	3,582.5	62.7%	2,246.7
Projected Electricity Demand (2026)						923.6
Renewable Energy contribution % of electricity demand						243%

Table 8: Renewable Heat Potential for 2026

Energy Technology	Existing Installed Capacity (MWt)	Potential Capacity (MWt)	Existing Energy Generated (GWh)	Additional Potential for Energy Generated (GWh)	Percentage Delivered by 2026	Total Additional Potential for Renewable Energy Delivered by 2026 (GWh)
Micro generation	Information not readily available at individual Technology Level	469	Information not readily available at individual Technology Level	796.2	1.08%	8.62
Anaerobic Digestion		6.9		27.4	28%	7.675
Energy from Waste (MSW) & (C&IW)		9.3		40.7	0%	0
Biomass		60.5		264.7	13.8%	36.5
Total		12.4		545.7	Unknown	1,129

Energy Technology	Existing Installed Capacity (MWt)	Potential Capacity (MWt)	Existing Energy Generated (GWh)	Additional Potential for Energy Generated (GWh)	Percentage Delivered by 2026	Total Additional Potential for Renewable Energy Delivered by 2026 (GWh)
Projected Gas Demand (2026)						647.2
Renewable Energy contribution % of heat demand (currently supplied by Gas)						8.2%

6.2.21 The above tables contain both demand and opportunity figures for the whole of the County of Gwynedd. To provide a Plan area figure, the type and location of the Technologies have been considered. The figures in the tables have been adjusted to reflect the fact that a large biomass scheme (i.e. the Orthios scheme) is located in Holyhead, Anglesey, and there are limited Tidal opportunities along the coastline of the Snowdonia National Park. On this basis, the identified level of opportunities from these technologies is recorded for the Plan area. In relation to the other technologies, it is considered reasonable to take account of the fact that a proportion of the Plan area's population (10.4%) reside within the National Park. This level of reduction is also applied to the projected demand figures. On this basis, the Plan therefore aims to facilitate renewable energy development to address 2,226.7(GWh) of electricity potential being 271% of the electricity needs, and 47.3(GWh) of heat potential being 8.1% of the heating needs of the Plan area by 2026.

6.2.22 All the resources and opportunities were considered together in order to gain an understanding of the renewable energy potential in the two counties. All in all, Policy PS 7, Policy ADN 1, Policy ADN 2, Policy ADN 3 as well Policy PCYFF 5 provide a framework to promote the use of renewable energy or low carbon technology as part of individual developments or through provision of stand-alone equipment. Monitoring these policies will show how the Plan will contribute to meet national requirements. It will be necessary to keep in mind that how much can be achieved ultimately depends on external factors, e.g. national policy, household behaviour change.

STRATEGIC POLICY PS 7: RENEWABLE ENERGY TECHNOLOGY

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:

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

This will be achieved by:

3. 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 PS 19 do not individually or cumulatively compromise the objectives of the designations especially with regard to landscape character, and visual impact;

4. Ensuring that installations in accordance with PS 19 do not individually or cumulatively compromise the objectives of international, national and local nature conservation designations;
5. Supporting installations outside designated areas provided that the installation would not cause significant demonstrable harm to landscape character, biodiversity, or amenity of residential or holiday accommodation, either individually or cumulatively.

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.

POLICY ADN 1: ON-SHORE WIND ENERGY

No Large-Scale or Very Large-Scale wind farms / wind turbines will be permitted in the Plan area.

Other on shore wind turbine proposals will be permitted subject to an assessment of their environmental and sustainability impacts:

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 and the SLA provided they don't have a significant detrimental effect on the setting of the AONB, National Park and World Heritage Site.
3. In the AONB and the SLA and sites that affect the setting of the AONB, National Park and World Heritage Site, only Domestic-Scale wind turbine proposals well related to existing settlements / buildings will be granted.

All proposals should conform to the following criteria:

- i. all impacts on landscape character, heritage assets and natural resources have been adequately mitigated, ensuring that the special qualities of all locally, nationally and internationally important landscape, biodiversity and heritage designations, including, where appropriate, their settings are conserved or enhanced;
- ii. the proposal will not result in significant harm to the safety or 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;
- iii. the proposal will not result in significant harm to the residential visual amenities of nearby residents;

- iv. 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;
- v. the proposal will not have unacceptable cumulative impacts in relation to existing wind turbines, and those which have permission, and other prominent landscape features;
- vi. turbines and associated infrastructure will, at the end of the operational life of the facility, be removed in accordance with a restoration and aftercare scheme submitted to and agreed by the Local Planning Authority.

Where required, the proposal should be informed by a Landscape and Visual Impact Assessment.

A proposal will be considered as falling within the typology that represents the biggest type (height and scale) for which it qualifies.

Explanation:

- 6.2.23 The greatest potential in terms of generating energy from large scale on-shore wind turbines are the Strategic Search Areas identified in TAN 8. No Strategic Search Area exists within the Môn and Gwynedd Plan area.
- 6.2.24 The number of environmental designations throughout the Plan area together with the dispersed nature of the local population means careful consideration needs to be given towards the potential unacceptable impact of on-shore wind energy proposals.
- 6.2.25 The key objective is to ensure that development is proportionate and appropriately located in the landscape. The Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study was commissioned to guide development such as on-shore wind energy to appropriate locations by identifying and protecting sensitive and distinct areas from inappropriate development.
- 6.2.26 The indicative landscape capacity within the Sensitivity and Capacity Study, helps to identify the type of developments which could be potentially accommodated, however, this does not in itself suggest that planning applications for development in these areas will be appropriate. Other variables such as environmental designations and technical constraints, site specific siting, layout and design will need to be considered on a case by case basis.
- 6.2.27 The Sensitivity and Capacity Study produces specific guidance notes for each type of development to help direct any proposed development to the most appropriate location in landscape and visual terms within each Landscape Character Area (LCA).
- 6.2.28 The following table identifies the wind turbine typology used to categorise the size (height and scale) of the development in terms of its potential to be acceptable within the landscape. For information purposes, details of the indicative output for each category is provided.

Table 9: Wind turbine typology used in Policy ADN 1

Wind Energy Typology	Indicative Output (broad output category)	Supplementary Criteria (to be read in conjunction with Policy ADN 1) (meets one or more of the criteria) (determines whether this typology applies or whether a larger one does)
DOMESTIC	Under 10kW	<ul style="list-style-type: none"> • Single turbine applications • Turbine up to 15m to blade tip • Turbine may be roof-mounted or pole-mounted
MICRO	under 50kW	<ul style="list-style-type: none"> • Single or twin turbine applications • Turbine up to 20m to blade tip
SMALL	under 5MW	<ul style="list-style-type: none"> • Turbines up to 3 in number • Turbines up to 50m to blade tip • Viewed as a small group
MEDIUM	over 5MW and up to 25MW	<ul style="list-style-type: none"> • Turbines up to 9 in number • Turbines up to 80 metres to blade tip • Viewed as a large group
LARGE	over 25MW	<ul style="list-style-type: none"> • Turbines over and including 10 in number • Turbines up to 110 metres to blade tip • Viewed as a large scale wind farm
VERY LARGE	Over 25MW	<ul style="list-style-type: none"> • Turbines over 110 metres to blade tip • Viewed as a very large scale wind farm

6.2.29 An important consideration is the potential cumulative effect of wind farms / turbines, both implemented and those permitted, together with prominent landscape features. This could involve cumulative impact in relation to noise, visual, design, ecology, social, ground and surface water.

6.2.30 Guidance on the Application of Separation Distances from Residential Properties Study was commissioned by the Isle of Anglesey, Gwynedd and Snowdonia National Park to consider development such as on-shore wind energy by evaluating the suitability of introducing minimum separation distances.

6.2.31 The report concluded that minimum separation distances were not appropriate; however indicative residential visual amenity assessment trigger distances were appropriate. This means that for development within these distances to a residential property (other than the applicants/application sites own property) a residential visual amenity assessment should support the application.

Table 10: Residential visual amenity assessment trigger distance

Height of Proposed Wind Farm / Turbine (to blade tip)	Residential Visual Amenity Assessment Trigger Distance (Potential 'Very Large' Scale of Visual Impact)
Up to 25m	Within 200m
25.01 to 50m	Within 400m
50.01 to 75m	Within 600m
75.01 to 100m	Within 800m
Over 100.01m to 150m	Within 1.22km

- 6.2.32 Experience has shown that there are potential opportunities to achieve community benefit through wind turbine development. Some benefits can be justified as being mitigation measures through the planning process, e.g. improvements to the highway infrastructure and the creation or management of wildlife habitats. Development can also lead to benefits that aren't directly related to the planning process, e.g. annual financial payment to the community or from the developer's commitment to use local labour wherever possible.
- 6.2.33 Consideration should be given to other policies within the Plan particularly those in relation to the natural and historic environment. Supplementary planning guidance provides guidance on the siting of stand alone renewable energy development.

POLICY ADN 2: PV SOLAR ENERGY

Proposals for Solar PV Farms of 5MW or more should be directed to the potential search areas shown on the Proposals Map. Proposals of this scale will only be permitted in other locations in exceptional circumstances when the need for a scheme can be justified and there are specific locational circumstances.

Proposals for Solar PV Farms of 5MW or more and other solar schemes of up to 5MW will be permitted provided that the proposal conforms to the following criteria:

- 1. All impacts on landscape character, heritage assets and natural resources have been adequately mitigated, ensuring that the special qualities of all locally, nationally and internationally important landscape, biodiversity and heritage designations, including, where appropriate, their settings are conserved or enhanced;**
- 2. The proposal will not result in significant harm to the safety or amenity of sensitive receptors including effect from glint and glare and will not have an unacceptable impact on roads, rail or aviation safety;**
- 3. The proposal will not result in significant harm to the residential visual amenities of nearby residents;**
- 4. The proposal will not have unacceptable cumulative impacts in relation to existing solar PV farms and those which have permission and other prominent landscape features;**

5. The panels and associated infrastructure will, at the end of the operational life of the facility, be removed in accordance with a restoration and aftercare scheme submitted to and agreed by the Local Planning Authority.
6. That a Construction Environmental Management Plan (CEMP) is provided to demonstrate that any potential negative effects arising during construction and decommissioning phases are avoided.

Explanation:

6.2.34 An assessment of the potential for solar PV farms in the Gwynedd Planning Authority area and Ynys Môn was commissioned to identify potential areas of search for solar farm development. It was based upon the methodology outlined within Planning for Renewable and Low Carbon Energy – A Toolkit for Planners (2015) by the Welsh Government.

6.2.35 Based upon a strategic level assessment it identified potential opportunity areas that could deliver schemes of 5MW or more. As search areas, the identified areas provide an indication of solar energy resources within the Plan area as opposed to specific safeguarded areas. The search areas have been identified by mapping solar energy resources (based on slope and orientation) and by removing significant constraints to solar energy development. The Study identified 11 possible areas. Due to landscape sensitivity and capacity issues some of these potential areas may only be able to achieve 5MW or more through 2 or more separate schemes subject to consideration of any potential cumulative impact. The following table identifies areas shown on the Proposals Maps.

Table 11 : Potential Opportunity Areas

Potential Opportunity Area Number	Location of Area (Nearest Settlement)	Total Site Area (Ha)
S1	Rhoslan	117.3
S2	Rhoslan	90.9
S3	Llangefni	14.4
S4	Pentraeth	13.2
S5	Pentraeth	27.0
S6	Gwalchmai	54.9
S7	Gwalchmai	44.1
S8	Llanddeusant	126.7
S9	Llanddeusant	19.3
S10	Caergeiliog	115.0
S11	Caergeiliog	12.3

6.2.36 Within the potential opportunity areas applicant will be required to undertake further refinement to identify specific opportunities for detailed development proposals and to consider their suitability and capacity for renewable energy production. Detailed proposals within the potential opportunity areas and on any other site in the Plan area will be required to demonstrate compliance with the criteria in this Policy and other relevant policies.

POLICY ADN 3: OTHER RENEWABLE ENERGY AND LOW CARBON TECHNOLOGIES

Proposals for renewable and low carbon energy technologies, other than wind or solar, which contribute a low carbon future will be permitted, provided that the proposal conforms to the following criteria:

1. All impacts on landscape character, heritage assets and natural resources have been adequately mitigated, ensuring that the special qualities of all locally, nationally and internationally important landscape, biodiversity and heritage designations, including, where appropriate, their settings are conserved or enhanced;
2. That the proposal does not have a significant unacceptable effect on visual amenities;
3. That the proposal is mitigated to ensure that there aren't any significant unacceptable effects on sensitive uses located nearby;
4. Where appropriate, that the proposal does not have a significant unacceptable effect on the quality and supply of water;
5. Where appropriate, existing buildings or previously developed land is used;
6. That the development does not have cumulative unacceptable effect with any prominent features in the landscape or townscape;
7. Where required, the equipment and associated infrastructure are removed from the site in accordance with a restoration and aftercare scheme submitted to and agreed by the Local Planning Authority.

Where necessary, proposals should be informed by the landscape and visual impact assessment.

Explanation:

- 6.2.37 This policy covers a range of renewable energy technologies including biomass, heat pumps, hydro power, Combined Heat and Power (CHP). This policy does not cover on-shore wind farms / turbines, which are covered by Policy ADN 1, or solar energy, which is covered in Policy ADN 2.
- 6.2.38 TAN 8 and Practice Guidance – Planning Implications of Renewable and Low Carbon Energy Development provide technical detail and definitions for understanding the characteristics of these technologies to aid assessment of proposals.
- 6.2.39 Whatever the scale, careful consideration will need to be given to the likely adverse effects that could arise from the proposal. In terms of mitigation, schemes need to be well planned, reflect local circumstances and show how any environmental, social plans, resources and economic impacts have been minimised by careful site selection, design, construction, operation and other measures. In this regard, in considering the impact on other features and designations, proposals need to have due regard to the requirements of other policies in the Plan, where applicable. Further guidance is provided regarding the identification and assessment of schemes in the Supplementary Planning Guidance on siting standalone renewable energy infrastructure.
- 6.2.40 The potential cumulative impact of renewable energy technologies should consider unacceptable harm in relation to landscape, visual impact, noise, ecology and ground and surface water.

COASTAL CHANGE MANAGEMENT

6.2.41 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. 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.

POLICY ARNA 1: COASTAL CHANGE MANAGEMENT AREA

A Coastal Change Management Area (CChMA) is identified in Appendix 6.

New Residential Development

Proposals for new dwellings, replacement dwellings, subdivisions of existing buildings to residential use or conversion of existing buildings to residential use will be refused in the CChMA.

Relocation of Existing Permanent Dwellings in the Countryside

Proposals for the relocation of existing permanent dwellings in the countryside located in the CChMA predicted to be affected by coastal erosion and/or flood risk will be permitted provided they conform to the following criteria:

1. The development replaces a permanent dwelling which is affected or threatened by erosion and/or flood risk 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:
 - i. in the case of an agricultural dwelling, within the farm holding or within or immediately adjacent to existing settlements, or
 - ii. within or immediately adjacent to existing settlements close to the location from which it was displaced;
3. The existing site is cleared and made safe; and

4. The proposal should result in no detrimental impact on the landscape, townscape or biodiversity of the area.

New or Existing Non-Residential Buildings

5. New non-residential permanent buildings not associated with an existing use or building will not be permitted in areas within the CChMA predicted as being at risk from coastal change during the first indicative policy epoch up to 2025.
6. 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:
 - i. development directly linked to the coastal area (e.g. beach huts, cafés, tea rooms, shops, short let holiday accommodation, touring caravan sites, 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; and
 - iv. subject to either time-limited and/ or season-limited planning permission, as appropriate.
7. Redevelopment of, or extensions to, existing non-residential property or intensification of existing non-residential land uses on sites within the CChMA, will be permitted where it can be demonstrated by a TAN 15 compliant Flood Consequences Assessment or a Stability Assessment that there will be no increased risk to life, nor any significant risk to property and subject to a time-limited planning permission (where appropriate) and that the development complies with TAN 15 over the period of its permission.

Extensions to Existing Dwellings, Community Facilities or Services or Infrastructure

Proposals for the following types of development will be permitted in the CChMA, subject to a TAN 15 compliant Flood Consequences Assessment or a Stability Assessment:

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;
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.

New or Replacement Coastal Defence Scheme

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.

Managing Development

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.

Explanation:

- 6.2.42 New residential development is not suitable in the CCHMA due to the high risk of coastal erosion and flooding. This will apply equally to proposals to change of use of other permanent buildings to residential accommodation and replacement dwellings. The type of residential use this applies to includes individual dwellings, flats above existing commercial properties, sheltered housing, student accommodation, hostels, shared housing for disabled people, nursing homes and care homes, residential education and training centres.
- 6.2.43 Evidence in the Shoreline Management Plan 2 suggests that a small number of individual residential properties could be affected directly by land loss (as opposed to risks associated with flooding) or as a result of the effects of coastal erosion within the Plan period (up to 2026) or early in the second policy epoch referred to in paragraph 6.2.41 above. For the purpose of this policy a 'permanent dwelling' does not include caravans or other such moveable structures used as residential accommodation whether or not they are connected to services. To allow coastal communities to adapt to coastal change, this exception Policy facilitates the relocation and replacement of permanent dwellings to alternative locations outside the CCHMA and therefore safe from coastal erosion. This policy will help ensure coastal communities remain sustainable by maintaining current levels of housing stock and reducing risk of erosion to people and property. It gives people in homes at risk of coastal erosion the same rights as others to replace their homes in line with Policy TAI 13 in this Plan.
- 6.2.44 Policy TAI 13 sets out criteria for replacement housing in the countryside located outside the CCHMA, e.g. need to be of a similar size to the original dwelling. The same principle will be applied to proposals considered under the above Policy. This will ensure that the new dwelling continues to meet the current occupier's needs, preventing speculative development.
- 6.2.45 Many extensions and alterations to houses do not require planning permission. Extensions that do require consent from the local planning authority will be permitted where it can be demonstrated that the benefits to the homeowner outweigh any increase in risk for the property in relation to the expected life of the property. However, as in the case for replacement dwellings, consideration must be given to the wellbeing of the occupants, risk to life as a result of flooding. Where extensions or

replacement dwellings are considered acceptable in terms of this Policy due consideration will also be given to Policy PCYFF 3 and Policy TAI 13, as appropriate.

- 6.2.46 In terms of non-residential development, 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.
- 6.2.47 Time limited planning permissions can be used to limit the planned life-time of new development. Season limited planning permission can be used to limit the use of the site/ building to exclude the winter. These types of planning permission would enable the local planning authority to retain control over the future of the development and potential risk to people and the development itself from coastal erosion. Planning conditions will be applied where there is a need to manage the risk during the development's planned life-time and manage the removal of the development to minimise the impact on the community and environment. To achieve this, planning permissions will contain conditions relating to the review of that permission in relation to the rates of coastal change and removal of development prior to the impact of the coastal change. It will be important to monitor compliance with planning conditions on time-limited applications and season- limited applications. Planning applications to renew time-limited planning permission in the CChMA where erosion has progressed at a lower rate than predicted will be given a similar consideration to a new application for development.

6.3 ECONOMY AND REGENERATION

NATIONAL SIGNIFICANT INFRASTRUCTURE PROJECTS AND RELATED DEVELOPMENTS

6.3.1 Context

- 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).
- A key aim of national policy is to improve the country's energy security.
- National Policy Statements establish the need for particular Nationally Significant Infrastructure Projects (NSIPs – as defined by the Planning Act 2008), including specifically for power generation.
- A site adjacent to Wylfa has been selected by the UK Government as a potentially suitable site for construction of a new nuclear power station. Such a project would be an NSIP, as would be the separate National Grid proposal to provide transmission lines from the new nuclear station.
- These NSIPs could have major infrastructure implications for the Plan area in the form of new electricity transmission lines and associated development

Introduction

6.3.2 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.

6.3.3 Local authorities or other statutory bodies 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 Nationally Significant Infrastructure Project, these proposals will be considered under the relevant policies in the Plan as well as Strategic Policies PS 8 – PS 12 where applicable.

6.3.4 The applications for new Nationally Significant Infrastructure Projects development will be examined using the criteria on national need, benefits and impacts as set out in relevant Policy. For energy infrastructure this will include the relevant National Policy Statements (NPS) for Energy Infrastructure (EN-1-6). The energy NPSs set out national policy against which proposals for major energy projects will be assessed and examined. In accordance with the National Policy Statements, other matters that are important and relevant to its decisions may also be considered, including the existing land use development plan, 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 set out in the Planning Act 2008 (as amended by the Wales Act 2017); they will be invited to assess the adequacy of consultation and local impacts and report on these in a Local Impact Report. Similarly, applications may be made to other statutory bodies. The local planning authorities are the determining authorities for some development related to the Wylfa Newydd Project.

6.3.5 The scale and impact of NSIPs and related development will be mitigated through an appropriate package of planning permission conditions, planning or highway agreements, DCO requirements, and CIL receipts (if a CIL charging schedule is implemented).

- 6.3.6 In addition the Councils will encourage developers to consider 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 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.
- 6.3.7 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.
- 6.3.8 Voluntary community benefits contributions are monetary payments or other provisions from a developer for the benefit of communities hosting a development which are not designed to cover the direct effects of the development and they cannot properly be judged to be necessary to make a development acceptable in planning terms. Voluntary 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.
- 6.3.9 There are currently two proposed NSIP at the pre-application stage which are located within the Plan area:
- 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.
- 6.3.10 It is important that the Plan sets out a policy framework to assist the Councils to assess and respond to NSIPs proposals coming forward, including for example:
- 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;
 - 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 outside the Development Consent Order;
 - v. commenting on the adequacy of consultation;
 - vi. assessing the impacts of the project both positive and negative in the Local Impact Report that the Planning Inspectorate will invite the Council(s) to submit after the application for any Development Consent Order is submitted;
 - vii. making representations as part of the formal examination of the Development Consent Order by the Planning Inspectorate;
 - viii. in determining any approvals subsequent to consent (including planning permission ‘conditions’), and in discharging functions as the enforcing authority.
- 6.3.11 Strategic Policy PS 8 is an overarching policy relating to any application for a NSIP (other than Wylfa Newydd) or for development proposals associated with or ancillary to such an NSIP application whether determined by the Secretary of State, the Isle of Anglesey County Council,

Gwynedd Council or any other agency. 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.

STRATEGIC POLICY PS 8: PROPOSALS FOR NATIONAL SIGNIFICANT INFRASTRUCTURE PROJECTS AND RELATED DEVELOPMENTS

In their role as determining authorities for related development for a National Significant Project the Councils will require compliance, where appropriate, with the criteria set out in this Policy.

In responding to proposals forming part of a Development Consent Order application to the Secretary of State the Councils will take the same considerations into account in the preparation of a Local Impact Report

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;
2. An assessment is submitted of how a consideration of alternative options influenced the proposals;
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;
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;
5. In recognition of any burden and disturbance borne by the community in hosting significant 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;
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;
7. 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 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.

WYLFA NEWYDD AND RELATED DEVELOPMENT

Introduction

6.3.12 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. This section of the Plan deals with the proposed Wylfa Newydd Project including developments that are related with it where either the Isle of Anglesey County Council or Gwynedd Council is the determining planning authority on planning applications.

6.3.13 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 related development, which is subject to an application for planning consent from the Councils conforms to the relevant policies and strategies included in this Plan. 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 informed the Plan's Vision and Objectives. The Project will be expected to contribute to achieving the Plan's Vision by:

- 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
- conserving and strengthens the unique identity of the Plan area;
- conserving, or where appropriate, enhance the Plan area's distinctive environment and resources, taking into account climate change.

6.3.14 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 the Wylfa Newydd 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 for related development proposed in connection with the Wylfa Newydd Project. In combination with the Plan's policies, the New Nuclear Build at Wylfa SPG will help the County Council to:

- provide detailed guidance on Project related development, e.g. construction workers' accommodation
- make robust decisions on all related development planning applications
- ensure that the potential impacts of the New Nuclear Build and its related 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 maximised.

6.3.15 On the basis of the information currently available it is clear that this Project will be a significant development with numerous significant impacts, some potentially positive and others potentially negative. It is currently anticipated that the Wylfa Newydd construction period will be around 10

years, with around 8,000 to 10,000 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 850.

- 6.3.16 Mitigation of the impacts of the Project would be optimised if development is located in accordance with the Plan's Spatial Strategy as set out in Chapter 3, Policy PS 9 – 12, and other relevant policies included in the Plan (including Policy TAI 10 and Policy PS 1), depending on the type of use and its scale, in order to be consistent with the principle of sustainable development.
- 6.3.17 Proposals for accommodation 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. 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 development related to the Project.
- 6.3.18 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.
- 6.3.19 In terms of location, accommodation for temporary construction workers should as far as possible be provided within, adjacent to, or well related to the development boundaries of the Centres and Service Villages identified in the Plan's Settlement Hierarchy (depending on the scale of the development), 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. They should also contribute towards sustainable regeneration programmes and support the vitality and viability of town centres. The following criteria will be used to assess whether a proposed site is well related to a development boundary:
- Physical distance / degree of separation with an increasing distance and separation less preferable; and
 - 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
 - Accessibility to the Centre/ Service Village (primarily by non-car transport modes) and ability to improve on it; and
 - Visual impacts and ability to integrate the development into the landscape and townscape.
- 6.3.20 Paragraph 6.3.18 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 first option except for provision for workers on the Wylfa Newydd Project 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

6.3 Managing Growth and Development - Economy and Regeneration

and Policy PS 10 sets out the requirements for such modular accommodation related to the Wylfa Newydd Project.

- 6.3.21 Project promoters must 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 and consideration of existing consents, before proposing modular accommodation in temporary buildings.
- 6.3.22 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. The Councils 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. Proposed legacy uses must comply with the relevant policies in this Plan. Potential legacy uses include serviced plots for affordable housing, elderly or special needs accommodation, student accommodation, offices or hotels, or serviced plots for similar uses or employment related uses. 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. If an after use is demonstrated to the Council's satisfaction 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. 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.
- 6.3.23 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 expected 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 will be required or encouraged to arrange their accommodation through this Portal. 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 appropriately where these do not accord with the predicted impacts.
- 6.3.24 Strategic Policy PS 9 applies to the proposed Wylfa Newydd Project including development associated with the project. Strategic Policy PS 9 does not apply to any other NSIP application, or any development associated with or ancillary to such NSIP applications.

STRATEGIC POLICY PS 9: WYLFA NEWYDD AND RELATED DEVELOPMENT

In their role as determining authorities for related development for Wylfa Newydd the Councils will require compliance, where appropriate, with the criteria set out in this Policy and Policies PS 10 - 12, where applicable.

In responding to proposals forming part of a Development Consent Order application to the Secretary of State the Councils will take the same considerations into account in the preparation of a Local Impact Report.

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 related development;
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 the Wylfa Newydd Project with the proposed decommissioning of the existing power station;
3. Highways and transport proposals for the Wylfa Newydd Project form part of the integrated traffic and transport strategy that has regard to Strategic Policy PS 4 and any relevant detailed Policies in the Plan and minimises adverse transport impacts to an acceptable level, including those arising during the construction, operation and decommissioning stages, and any 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 other sustainable forms of transport;
4. 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 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;
5. 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 (taking account of the published Local Housing Market Assessment), and not 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 10;
6. Where proposals are for a temporary period both the site selection and the proposal detail shall 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 for legacy uses will be required with planning applications to demonstrate how legacy use has informed the approach to the design and layout of the related development sites, as well to contribute to the framing of a S106 and/or other agreements and CIL payments (if applicable);
7. Proposals for campus style temporary workers accommodation, logistics centres and park and ride facilities will also be assessed against the criteria set out in Policies PS 10 - 12;
8. The scheme layout and design and the scale of open spaces, landscaping, planting (including hedging and tree belts), waterways and similar features proposed should avoid, minimize, 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;
9. 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 will require to be submitted to the Council as part of any planning application so far as it is relevant to the application;

10. Community infrastructure facilities 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 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;
11. Proposals should include appropriate measures for promoting social cohesion and community safety;
12. All proposals shall be appropriately serviced by transport infrastructure including public transport and shall not have adverse impacts on local communities and tourism and this shall be demonstrated in a transport assessment. Where there is insufficient transport linkage or the road network does not have sufficient capacity to accommodate the level of traffic which will result from any development or an adverse impact is predicted, appropriate improvements to the transport network and the provision of sustainable transport options shall be provided to mitigate the impacts;
13. 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 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;
14. Any proposal on the Wylfa Newydd site (outside a DCO) to treat, store or dispose of Very Low level, Low Level or Intermediate Level Radioactive 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
 - i. demonstrate that the environmental, social and economic benefits outweigh any negative impacts.
15. If a future or legacy use for any temporary development is not feasible the Council shall require that temporary buildings are removed; and
 - i. that the serviced land is left in a suitable condition following the removal of the structures in accordance with a scheme of work submitted and approved by the Local Planning Authority; or
 - 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 in accordance with a scheme of work submitted to and approved by the Local Planning Authority.
16. 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 in order to offset any additional impacts or burdens borne by the community affected. The developer should build in review mechanisms in order to monitor the full range of impacts, to review the adequacy of mitigation or compensation measures and to make adjustments as necessary.

- 6.3.25 Related development covered by Policies PS 10 – PS12 are not required to comply with Policies TAI 1, TAI 2, TAI 3, TAI 4, TAI 5, TAI 10, TAI 14 and TAI 15; PS 15 and PS 17; ISA 2 and ISA 5; and TWR 2 within the Plan.

STRATEGIC POLICY PS 10: WYLFA NEWYDD – CAMPUS STYLE TEMPORARY ACCOMMODATION FOR CONSTRUCTION WORKERS

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.

In responding to proposals forming part of a Development Consent Order application to the Secretary of State the Councils will take the same considerations into account in the preparation of a Local Impact Report.

1. the developer can firstly demonstrate that the proposal satisfies a 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
2. the proposal is located on the Wylfa Newydd Project site or a site located adjacent to or well related to the development boundary of Holyhead, Amlwch, Llangefni, Gaerwen or Valley 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
3. 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
4. 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
5. 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 a record of anonymised data of workers (having regard to the requirements of data protection legislation) and make this information immediately available, on request, to the Council.

STRATEGIC POLICY PS 11: WYLFA NEWYDD – LOGISTICS CENTRES

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.

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.

1. The site is located:
 - i. on a safeguarded or allocated employment site; or
 - ii. within development boundaries of Centres identified within the Plan's Settlement Hierarchy; or

- iii. in other locations adjacent to development boundaries of Centres that are located along or close to the A5/A55 where the applicant has demonstrated that sites identified in criteria 1 i and ii have been first considered and discounted based on landscape and environmental considerations and that the impacts of development in the countryside can be acceptably minimised and mitigated;
2. Proposals include sustainable transport proposals for staff including links to public transport, as appropriate;
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.

STRATEGIC POLICY PS 12: WYLFA NEWYDD - PARK AND RIDE AND PARK AND SHARE FACILITIES.

In their role as determining authorities for park and ride and park 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.

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.

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:
 - i. within or adjacent to development boundaries of Centres located along or close to the A5/ A55; or
 - ii. in other locations along the A5/A55 where the site is part of a comprehensive approach to mitigating the transport effects of the Project, takes account of the Councils' preference to consider sites closer to Centres, has due regard to landscaping and environmental considerations, and where provision for travel to the site by sustainable means, including public transport and cycling, can be provided.
2. Proposals should make provision for new and enhancement of existing pedestrian and cycle paths and improvement to public transport services;
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.

PROVIDING OPPORTUNITIES FOR A FLOURISHING ECONOMY

6.3.26 Context

- Economic development is an important pillar of sustainable development.
- 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.
- 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. This will mean that

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.

- It is necessary to give appropriate consideration to the environmental impact of the development against socio-economic benefits which would be gained from the development.
- The Anglesey Energy Island Programme sets a framework to capitalise on the planned investment and growth potential of the low carbon energy sector. It is envisaged that it will become a major economic driver for Anglesey, North Wales and Wales.
- The Welsh Government has designated the whole Island as an Enterprise Zone to focus on the energy sector with 9 specific sites identified. It is hoped that designating the whole Island as an Enterprise Zone will be a means of ensuring that the vision of the Energy Island Programme is realised. The Anglesey Enterprise Zone area has numerous large investment projects in the pipeline, which present opportunities for current local companies and to those wishing to locate in Anglesey as part of the supply chain.
- The site of the former nuclear power station in Trawsfynydd and Llanbedr Airfield in Gwynedd (which lie outside the Plan area), have been identified as key sites within the Snowdonia Enterprise Zone designation. The vision for the former nuclear power plant in Trawsfynydd relates to ITC and digital, enterprises, generating innovative low carbon energy and technology companies, whereas the vision for the Llanbedr Airfield Site relates to the Unmanned Air System (UAS) industry.

Introduction

6.3.27 An objective of the Plan is to facilitate both Councils' strategies to grow and diversify the Plan area's economy.

6.3.28 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 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 national significant 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 NSIPs, 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 chosen site for the development is one of the Enterprise Zone sites in Gaerwen. The Science Park will generate employment opportunities in the energy sector and environmental service.

6.3.29 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:

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.

- 6.3.30 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.
- 6.3.31 The 2011 Employment Land Review revealed an excess of existing employment land that is unlikely to meet the requirements of modern business and sites were therefore discounted at the end of the first stage of the Review. The Review then 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 existing and new employment sites that could meet the needs of modern business, have prospects of being developed during the Plan period and should be retained, as far as is possible, from redevelopment for other uses. Additional provision for employment uses is required (B1, B2 or B8) in or near to Llangefni, Gaerwen and Y Ffor. The Review identified a need for a new site in or around the Urban Service Centres of Pwllheli and Porthmadog in order to redress the current imbalance in the geographical spread of employment land within Gwynedd. Environmental constraints in these Centres requires the Plan to allocate a site at Y Ffor. The Review also advised that some reserve sites are also required to ensure the necessary supply of land relating to NSIPs on Anglesey.
- 6.3.32 Since the Employment Land review was undertaken in 2011/12, North Wales Councils and the Snowdonia National Park Planning Authority have collaborated to undertake 'North Wales Regional Employment Land Strategy'. The Strategy identifies a portfolio of strategic employment sites and tries to determine how these will satisfy the demand during the Regional Strategy's lifetime. It concludes that there is sufficient employment land available across the area which is evenly distributed with greater emphasis in the North West and Anglesey, reflecting the Enterprise Zone status.

STRATEGIC POLICY PS 13: PROVIDING OPPORTUNITY FOR A FLOURISHING ECONOMY

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:

- 1. Safeguarding 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 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 PS5 and PS6

POLICY CYF 1: SAFEGUARDING, ALLOCATING AND RESERVING LAND AND UNITS FOR EMPLOYMENT USE

Land and units on existing employment sites listed below are safeguarded for employment/business enterprises and are shown on the Proposals Map. Proposals for waste management facilities on the sites identified in Policy GWA 1 will be supported.

Gwynedd - Primary sites

Spatial Strategy	Site	Map ref	Total Area (ha)	Use	Enterprise Zone Site	Regional Plan Status
Sub-regional Centre	Parc Bryn Cegin, Bangor	C1	36	B1, B2, B8	Not applicable	Strategic Regional Site
	Llandygai Industrial Estate, Bangor	C2	27.6	B1, B2, B8	Not applicable	Not applicable
	Parc Britannia, Bangor	C3	7.9	B1	Not applicable	Not applicable
	Parc Menai, Bangor	C4	32.9	B1	Not applicable	Strategic Sub-regional Site (Secondary)
Urban Service Centre	Cibyn Industrial Estate, Caernarfon	C5	37.7	B1, B2, B8	Not applicable	Strategic Sub-regional Site (Main)
	Business Park, Penrhyndeudraeth	C6	11.5	B1	Not applicable	Not applicable
	Business Park, Porthmadog	C7	13.5	B1, B2	Not applicable	Not applicable
Local Service Centre	Pendre Industrial Estate, Tywyn	C8	7.9	B1, B2	Not applicable	Not applicable

6.3 Managing Growth and Development - Economy and Regeneration

Anglesey - Primary Sites

Spatial Strategy	Site	Map ref	Total Area (ha)	Use	Enterprise Zone Site	Regional Plan Status
Urban Service Centre	Parc Cybi, Holyhead	C9	109.2	B1, B2, B8	Yes	Strategic Regional Site (Main)
	Penrhos Industrial Estate, Holyhead	C10	5.8	B2, B8	Yes	Strategic Sub-regional Site (Secondary)
	Bryn Cefni Industrial Estate, Llangefni	C11	59.5	B1, B2, B8	Yes	Not applicable

Gwynedd - Secondary Sites

Spatial Strategy	Site	Map ref	Total Area (ha)	Use	Enterprise Zone Site	Regional Plan Status
Sub-regional Centre	Hirael Bay, Bangor	C12	9.1	B1	Not applicable	Not applicable
	Pebblig, Caernarfon	C13	6.7	B2	Not applicable	Not applicable
	Former Site of Friction Dynamex, Caernarfon	C14	7.4	B2, B8	Not applicable	Not applicable
	Tanygrisiau Site, Blaenau Ffestiniog	C15	7.4	B1, B2, B8	Not applicable	Not applicable
Local Service Centre	Felin Fawr, Bethesda	C16	1.5	B2	Not applicable	Not applicable
	Glyn Rhonwy, Llanberis	C17	29.8	B1, B2, B8	Not applicable	Not applicable
	Penygroes Industrial Estate	C18	10	B1, B2, B8	Not applicable	Not applicable
	Nefyn Industrial Estate	C19	3.5	B1, B2, B8	Not applicable	Not applicable
	Former Site of Ysbyty Bron y Garth, Penrhyndeudraeth	C20	1.6	B1	Not applicable	Not applicable
	Griffin Industrial Estate,	C21	4	B1, B2, B8	Not applicable	Not applicable

Spatial Strategy	Site	Map ref	Total Area (ha)	Use	Enterprise Zone Site	Regional Plan Status
	Penrhyndeudraeth					
Service Villages	Y Ffôr Industrial Estate	C22	2.8	B2	Not applicable	Not applicable
Local Villages	Agri Food Park, Llanystumdwy	C23	6.6	B1, B2, B8	Not applicable	Not applicable
Open Countryside	Wynnstay Farmers site, Rhosfawr	C24	4.9	B2	Not applicable	Not applicable

Anglesey – Secondary Sites

Spatial Strategy	Site	Map reference	Total Area (ha)	Use	Enterprise Zone Site	Regional Plan Status
Urban Service Centre	Former Shell land, Amlwch	C25	19.3	B2, B8	No	Not applicable
	Llwyn Onn Industrial Estate, Amlwch	C26	15	B1, B2, B8	No	Not applicable
	Anglesey Aluminium land, Holyhead	C27	90.5	B1, B2, B8	Yes	Strategic Regional Site (Main)
	Former site of Eaton Electrical, Holyhead	C28	2	B1, B2	No	Not applicable
	Kingsland site, Holyhead	C29	0.8	B1, B2, B8	No	Not applicable
Local Service Centre	Gaerwen Industrial Estate, Gaerwen	C30	39.5	B1, B2, B8	Yes	Strategic Regional Site (Main)
Open Country	Mona Industrial Park, Mona	C31	20.5	B2, B8	No	Not applicable

Land is allocated as listed below for employment/business enterprises and shown on the Proposals Map. Proposals for non B-class employment uses, other than minor ancillary uses will not be permitted.

6.3 Managing Growth and Development - Economy and Regeneration

Gwynedd Allocated Sites

	Site	Map ref	Total Area (ha)	Use	Enterprise Zone Site	Regional Plan Status
Service Village	Adjacent to the petrol station, Y Ffor	C36	1.7	B1, B2, B8	Not applicable	Not applicable

Anglesey Allocated sites

	Site	Map ref	Total Area (ha)	Use	Enterprise Zone Site	Regional Plan Status
Urban Service Centre	Land to the north of Lledwigan farm, Llangefni	C32	20.6	B1, B2, B8	Yes	Strategic Regional Site (Main)
	Land in the Creamery, Llangefni	C33	4.9	B1, B2, B8	Yes	Strategic Regional Site (Main)
Local Service Centre	Gaerwen Industrial Estate, Gaerwen	C34	20.3	B1, B2, B8	Yes	Strategic Regional Site (Main)
	Menai Science Park, Gaerwen	C35	7.6	B1 ¹	Yes	Strategic Regional Site (Main)

The following sites are identified as 'reserve employment sites' not for local market demand for general industrial or business uses, but rather to accommodate business and employment uses that would initially cater specifically for the needs of Wylfa Newydd or other 'Energy Island'/'Enterprise Island' development. Proposals for B1, B2 or B8 uses on these sites would need to demonstrate that there was no suitable safeguarded or allocated employment site or the supply is insufficient to meet the need.

Site	Map reference	Area (Total)	Use	Enterprise Zone Site
Holyhead Port, Holyhead	C(wg) 37	41.9 ²	B1, B2, B8	Yes

¹ Land at Menai Science Park, Gaerwen is allocated solely for the development of a Science Park. Any development on the site must be B1 Use or a use which is supplementary or connected to the B1 use. Only uses which conform to the definition of a 'Science Park' will be approved on the site.

² Parts of the site are currently occupied with mixed use developments.

Extension to Gaerwen Industrial Estate, Gaerwen	C(wg) 38	20	B1, B2, B8	No
Former site of Shell, Rhosgoch	C(wg) 39	82.2	B1, B2, B8	Yes

Explanation:

- 6.3.33 An Employment Land Review was 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 TAN23: Economic Development (2014). This approach ensures 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, the Plan safeguards existing employment land in accordance with the hierarchy referred to above in Policy CYF1. Existing employment sites safeguarded in the Plan are those sites already in use for B1, B2 and B8 uses. 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:

Primary Sites	Sites that are likely to be more attractive to the market and are likely to be developed in the short term. 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.
Secondary Sites	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. 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 transport links.
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
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.
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.

- 6.3.34 Historically, the rate of take up of employment land within the Plan area has been 4ha per annum. However, the Councils consider that it is critical for the Plan to provide an employment land supply that provides a quantum and a range of employment sites to ensure that the Plan area meets the economic growth aspirations linked to Energy Island/ Enterprise Island over and above the local market demand. The new allocated employment sites equate to 55.1ha and are well positioned in relation to the Plan area's road and transport infrastructure. If the supply of safeguarded and allocated sites is insufficient or inappropriate to meet the demand, 3 reserve sites are identified in Policy CYF 1 to ensure that the under-supply can be effectively addressed.

POLICY CYF 2: ADWY'R HAFAN PWLLHELI

Proposals for the change of use of land or conversion of existing units Adwy'r Hafan (C40) to a higher vulnerability classification, as set out in TAN 15, will not be permitted. Redevelopment of existing plots will only be supported if the following criteria can be met:

- 1. the proposal does not involve additional buildings;**
- 2. the proposal does not involve extensions of more than 250m² to existing buildings;**
- 3. the proposal does not involve sub-division of existing buildings for use by 2 or more businesses;**
- 4. flood resistant and/or resilient measures to mitigate potential flood risks are included in the design of replacement buildings.**

Any proposal for a replacement building will need to be accompanied by a site specific Flood Consequences Assessment which will need to consider options for betterment / flood resilience.

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 ensure seasonal use; remove a time-limited development on cessation of use; review relevant planning permissions.

Explanation:

- 6.3.35 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 C2 Flood risk area. Flood 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 alternatives 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.

POLICY CYF 3: ANCILLARY USES ON EMPLOYMENT SITES

The sites named in Policy CYF 1 and as identified on the Proposals Map are protected for employment/business uses in accordance with what is stated in Policy CYF 1. In exceptional circumstances it would be possible to consider applications for ancillary uses (i.e. not the use that is promoted in Policy CYF 1), provided that:

1. There is overwhelming justification for the facility;
2. The scale of development is primarily in keeping with the needs of the workforce on the employment site;
3. That the proposed development would not in itself or cumulatively undermine the function of the employment site;
4. That the development would not lead to an under provision of B1, B2 or B8 employment land.

Explanation:

6.3.36 This Policy is specifically concerned with the uses considered to be ancillary to an employment site such as a cafe or children's nursery which would be beneficial to have on the employment site in terms of making it more sustainable by reducing the need to travel and attracting people to work in the employment sites.

6.3.37 It will be essential to ensure that the development is appropriate in terms of nature and scale to primarily meet the needs of the workforce at the employment site in question, and that it would not rely on customers from outside the employment site.

POLICY CYF 4: NEW LARGE SINGLE USER INDUSTRIAL OR BUSINESS ENTERPRISE ON SITES NOT SAFEGUARDED OR ALLOCATED FOR EMPLOYMENT PURPOSES

Proposals for large single user industrial or business enterprises (use class B1, B2 and B8) which cannot be accommodated on safeguarded or allocated sites within the Plan area will be granted provided they conform to all of the following criteria:

1. The proposed site is located within or adjoining the development boundary of the Sub-Regional Centre, Urban or Local Centre;
2. That compelling evidence is presented to justify the need for the development taking into account the national tests set out in Planning Policy Wales and Technical Advice Note (TAN) 23;
3. Where appropriate, an existing building or a previously developed site is used in order to meet the need;
4. That the scale, type and design of the development is appropriate for the site and the locality or is compatible with existing uses on the site.

Explanation:

6.3.38 It is considered that the Plan provides for a sufficient range - in terms of volume, mix, quality and distribution of existing industrial / businesses within the Plan area to meet demand. However, there may be cases where in the plan's period 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, as set out, for example in Policy PS1 Welsh Language and Culture; Policy ISA1 Infrastructure Provision, Policy PS5 Sustainable development, and if there is a need for the development.

- 6.3.39 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 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.
- 6.3.40 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 significant unacceptable impact on the language and character and amenities of the local area will not be supported.

POLICY CYF 5: ALTERNATIVE USES OF EXISTING EMPLOYMENT SITES

Proposals to release land on existing employment sites safeguarded for Use Classes B1, B2 or B8 in accordance with Policy CYF1 for alternative uses will be granted only in special circumstances, provided they conform to one or more of the following criteria:

- 1. If the site is vacant, that it is unlikely to be used in the short and medium term for the original use or the safeguarded use and there isn't a viable business or industrial use for the site, or**
- 2. There is an over provision of employment sites within the vicinity, or**
- 3. The current employment use is having a detrimental effect on amenity and the environment, or**
- 4. The proposal would not have a detrimental effect on employment uses at adjacent sites, or**
- 5. There is no other suitable alternative site for the proposed use, or**
- 6. If the site is used in the short term (on a temporary basis) it should be assured that there are appropriate restoration measures in place to the satisfaction of the Local Planning Authority.**

Explanation:

- 6.3.41 The Plan seeks to ensure that there is adequate and appropriate provision of land for employment purposes. It is essential that these sites are retained as far as appropriate as they are located in areas close to where people live in order to reduce the need to travel to work and to support economic growth and the local economy. As such the loss of employment uses can negatively impact on access to local jobs and reduce the area's competitiveness.
- 6.3.42 Nonetheless, over time, there may be cases where some traditional employment sites or premises may become dormant. Furthermore it is recognized that traditional employment uses do not tend to produce land values that compare with uses such as housing or retail.

- 6.3.43 It will be necessary to receive full justification for the change of use of safeguarded sites or premises listed in Policy CYF1 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, impact of reduction of job opportunities for the local community, and information regarding the provision of employment sites which meet local demand.
- 6.3.44 When considering the release of existing employment sites it will be essential to ensure that the integrity of the employment site is not compromised specifically because it meets the needs of local employment. Furthermore it would be necessary to ensure that any potential use is not in conflict with the employment use remaining on the site.
- 6.3.45 In the circumstance where an employment site is released as an alternative site on a temporary basis, the planning application must be supported with evidence to demonstrate to the satisfaction of the Local Planning Authority that the site can be restored to its original state, unless the temporary development provides infrastructure that can be utilised in the future.
- 6.3.46 Further guidance relating to the change of use of employment site for an alternative use will be provided within Supplementary Planning Guidance Change of use of community facilities and services, employment sites, retail units.

POLICY CYF 6: REUSE AND CONVERSION OF RURAL BUILDINGS, USE OF RESIDENTIAL PROPERTIES OR NEW BUILD UNITS FOR BUSINESS/ INDUSTRIAL USE

Proposals to convert rural buildings for business use or modification of residential units to allow working from home or new business or industrial units will be granted provided they conform to the following criteria:

- 1. The scale and nature of the development is acceptable given its location and size of the building in question;**
- 2. That the development would not lead to an use that conflicts with nearby uses or has an impact on the viability of similar uses nearby;**
- 3. Where proposals involve the use of an existing building:**
 - i. The building is structurally sound;**
 - ii. The scale of any extension is necessary and of reasonable size;**
 - iii. The building is suitable for the specific use.**

Explanation:

- 6.3.47 With advances in technology and broadband connections within rural communities, there are more opportunities for people to work from home, to convert rural buildings to be used for businesses or build new units. The aim of this policy is to encourage rural communities to become more sustainable and to promote close links between living and working locations.
- 6.3.48 It is considered that the provision of rural workshops and small scale industrial units serve to support the sustainability and self-sufficiency of rural areas. This Policy encourages small scale developments that make appropriate use of existing buildings that are suitable for a business or industrial use as well as appropriately scaled new buildings. Supplementary Planning Guidance will be prepared to provide advice on the matter.

POLICY CYF 7: REGENERATION SITES

In order to promote economic growth as well as contributing towards social and environmental sustainability proposals for urban renewal schemes that accord with any master plan/ strategy adopted or supported by the Councils will be granted provided they conform to the following criteria:

1. **Include provision of appropriate infrastructure;**
2. **Support any local, regional and national economic regeneration plans;**
3. **Ensure that jobs, services and housing are located close to each other, to reduce the need to travel;**
4. **Encourage the reuse of previously developed land, vacant buildings or land that is underutilized;**
5. **Create opportunities for physical regeneration and employment opportunities in deprived areas.**

Explanation:

- 6.3.49 Redeveloping redundant sites for mixed use is an effective way of ensuring urban renewal, including an appropriate mix of housing (including affordable housing), employment, retail, education, leisure and amenity uses. It offers the opportunity to use land/buildings that are not being used to their full potential. This policy specifically relates to sites that are located within town centres and that are part of the urban regeneration vision of the Councils.
- 6.3.50 Further guidance is given regarding the expected mix of uses in regeneration sites within the relevant adopted master plans/strategies.

POLICY CYF 8: HOLYHEAD REGENERATION AREA

Within the Holyhead Regeneration Area development proposals which will aid transformational change by encouraging Holyhead to become a more attractive location to live, work, visit and enjoy will be supported as long as they are well planned and have a realistic prospect of being implemented. The aim of any future development should be to:

1. **Support Holyhead's role as a tourism centre and as a gateway to Wales and the rest of the United Kingdom;**
2. **Improve connections within the town and with the Port in line with Strategic Policy PS4;**
3. **Support opportunities to live, work, shop and spend time participating in leisure and cultural activities within the town;**
4. **Contribute towards improving the town's physical environment in line with Policy PCYFF3;**
5. **Improve and protect the town's rich heritage in line with Policy PCYFF3.**

Explanation:

- 6.3.51 A number of the town's features are part of Holyhead's identity; they are features to be proud of such as the town's rich history, notable links with the sea and port as well as good railway links. Whilst Holyhead has several locational advantages such as its role as an international port and the most populated town in Anglesey, traditional staple industrial sectors have declined, and there have been various constraints to new job-creating development. Already higher than average levels of unemployment, poverty and deprivation have been compounded in recent years by the loss of

major industrial employers in the town and vicinity. Significant new employment is needed to replace the jobs lost and sustainably reduce the level of poverty and related problems in the town.

- 6.3.52 Most of the wards in Holyhead (before the restructuring of wards in 2013) are included in the Welsh Government's Communities First anti-poverty programme which targets the most deprived wards in Wales. Holyhead has also been identified as a priority in the Welsh Government's area regeneration programmes (e.g. Vibrant and Viable Places 2014-17), and several areas of the town have been designated as Enterprise Zones. Further information regarding regeneration aspirations for Holyhead can be viewed in the Holyhead 2020: Realising Sustainable Community Benefit, Strategic Outline Programme (2013) as well as the Holyhead Town Centre Study: Vision and Regeneration Masterplan Report (2014). The aim of this policy is therefore to help realise the objective of regenerating Holyhead. In line with Policy PCYFF 2 development proposals will need to conform to all other relevant policies in the Plan.
- 6.3.53 Holyhead has also successfully received Townscape Initiative Heritage status which aims to increase the economic activity within the town's commercial core whilst using the historic environment as a positive resource to safeguard and create employment opportunities whilst improving the quality of life for the local community. Gaining this status means that grant assistance is available to support the repair, architectural reinstatement and reuse of historic buildings.

THE VISITOR ECONOMY

6.3.54 Context

- Tourism has always been important in the Plan area. It already supports many jobs and businesses in the area
- Holiday tourism 'Staycation' has increased as some people have opted to holiday at home.
- The Welsh Governments strategy for tourism (2013 – 2020): Partnership for Growth, focuses on the need for: promotion, product development, people, profitable performance and place building.
- The North Wales Regional Tourism Strategy (2010 – 2015) undertaken by Tourism Partnership North Wales emphasizes the need to promote distinctive strengths, to invest in product excellence, to provide an outstanding experience for visitors and to work together in partnership with local stakeholders.
- Both Councils' Strategic/Corporate Plans also identify tourism as a key priority
- Both Councils have an adopted Destination Management Plan which is an important strategic document outlining the destinations vision for the future of the tourism sector.

Introduction

- 6.3.55 Tourism provides an important source of income to several towns and rural communities in the form of visitor spending on accommodation, food, drink, leisure activities and shopping, and also to local business supply chains and wholesalers. Tourism brings over £238 million into Anglesey's local economy and over £851 million into Gwynedd (including Snowdonia National Park) each year and supports over 4,000 and 15,819 local jobs, respectively.
- 6.3.56 The Plan area's greatest tourism assets lie with its natural and historic environment. However, as well as being the Plan area's most valuable tourism assets, the unspoilt countryside and coastline, and historic features are also the area's most sensitive resources. Much of the Plan area is protected

by international, national, regional and local designations. Parts of the Plan area also form the setting of the Snowdonia National Park.

- 6.3.57 The Isle of Anglesey Council and Gwynedd Council have adopted their Destination Management Plans. The Destination Management Plans set out the aim, objectives and vision for the Authority's area, drawing on the existing regional tourism strategy. Under each objective, key projects are identified for the Delivery Plan. The Delivery Plan then provides more detail on each of the identified projects.
- 6.3.58 Therefore development proposals should also align with and be informed by the DMPs and other local and national policy documents and strategies.

STRATEGIC POLICY PS 14: THE VISITOR ECONOMY

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:

- 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 the sub-regional, urban and local service centres and villages;**
- 3. Managing and enhancing the provision of high quality un-serviced tourism accommodation in the form of self-catering cottages and apartments, camping, alternative luxury camping, static or touring caravan or chalet parks;**
- 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 tourist facilities, including accommodation and areas of visitor interest or their setting, and maximise opportunities to restore previous landscape damage.**

POLICY TWR 1: VISITOR ATTRACTIONS AND FACILITIES

Proposals to develop new visitor attractions and facilities or to improve and extend the standard of existing facilities will be encouraged to locate to sites within the development boundary.

Where there are no suitable opportunities within the development boundary, only proposals that involve the following will be granted:

- 1. The re-use of an existing building(s) or a suitable previously used site; or**
- 2. The re-use of an existing building(s) or a site closely related to other existing buildings that forms part of an existing tourist facility; or**
- 3. An activity restricted to a specific location due to its appropriate use of a historical or natural resource or its proximity to the attraction which it relates.**

All proposals will be required to comply with all the following criteria:

- i. The scale, type and character of the proposed development is appropriate for its urban/rural setting;
- ii. The proposed development is of high quality in terms of design, layout and appearance;
- iii. The proposed development will support and extend the range of facilities within the Plan area;
- iv. The proposal is supported by evidence to demonstrate that there would be local employment opportunities.

Where appropriate, the development can be accessed by various modes of transport, especially sustainable modes of transport, such as walking, cycling and public transport.

Explanation:

- 6.3.59 In order to sustain a prosperous tourism industry that provides employment opportunities for local communities, it is essential to extend the variety and standard of visitor attractions and facilities. New attractions and facilities can help in securing employment and generate income. The developments can also increase the range of facilities open to local people.
- 6.3.60 The natural and built environments are key factors in attracting tourists into the Plan area, however new tourism developments can have a negative impact upon the local environment and communities if they are insensitively developed or inappropriately located.
- 6.3.61 This policy aims to encourage the development of high quality sustainable tourism attractions and facilities in the right place. New attractions and facilities should be located, where possible, within development boundaries where visitors can access a range of services by a choice of travel modes.
- 6.3.62 The policy also recognises that in exceptional circumstances some attractions and facilities require an open countryside, non-urban location which could be acceptable where they result in an all year round tourism facility and rural employment gain. This type of development would be, for example, those connected with features of the natural or historic environment or outdoor activity such as, visitor or interpretation centres or development associated with outdoor activities. However, development should not be at the expense of the local environment or community interests. Outside of the development boundaries proposals should first look at re-using or extending existing buildings in order to protect the countryside from inappropriate development. However, new build attractions could be permitted in certain areas of the countryside if it can be demonstrated there are no sequentially preferable sites and buildings. All proposals outside existing settlements will need to establish why a rural location is necessary.

POLICY TWR 2: HOLIDAY ACCOMMODATION

Proposals for:

1. The development of new permanent serviced or self-serviced holiday accommodation, or
2. The conversion of existing buildings into such accommodation, or
3. Extending existing holiday accommodation establishments,

will be permitted, provided they are of a high quality in terms of design, layout and appearance and that all the following criteria can be met:

- i. In the case of new build accommodation, that the development is located within a development boundary, or makes use of a suitable previously developed site;
- ii. That the proposed development is appropriate in scale considering the site, location and/or settlement in question;
- iii. That the proposal will not result in a loss of permanent housing stock;
- iv. That the development is not sited within a primarily residential area or does not significantly harm the residential character of an area;
- v. That the development does not lead to an over-concentration of such accommodation within the area.

Explanation:

- 6.3.63 This policy is not relevant to proposals to establish new static holiday and touring caravans, holiday chalets or alternative luxury camping sites. Such proposals will be considered under policies TWR 3 and TWR 5 of this Plan.
- 6.3.64 In terms of serviced accommodation, this policy applies to a variety of different types from large high quality hotels to small bed and breakfast accommodation. Quality hotels and other serviced accommodation can potentially bring significant economic benefits to the Plan area and broaden the range of holiday accommodation available to visitors. It is widely recognized that the Plan area lacks an adequate range of such accommodation. The aim of this policy is to support the principle of expanding the range and improving the quantity and quality of serviced accommodation. In line with Policy PS 14 it is also important that the loss of hotels is resisted.
- 6.3.65 Evidence about occupancy rates suggests that good quality self-serviced accommodation continues to be a popular choice for visitors. Policy PS 14 and Policy TWR 2 recognises that managing the wide range of high quality self-serviced accommodation is essential in providing visitors with choice. The policy therefore aims to support the principle of providing high quality self-serviced holiday accommodation in sustainable locations which presents such a choice.
- 6.3.66 Where planning permission is given for self-serviced accommodation, a condition will be attached to ensure that the building will only be used as holiday accommodation and that it cannot be used for permanent occupation. 'New-build' self-serviced accommodation will not be permitted in the open countryside to protect the area from private holiday homes being built across the Plan Area
- 6.3.67 Historically national planning guidance and local planning policy (particularly within the Gwynedd Local Planning Authority area) has given priority to the conversion of existing buildings in the countryside for economic use. This means that within some areas there is an abundance of buildings that have been converted to self-serviced accommodation. Therefore, there is concern about oversupply of self-serviced accommodation in some parts of the Plan area. This could mean that providers and operators may not receive the anticipated return in income from what may be a significant investment. Clearly it is not the intention of national guidance or the Council for this policy to lead an over-concentration of this type of holiday accommodation within a particular location, which could result in businesses failing. Applicants will be required to submit a detailed business plan, which demonstrates the robustness of the proposed scheme. This would enable the Council to assess whether the scheme has a realistic chance of being viable, is not speculative in nature, and would help to make sure that there is no loophole to allow the redevelopment of existing buildings in the countryside for holiday use, and then allow them to convert to residential use if shown to be unviable in holiday use. Supplementary Planning Guidance will be published to provide more information about the matter.

POLICY TWR 3: STATIC CARAVAN AND CHALET SITES AND PERMANENT ALTERNATIVE CAMPING ACCOMMODATION

1. Proposals for the development of new static caravan³ (i.e. single or twin caravan), holiday chalet⁴ sites or permanent alternative camping accommodation will be refused within the Anglesey Coast Area of Outstanding Natural Beauty, Llŷn Area of Outstanding Natural Beauty and the Special Landscape Areas. In other locations proposals for new static caravan or holiday chalet sites and permanent alternative camping accommodation will only be granted where:
 - i. It can be demonstrated that it doesn't lead to a significant intensification in the provision of static caravan or chalet or permanent alternative camping sites in the locality; and
 - ii. That the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape; and
 - iii. That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features.
2. In exceptional circumstances, proposals involving the relocation of an existing static or chalet site already located in the Anglesey Coast Area of Outstanding Natural Beauty, Llŷn Area of Outstanding Natural Beauty and the Special Landscape Areas that forms part of the Coastal Change Management Area to another site will only be permitted providing that criteria 1. i – iii are met and the new site is located outside the Coastal Change Management Area.
3. Within the Anglesey Coast Area of Outstanding Natural Beauty, Llŷn Area of Outstanding Natural Beauty and the Special Landscape Areas proposals to improve existing static and chalet sites by:
 - i. minor extensions to the site area, and/or
 - ii. the relocation of units from prominent settings to less prominent locations,will be permitted providing all of the following criteria can be met:
 - iii. the improvements does not increase the number of static caravan or chalet units on the site unless, in exceptional circumstances, proposals involve the relocation of existing static and chalet parks that fall within the Coastal Change Management Area;
 - iv. that the proposed development is part of a scheme to improve the range and quality of tourist accommodation and facilities on the site;

³ Defined under the Caravan Sites and Control of Development Act 1960 (as amended by the Caravan Sites Act 1968)

⁴ For the purpose of this Plan, a holiday chalet will be defined as any structure or suitable building intended for use as holiday accommodation, which is not defined by the statutory definition of caravan, that is:

- when it is not possible to transport the structure to the site in one piece, and/or
- that the structure/building prior to assembly is composed of more than two parts; and/or
- that the structure is placed on a purpose-built foundation, and /or
- that the structure, once assembled, cannot be removed from the site in one piece

- v. in the case of a site located within the Coastal Change Management Area, that the proposed development is also part of a scheme to improve the safety of occupiers or occupiers of caravans or chalets;
 - vi. that the proposed development offers significant and permanent improvements to the design, layout and appearance of the site and its setting in the surrounding landscape;
 - vii. is appropriate when considered against other policies in the Plan
4. Outside the Anglesey Coast Area of Outstanding Natural Beauty, Llŷn Area of Outstanding Natural Beauty and the Special Landscape Areas proposals to improve existing static caravan and chalet sites by:
- i. minor extensions to the site area, and/or
 - ii. the relocation of units from prominent settings to less prominent locations, and/or,
 - iii. a minor increase in the number of units on site,

will be permitted providing all of the following criteria can be met:

- iv. That the proposed development is part of a scheme to improve the range and quality of tourist accommodation and facilities on the site;
- v. That the proposed development offers significant and permanent improvements to the design, layout and appearance of the site and its setting in the surrounding landscape;
- vi. In the case of a site located within the Coastal Change Management Area, that the proposed development is part of a scheme to improve the safety of occupiers of occupiers of caravans or chalets;
- vii. That any increase in the number of static holiday caravan or holiday chalet units is minor and is commensurate with the scale of any improvements to the site;
- viii. Is appropriate when considered against other policies in the Plan

Explanation:

- 6.3.68 Static caravan and chalet sites are an important source of holiday accommodation within the plan area. However, the proliferation of static caravan and chalet parks, especially along the coastline, has had a detrimental impact on the appearance of the landscape. The high number of existing sites on the coastline means that some parts of the plan area are already well served by this type of accommodation, with the static holiday caravan and holiday chalet sector providing the majority of all visitor accommodation bed spaces within the area. Consequently, there may be no justification for the provision of either new static holiday caravans (single or twin units) or new holiday chalets sites within coastal areas.
- 6.3.69 The Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study was commissioned to manage development such as static caravan and chalet sites by identifying and protecting sensitive and distinct areas from inappropriate development. The study concluded that in some areas outside the Area of Outstanding Natural Beauty and Special Landscape Areas there may be very limited capacity for static caravan/chalet park developments typically comprising of very infrequent, very small scale, well sited, high quality developments. In all cases development should avoid the undeveloped coastal edge and its immediate setting.
- 6.3.70 The relocation of existing sites within the Coastal Change Management Zone will be permitted where they comply with the criteria in Policy TWR 3, Policy ARNA 1 and all other relevant policies in

the Plan. 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.

- 6.3.71 The primary objective for designating Areas of Outstanding Natural Beauty is the conservation and enhancement of their natural beauty therefore they must be afforded the highest status of protection from inappropriate developments. The cumulative impacts of static caravan and chalet developments within the Areas of Outstanding Natural Beauty can be obtrusive in the landscape and damaging to the character of the rural area unless strictly controlled. Special Landscape Areas are non-statutory local designations. Their aim is to ensure that the landscape is not damaged by inappropriate development. The sensitivity and capacity study concluded that within the Area of Outstanding Natural Beauty and Special Landscape Areas (and all areas that contribute to their setting), it is considered that there is typically no capacity for further static caravan/chalet park developments or extensions.
- 6.3.72 Within the Areas of Outstanding Natural Beauty and Special Landscape Areas an extension of a site, but without an increase in caravan or chalet numbers, may be permitted if it can be demonstrated that there would be clear benefits in reducing the impact on the surrounding landscape.
- 6.3.73 Whilst some sites have already seen progressive improvement, many require upgrading and improvement. Many existing sites are located in visually sensitive areas, particularly along the coastline. The aim of this policy is to promote improvements and upgrade the standard of visitor accommodation on existing sites, and to reduce the impact of these sites on the landscape, including views out of the Snowdonia National Park. Proposals to provide retail facilities (foods and non-food), restaurants/cafes and take-away food are dealt with under the retailing policies of this Plan.
- 6.3.74 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 landscape or environmental improvements to the site, reducing its landscape and environmental impact. Minor in relation to extending site area is not defined. 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 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 10% increase in the number of units at the time of the original application, is considered minor. However, each application will be assessed on its merit within this general guide due to the considerable variety in the size, nature and location of sites.
- 6.3.75 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.

POLICY TWR 4: HOLIDAY OCCUPANCY

Proposals for new static caravans and chalets or proposals to extend the holiday season of existing static caravan and chalet sites will be granted provided it can be demonstrated that the accommodation is being used exclusively for holiday purposes and does not become the occupant's main or sole place of residence.

In cases involving extending the holiday season of existing static caravan and chalet sites, the following criteria must be satisfied:

1. The accommodation and site is suitable for occupation during the winter months;
2. The extended season would not increase the consequences of an extreme flooding event;
3. The extended season will not have a detrimental effect on the local environment.

Explanation:

6.3.76 As standards of the holiday units and facilities on sites improve, and demands within the holiday industry change there is pressure for the holiday occupancy period to be extended. The location of many static caravan and chalet sites occur in areas where the provision of permanent housing would be contrary to national and local planning policies which seek to manage development, for example in order to safeguard the open countryside. Some sites in the plan area may not be suitable for year round occupation because of the quality of their facilities, or due to the close proximity of an important habitat which requires protection at certain times of the year. Placing conditions on these developments can ensure that holiday accommodation is used for its intended purpose and does not become a permanent place of residence.

6.3.77 An up to date register of the names of all owner/occupiers of the units and their main home address in order to ensure that the holiday units do not become the owner/occupier's main place of residence must be kept by all site operators.

POLICY TWR 5: TOURING CARAVAN, CAMPING AND TEMPORARY ALTERNATIVE CAMPING ACCOMMODATION

Proposals for new touring caravan, camping or temporary alternative camping sites, extensions to existing sites or additional pitches will be granted provided they conform to the following criteria:

1. That the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape;
2. Avoids excessive areas of hard standing;
3. Have limited physical connection to the ground and is capable of being removed off the site out of season;
4. Any ancillary facilities should, if possible, be located within an existing building or as an extension to existing facilities. If no suitable buildings are available, the need for additional facilities needs to be clearly demonstrated and commensurate with the scale of the development.
5. That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features;
6. Occupation is limited to holiday use.
7. That the site is used for touring purposes only and any units are removed from the site during periods when not in use.

Explanation:

6.3.78 For the purpose of this policy 'touring units' includes touring caravans, tents, trailer tents and motor-caravans.

- 6.3.79 The aim of this policy is to facilitate the establishment of high quality touring and camping sites in appropriate locations and recognises the contribution made by high quality touring and camping sites to the range of holiday accommodation available for visitors.
- 6.3.80 Alternative forms of camping accommodation such pods, yurts, wigwams and tepees, have become more popular in recent years with visitors seeking a different camping experience. Permitting alternative camping proposals will lead to a wider range of tourist offer in the plan area that can benefit the local tourism economy.
- 6.3.81 Although often in use for only part of the year, touring caravan and camping sites are often situated in prominent and open locations and can be very intrusive in the open countryside, particularly on the coast. Particularly heavily pressurised areas exist in many communities located on or near to the coast, including extensive parts of the Areas of Outstanding Natural Beauty. The Council will require strong evidence that proposals for further units of accommodation in such areas will not add to servicing problems or harm the character or natural resources of these areas.
- 6.3.82 Landscape setting, site layout, and screening will therefore be important considerations in assessing proposals. In all cases, the applicant will need to submit a landscaping scheme, as well as an improvement plan for extensions, with the application.
- 6.3.83 When not in use and during the winter months all units should be removed from the site. Touring caravan and camping sites are considered acceptable in land use planning terms as having less impact on the landscape than static caravans sites because, by their very nature, they have transient features which do not impose permanent, year round effects on the local environment.
- 6.3.84 In order to ensure minimum impact upon the landscape with proposals for alternative camping accommodation, all structures should be temporary, be capable of being dismantled and moved and should have limited physical connection to the ground. The use of concrete bases is not considered acceptable. Timber platforms or decking, which can be removed from the site if required, should be used. Where possible measures should be taken to restore the site to its original state when not in use.
- 6.3.85 In order to ensure that these temporary structures are being used exclusively for holiday purposes and do not become full time, permanent dwellings the structures should provide basic holiday accommodation. They should only provide basic facilities for sleeping, seating and eating without installation of water services or provision of drainage facilities for WC, showers and washing. This ensures that such structures do not generate a level of permanence that could increase the level of landscape impact and site restoration should removal of the structures be required. Additional facilities (if not already present) should be provided separately from the accommodation through the conversion or extension of an existing building(s). If no suitable buildings are available, the need for additional facilities needs to be clearly demonstrated by the applicant and commensurate with the scale of the development.
- 6.3.86 Any proposals that include structures with mains water and drainage will be dealt with under Policy TWR3.
- 6.3.87 Since the countryside looks very different during the winter months, a condition will be attached to planning permissions for all new sites approved, limiting the operational period of the site to between 1st March and 31st October of the same year.

- 6.3.88 An unobtrusive location is defined as one which is well screened by existing landscape features and/or where touring units can be readily assimilated into the landscape without the need for excessive man made features such as hard-standing and fencing.
- 6.3.89 B & B facilities that operate within a residential dwelling (C3 use) will not be permitted to diversify in this way to avoid the proliferation of such structures within residential curtilages.

TOWN CENTRES AND RETAIL DEVELOPMENTS

6.3.90 Context

- One of the Welsh Government's objectives for town centres and retailing is to promote established town, district, local and village centres as the most appropriate locations for retailing, leisure and other complementary functions
- In deciding whether to identify sites for retail development local planning authorities should in the first instance consider whether there is a need for additional provision for these uses.
- Development Plans should establish the existing hierarchy of centres and identify those which fulfil specialist functions and be clear about their future roles.
- The national and local economy and their retail markets have experienced significant change over the last decade or so. Whilst the recent economic recession has had a great impact, a long term structural change in the way people shop has been occurring as a result of change in consumer behaviour, technological advances and the emergence and growth of new out of centre retail developments and other shopping formats
- The Isle of Anglesey County Council and Gwynedd Council each operate programmes that aim to improve some poor and underused buildings as well as enhancing the streetscape in an attempt to attract more shoppers and increase footfall into a number of town centres

Introduction

- 6.3.91 The Plan's Settlement Strategy recognises the unique character and role of various centres in the Plan area. City and town centres are vital elements of the local economy and they continue to provide a focal point for communities. It is therefore important to ensure that there is a planning framework which safeguard and enhance the position of town centres as locations for retail and commercial services. Vibrant and active centres provide a mixture of uses including residential units, business activity, service provision, retail units, leisure and cultural facilities. The Plan has a role to play in supporting development that will protect and promote the vitality and viability of existing centres.
- 6.3.92 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.
- 6.3.93 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. net convenience floor space to be provided and distributed as set out below:

Table 12: Convenience goods floorspace

Retail Centre	2011 – 2021	2022 - 2026	Indicative total (net)
Caernarfon	125 sq.m	75 sq.m	200 sq.m
Pwllheli	132 sq.m	40 sq.m	172 sq.m

6.3.94 However, in respect of comparison goods, the Study concludes that there was potential for some 9,353 sq. m. net floor space to be provided over the Plan period as set out below:

Table 13: Comparison goods floorspace

Retail Centre	2011 – 2021	2022 - 2026	Indicative total (net)
Bangor	5,105 m ²	2,808 m ²	7,913 m ²
Caernarfon	-	176 m ²	176 m ²
Pwllheli	413 m ²	359 m ²	772 m ²
Llangefni	44 m ²	448 m ²	492 m ²

6.3.95 Village shops and community services (e.g. post office, pubs) are important to rural communities as they can provide for people's day to day needs, particularly for those who are isolated either by their location or circumstances. The Plan aims to safeguard and enhance such services and encourage the provision of multi-purpose community services where possible.

STRATEGIC POLICY PS 15: 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 in accordance with the following retail hierarchy:

	Sub-regional Retail Centre	Bangor
Gwynedd	Urban Retail Centre	Caernarfon, Porthmadog, Pwllheli
	Local Retail Centre	Abersoch, Abermaw, Bethesda, Blaenau Ffestiniog, Cricieth, Llanberis, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn
Ynys Môn	Urban Retail Centre	Holyhead, Llangefni
	Local Retail Centre	Amlwch, Benllech, Beaumaris, Cemaes, Llanfair Pwllgwyngyll, Menai Bridge, Rhosneigr, Valley

The Councils will promote the vitality and viability of town centres in the Sub-regional Retail Centres, the Urban Retail Centres and the Local Retail Centre as shown on the Proposals Maps by:

1. Encouraging a diverse mix of suitable uses (as defined in Planning Policy Wales and Technical Advice Note 4) 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 in accordance with the retail hierarchy;
3. Facilitating the provision of approximately 372 square metres (net) of new convenience floor space by 2026 in accordance with the conclusions of the Retail Study (2013) in the appropriate locations; in the following retail centres:
 - i. 200 m² net Caernarfon
 - ii. 172 m² net Pwllheli

and, in terms of comparison goods, facilitate provision of approximately 9,353 square metres (net) of floor space by 2026 in accordance with the conclusions of the Retail Study (2013) in appropriate locations in the following retail centres:

- iii. 7,913 m² net Bangor
 - iv. 176 m² net Caernarfon
 - v. 772 m² net Pwllheli
 - vi. 492 m² net Llangefni
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.

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.

POLICY MAN 1: PROPOSED TOWN CENTRE DEVELOPMENTS

Proposals for new retail, commercial and leisure development will be directed towards town centres, as shown on the Proposals Maps, in the first instance, provided that they are of a scale and type appropriate to the size, character and function of the centre in the retail hierarchy set out in Policy PS 15.

Proposals for new retail, commercial and leisure development proposals within town centres defined on the Proposals Maps will be granted provided they conform to the following criteria:

1. They enhance the attractiveness, vitality and viability of the town centre,
2. The proposal, either individually or cumulatively, does not undermine the retail role of the centre;
3. The proposed use is in keeping with adjacent uses;
4. The proposed does not create an excessive amount of dead frontages.

Proposals that would lead to the loss of existing retail/leisure use (as defined by PPW) outside of the Primary Retail Area but within the defined town centre will be resisted unless it can be demonstrated that:-

5. The existing use is inappropriate or surplus to requirements, and
6. There is clear evidence that the current use has ceased to be financially viable, and
7. No other suitable retail/leisure use can be established, and
8. There is evidence of genuine attempts to market the facility, which have been unsuccessful.

Retail and commercial proposals outside the defined town centres will need to be supported by evidence of need for additional provision and satisfy the sequential approach set out in national planning policy and accord with other policies in the Plan.

Explanation:

- 6.3.96 Planning Policy Wales states that local planning authorities should identify an existing hierarchy of centres and highlight any which fulfil specialist roles.
- 6.3.97 The Plan recognises that the centres identified above will continue to be the focus for retailing, commercial, cultural and leisure activities within the area. These centres are important for the local economy, ensuring that a variety of complementary functions are available, reducing the need to travel, being a catalyst for successful regeneration and helping to maintain sustainable communities.
- 6.3.98 Retail and commercial development should be located within the defined town centres identified above. First preference will be given to developing sites within the Sub-Regional Centre, Urban Retail Centres, followed by edge of centre sites and then Local Retail Centres. Proposals will be determined in accordance with the sequential approach set out in Planning Policy Wales and TAN 4.
- 6.3.99 New retail and commercial development located outside of town centres can have a detrimental impact on the vitality, attractiveness and viability of existing centres. These impacts need to be considered when determining proposals for new retail development
- 6.3.100 The vitality, viability and attractiveness of the town centres identified in the plan can be maintained and enhanced by ensuring that town centres identified in the retail hierarchy remain the primary focus for a wide range of town centre uses including (A1, A2 and A3), commercial and public offices (B1), community facilities and institutions (D1) and entertainment and leisure (D2). These latter types of town centre uses (B1, D1 and D2) will be encouraged to locate within identified town centres, but outside the identified Primary Retail Areas. The Primary Retail Areas in Bangor, Caernarfon, Porthmadog and Pwllheli, Holyhead and Llangefni as shown on the Proposals Map have been identified to safeguard and enhance their retail function.

POLICY MAN 2: PRIMARY RETAIL AREAS (RETAIL CORE)

Primary Retail Areas are designated in Bangor, Caernarfon, Porthmadog, Pwllheli, Holyhead and Llangefni as shown on the Proposals Maps.

Proposed changes of use of the ground floor of premises in these areas from Class A1 shops to other uses will only be permitted where:

1. It can be shown that the premises is no longer viable for A1 use and the retention of A1 use at the premises has been fully explored without success, by way of marketing at a reasonable market rate for a minimum of six months; and
2. The proposed change of use does not have an unacceptable impact on the retail function or character, vitality attractiveness or viability or of the primary retail area.

Explanation:

- 6.3.101 Within the towns identified in this Policy, the majority of the ground floor units in the Primary Retail Areas are shops. The Primary Retail Areas are identified on the Proposals Map and their boundaries are based on the recommendations of the Gwynedd and Anglesey Retail Study (2013).
- 6.3.102 The aim of this policy is to safeguard and enhance the vitality and viability of the Primary Retail Areas by controlling the number of non-A1 uses. An accumulation of non-A1 uses could pose a threat to the prosperity of Primary Shopping Areas.
- 6.3.103 The Council recognise that some shops may become vacant and remain vacant for a long period of time. If a unit remains vacant for a long period it could have a negative effect on the vitality, attractiveness and viability of the area. One way the planning system can assist the recovery of Primary Retail Areas is to enable greater flexibility where long term vacancies are becoming a problem. When considering proposals for the change of use of a retail unit under such circumstances, clear evidence must be presented to show that the unit has been widely marketed as a shop for a continuous 6 month period at a fair price or rent and that no reasonable offer has been refused.
- 6.3.104 It is considered that there are sufficient opportunities for encouraging a diverse mix of complementary uses within areas of the defined town centres that surround the Primary Shopping Areas.

POLICY MAN 3: RETAILING OUTSIDE DEFINED TOWN CENTRES BUT WITHIN DEVELOPMENT BOUNDARIES

Shops located outside defined town centres but within the development boundary will be safeguarded by refusing proposals for other uses unless it can be demonstrated that all the following criteria can be met:

1. That there is a similar service available within reasonable walking distance;
2. If there is no similar service present, that the property has been on the market for a reasonable selling price or rent for a continuous period of 6 months;
3. That the new use will not have detrimental impact on the amenities of adjacent uses.

Proposals for new small scale convenience shops that meet the daily needs of residents for essential daily goods will be approved, provided that they do not jeopardise the viability and vitality of existing town centres in the retail hierarchy and do not form part of an industrial estate.

Proposals for major retail development and sub-division of existing retail units outside the defined town centre boundaries will only be granted provided they conform to the following criteria:

4. The development would not undermine the retail hierarchy set out in Policy PS 15 and

5. The development either by itself or in combination with other permitted or allocated retail developments would not undermine the vitality and viability of the defined town centre
6. Evidence of need for additional provision has been demonstrated;
7. The sequential approach set out in Planning Policy Wales.

Explanation:

- 6.3.105 Retail development outside of town centres can jeopardise the vitality and viability of existing centres. The Local Development Plan will seek to limit the scale of retail development outside town centres whilst recognising the need to allow some development to help sustain communities particularly in rural areas. Existing shops outside defined centres can perform a vital role in meeting the daily needs of local people and it is important that such services are not lost.
- 6.3.106 The Councils will support proposals for new small scale shops within development boundaries. Small scale is taken to be less than 200 sq. m. net as most corner shops would not exceed 200 sq.m net.
- 6.3.107 Proposals outside the defined town centres on edge of town centre sites or outside the town centre will be carefully controlled in order to support the town centres of the retail centres listed in Policy PS 15. The Retail Study (2013) has identified the possible need for additional retail space at specific periods during the Plan period (see paragraph 6.3.93 and 6.3.94). The Plan, in accordance with Planning Policy Wales, is aware that thriving town centres are essential to maintain the area's communities. The Councils have not been able to identify specific sites within the relevant town centres to address the possible additional demand. Nevertheless, in terms of selecting a location to address the possible additional demand, proposals will need to use the sequential approach outlined in Chapter 10 of Planning Policy Wales. If it can be shown through this test that there is no suitable town-centre site available, emphasis will be placed on assessing edge of town centre sites before looking at sites outside the centre for key town centre uses. This approach will expect developers and retailers to be flexible and innovative in terms of format, design and scale of the proposed development and the amount of car parking required, tailoring these to fit local circumstances.
- 6.3.108 It is recognised that some types of retailing, such as stores selling bulky goods and requiring large showrooms may not be able to find suitable sites in town centres. Such stores should be located at edge of centre sites or where such sites are not available, at locations accessible by a choice of means of transport.
- 6.3.109 National policy establishes that a retail impact assessment must be submitted for retail developments over 2,500 sq. m gross floor space. In the case of Anglesey and Gwynedd where many centres have small retail provisions, more modest scale development of less than 2,500 sq.m gross can have a significant adverse impact on the vitality and viability of existing town and local centres. In some instances a retail impact statement may be requested for smaller units where it is considered that the development either alone or in combination with other retail developments could harm nearby centres. The Councils offer a pre-application advice service which is a means of receiving guidance in relation to the requirement for Retail Impact Assessment. Requiring a retail impact assessment will help the Council assess whether there is a need for the development, the justification for selecting the site and the likely impact of the proposed development on the attractiveness, viability and vitality of the town centre.

POLICY MAN 4: SAFEGUARDING VILLAGE SHOPS AND PUBLIC HOUSES

POLICY MAN 4: SAFEGUARDING VILLAGE SHOPS AND PUBLIC HOUSES

Proposals to change the use of a village shop or public house will be refused unless they conform to the following criteria:

1. A similar service is available within reasonable walking distance, or
2. The applicant can demonstrate to the satisfaction of the Local Planning Authority that the existing use is no longer financially viable, by placing the property on the market for a reasonable selling price or rent for a continuous period of 12 months without success.

Explanation:

- 6.3.110 It is important that the daily needs of communities are reasonably met in their locality. Provision of these services locally will reduce the need to travel and help sustain local communities.
- 6.3.111 The applicant will be required to provide clear evidence to show that the unit has been permanently vacant or vacant for an extended period, that it has been on the market as a commercial unit for a reasonable price or rent for a continuous period of 12 months and that no reasonable offer has been rejected, especially where a similar service is not available within reasonable walking distance.

POLICY MAN 5: NEW RETAILING IN VILLAGES

Proposals for the change of use of buildings to a small shop or proposals for new shops or extensions to existing shops will be granted provided they conform to the following criteria:

1. The proposal makes a suitable use of an existing building or site;
2. The proposed building or site lies within the development boundary of the village;
3. The new development does not significantly harm the amenities of neighbouring residents or the character of the area;
4. The shop is easily accessible by foot, cycle and public transport;
5. Parking arrangements are satisfactory and the development will not significantly harm highway safety;
6. The proposed use will not affect negatively on the vitality of any Sub-regional Retail Centre, Urban Retail Centre or Local Retail Centre.

Explanation:

- 6.3.112 As well as safeguarding existing village shops, the Council is eager to see an improvement and expansion of small scale retail (less than 200 sq. m net) provision in rural areas. Priority will be given to proposals that make use of a suitable existing building or share a building with another service in order to reduce the potential impact of a new building. An important consideration when assessing any proposal will be the potential impact of the development on the vitality and viability of any Town Centre or Local Retail Centre. Any proposal which would undermine the retail hierarchy set out in the Strategic Policies will not be supported.

POLICY MAN 6: RETAILING IN THE COUNTRYSIDE

Proposals for small scale shops or extensions to existing shops outside development boundaries will be granted provided they conform to the following criteria:

1. The shop is a subservient element of an existing business on the site;
2. The shop will not significantly harm nearby village shops;

3. Priority has been given to using an appropriate existing building;
4. The new use will not significantly harm the amenities of neighbouring residents or the character of the area;
5. The development is accessible via sustainable means of transport;
6. Access and parking arrangements are satisfactory and the development will not significantly harm highway safety.

Explanation:

- 6.3.113 Normally the most suitable location for shops is within the settlement boundaries of towns and villages. However, small scale shops that are run in conjunction with an existing business on the site, for example, a farm shop, a garden centre or a petrol station can provide a useful service to rural communities by offering a new source of services and employment close to rural homes. However, it is important that the shops should be 'subservient' to the existing business as this would ensure that the shop serves the existing business (rather than merely being sited on the same site) even where the extent of the retail activity is such that it represents a material change in use of the planning use. It is recognised that shops in the countryside can create additional employment opportunities and aid rural economic diversification as well as providing a service to local communities.
- 6.3.114 In relation to criteria 2, the Councils may seek to use planning conditions to limit the range of goods sold or restrict the amount of floor space if this allows the development to proceed.

POLICY MAN 7: HOT FOOD TAKE-AWAY USES

Proposals for hot food take-away uses will be permitted provided all the following criteria can be met:

1. The development will not generate excessive noise, smells or litter that will have an unacceptable impact on the amenities and character of the area;
2. The development will not lead to an over concentration of this type of use in the immediate locality. and be detrimental to the vitality, attractiveness and viability of the area;
3. The use is in keeping with adjacent land uses;
4. The premises is easily accessible by foot, cycle and public transport;
5. The development will not result in significant congestion or parking problems to the detriment of highway safety;
6. Adequate and appropriate waste storage provision must be provided within the curtilage of the site;
7. Extraction and ventilation systems must be designed so that they do not have an unacceptable impact on visual and residential amenity.

Explanation:

- 6.3.115 Although it is recognised that hot food takeaway shops can provide an important complementary service, particularly in town centres for visitors and the night time economy, they are more likely to have a detrimental impact on amenity and on the retail character and function of shopping centres compared to other retail uses. Such harmful impacts relate to increased incidence of litter, smells, crime and anti-social behaviour, noise and general disturbance, parking and traffic problems.

- 6.3.116 Applications for hot food takeaway shops will need to be assessed carefully as they can have a potential detrimental effect on the character of a retail centre and on the amenities of nearby users and residents. Such developments will have to be assessed in the context of adjacent land uses to ensure that they are in keeping with the area and will not have a negative effect on the locality. New hot food take-away premises should be easily accessible by foot, cycle and public transport and not reliant on customers arriving by car.
- 6.3.117 In recent years, a number of premises have been converted into hot food takeaways. Where high concentrations occur they can pose a threat to the attractiveness, vitality and viability of the area. Clustering of hot food takeaways can break up the continuity of retail frontages and can detract from the retail function to the detriment of local residents. Thresholds where this kind of development will become unacceptable will have to be defined by examining the circumstances prevalent in a particular area. The existence of a similar development on the same street as the proposal as well as unimplemented permissions for hot food take-aways will need to be taken into account. Where development affects Primary Retail Areas, proposals will also be considered in the context of Policy MAN 2.

6.4 SUPPLY AND QUALITY OF HOUSING

SCALE OF HOUSING

6.4.1 Context

- A key aim of national planning policy is to create sustainable mixed communities for current and future residents.
- Local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing.
- Local planning authorities, in partnership with the community, including the private sector, must develop policies to meet the challenges and particular circumstances evident within specific locations in their areas.
- The purpose of the Single Integrated Plan and each Council's Strategic/ Corporate Plan is to promote economic, social and environmental wellbeing in Anglesey and Gwynedd.
- Through their Strategic/ Corporate Plans and their Housing Strategies, each Council seeks to facilitate the provision of an adequate amount of housing to satisfy the needs of local communities in terms of type and affordability.

Introduction

- 6.4.2 The Plan is expected to deliver one of the Government's key housing goals that aims 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 the Councils and other organisations, the Plan should ensure the use of land supports the delivery of sustainable communities 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.
- 6.4.3 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 their partners are exploring and/ or implementing local initiatives.
- 6.4.4 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. 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 will be reviewed as necessary under the Local Development Plan (Wales) Regulations.

- 6.4.5 The following Strategic Policy aims to address issues around the number of housing units, affordable housing, type, mix of new homes and as well as ensuring that the needs and requirements of specific groups, such as the elderly, are met.

STRATEGIC POLICY PS 16: HOUSING PROVISION

Based on the level of anticipated housing need, balanced against deliverability, environmental and landscape constraints, 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.

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.

This level of growth is distributed in accordance with Strategic Policy PS 17 and Policies TAI 1 to TAI 6 and will be monitored on an annual basis via the Joint Housing Land Availability Studies and the Annual Monitoring Reports.

LOCATION OF HOUSING

6.4.6 Context

- National planning policy advises that local development plans should secure a sustainable settlement pattern that meets the needs of the economy, the environment and health, while respecting local diversity and protecting the character and cultural identity of communities.
- Local development plan policies should seek to reduce the need to travel and maximise the use of alternative forms of transport.
- There is a need to constrain non-essential development in the open countryside.
- Local development plan policies should aim to create sustainable mixed communities.
- A key aim of the Plan is to seek to ensure a reasonable geographical spread of housing and employment development, maximising access to jobs and key services and facilities.

Introduction

- 6.4.7 Strategic Policy PS 17 sets out the broad approach to the location and distribution of development within the Plan area. The Plan's spatial strategy as set out in the Chapter 5 is crucial in guiding growth in the Plan area over the Plan period. Strategic Policy PS 17 sets out the broad approach to the location and distribution of housing development within the Plan area. It defines the role of towns and villages and describes the type of housing that could be permitted in the countryside. Additionally, paragraphs 6.4.36 and 6.4.37 of the Plan set out the national planning policy context for dealing with proposals for new housing in the countryside.
- 6.4.8 Strategic Policy PS 17 also outlines the hierarchy for service provision and investment, the spatial distribution of housing and employment growth.

- 6.4.9 The preferred option for the spatial strategy seeks to ensure that, where possible, the majority (53%) of residential development will be located within or adjacent to the existing Sub Regional Centre and the Urban Service Centres as they provide the best range of services, employment opportunities and access to public transport. This approach makes the best use of existing infrastructure, reduces the need to travel and ensures the ongoing sustainability of these Centres.
- 6.4.10 However, the preferred option recognises that smaller Centres (i.e. the Local Service Centres) and Villages, if they are to remain sustainable, should have the opportunity where appropriate to accommodate new development. Nonetheless, not all Villages are alike. Service Villages are considered to provide a higher level of facilities and services than the remoter Villages and generally have greater sustainable access to and a functional link with higher order Centres. It is considered that some of these Service Villages can absorb some growth that would normally be directed to a higher order settlement. It is important that their existing role and level of facilities and services are protected wherever possible. In contrast, due to either location or comparatively lower level of key services, smaller schemes are considered more appropriate in the remoter Villages. Evidence suggests that communities in Coastal Villages face more challenges in terms of accessing the local housing market - a challenge that is heightened by the Villages' popularity for second/ holiday home owners. Development in these Villages needs to be of an appropriate scale and type to address community need for housing and to safeguard the Welsh language and culture.
- 6.4.11 In order to address some of the local need for housing outside the Centres and Villages, named Clusters that can accommodate small-scale infill development only are also identified in the Settlement Strategy.
- 6.4.12 The principles underpinning how future growth will be distributed reflects the role of the Centres, Villages and Clusters and their relationship with each other, ensuring that the scale of development is appropriate to the size of the settlement and that environmental, linguistic and infrastructure capacity is accounted for.
- 6.4.13 The following tables provide a breakdown of the Plan's housing supply. Figures are based upon the housing requirement of 7,184 units with a slippage allowance of 10%, which equates to a housing supply of 7,902 units in total.

Table 14 - Distribution of Housing Supply within the Plan

Type of Settlements	Number of Settlements	Percentage of the Growth	Number of Units (including 10% slippage allowance)
Sub-regional Centre & Urban Service Centres	8	53%	4,195
Local Service Centres	20	22%	1,754
Villages	87	25%	1,479
Clusters	87		224
Open Countryside	-		250

Table 15 – Component of Housing Supply

	Component of Housing Supply	Sub Regional Centre / Urban Service Centres	Local Service Centres	Villages	Clusters	Open Countryside ¹	Total
A	Total Completions (small and large) 01/04/11 - 31/3/15	488	308	339	76	138	1,349
B	Units with planning permission 01/04/15	1,270	639	606	54	179	2,748
C	New Housing Allocations	1,549	420	205	0	0	2,174
CH	Large windfall Sites (+5) 11 years remaining	232	94	0	0	0	326
D	Small windfall sites (-5) 11 years remaining	656	293	329	94	25	1,397
DD	Total Housing Provision	4,195	1,754	1,479	224	250 [342] ²	7,902 [7,994] ²

Within this table the following definitions are used:

Term	Definition
Row A - Total Completions (small and large)	The total number of units built in the first four years of the Plan period.

¹ The current land bank figure for the Open Countryside is far higher than the planned strategy for housing provision for this category. This is mainly due to the previous permissive policies on Anglesey for the conversion of buildings in the open countryside into open market residential use. The annual monitoring report will allow the Councils to identify the rate of development seen in these locations. Applications for renewals of such permissions would not be supported under the Plan's Policies.

² The numbers in the bracket show the total level possible with the implementation of the Open Countryside land bank, which would be above the Plan's strategy for this category. The annual monitoring of the Plan will allow the Councils to monitor the uptake in the Open Countryside and whether this would require any action to be taken.

Row B – Units with planning permission	The number of units with planning permission at April 2015 that is anticipated to be built during the Plan period
Row C – New Housing Allocations	Number of units anticipated on allocated sites that did not have the benefit of planning permission at April 2015.
Row CH – Large Windfall Sites (+5)	These are sites of 5 or more units, not allocated, anticipated over the Plan period without the benefit of planning permission at April 2015.
Row D – Small Windfall Sites (-5)	These are sites below 5 units, not allocated, anticipated over the Plan period without the benefit of planning permission at April 2015.
Row DD – Total housing provision	This is the total figures for each separate sub-category.

6.4.14 These tables provide a context and basis for the number of additional units required within the different categories, which links with the schedule of allocated sites and windfall provision in the detailed policies below. Appendix 10 provides details of the anticipated housing trajectory.

Snowdonia National Park Authority's Local Development Plan policy

6.4.15 A substantial part of southern Gwynedd is located within the Snowdonia National Park. Y Bala and Dolgellau are designated as Centres in the adopted Eryri Local Development Plan and as such provide opportunities to satisfy housing need in Community Council areas immediately outside or straddling the National Park's boundaries, as well as areas within the National Park. Similarly these Centres provide valuable employment opportunities and community facilities and services for communities outside the National Park's boundaries.

STRATEGIC POLICY PS 17: SETTLEMENT STRATEGY

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

Category	Type of Development
Main Centres – 53% of the Plan's Growth located within:	
(i) Sub-regional centre	A higher proportion of new development required will take place within the Sub-regional centre and Urban Service Centres. This will be through commitments and new allocations including allocating housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.
(ii) Urban Service Centres	

Local Service Centres – 22% of the Plan’s Growth located within:	
(iii) Local Service Centres	This will be through commitments and new allocations including allocating housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.
Villages and Clusters – 25% of the Plan’s Growth located within:	
(iv) Service Villages	Higher level of housing will occur within this category compared to other types of Villages. This will be delivered through commitments and new allocations (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.
(v) Local Villages	Development will be restricted to a scale and type to address community need for housing on windfall/ infill plots within development boundaries. No open market housing sites will be allocated in these Villages.
(vi) Coastal Villages	
(vii) Rural Villages	
(viii) Clusters	There is 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. There are no development boundaries for the Clusters and only sites adjacent to a coloured dwelling (on the inset maps) will be considered.
(ix) Open countryside	Only housing development that complies with Planning Policy Wales and TAN6 will be permitted in the Open Countryside.

Explanation:

- 6.4.16 All of the sites allocated within the Plan have been subject to evaluation and consultation in line with the Candidate Site methodology. This should ensure that all of the allocations are suitable for housing with no obvious barriers to their development and that they are actually available.
- 6.4.17 An Urban Capacity Study has been undertaken in the Sub-Regional Centre and Urban and Local Service Centres to ensure that there are sufficient opportunities to meet the Plan’s housing target through windfall provision in the larger settlements.

POLICY TAI 1: HOUSING IN SUB-REGIONAL CENTRE & URBAN SERVICE CENTRES

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 sites within the development boundary based upon the indicative provision in the tables below:

Anglesey

Amlwch, Holyhead, Llangefni

Gwynedd

Blaenau Ffestiniog, Caernarfon, Porthmadog, Pwllheli

(i) Allocations

The following sites are identified as Housing Allocations:

Sub-Regional Centre

Centre	Site Reference Number	Site Name	Estimated number of units	Permission (Apr 2015)
Bangor	T1	Goetra Uchaf	261	Yes
	T2	Former Friars School Playing Field	43	No
	T3	Former Jewsons Site	17	No
	T4	Land opposite the Crematorium	72	No

Urban Service Centres

Centre	Site Reference Number	Site Name	Estimated number of units	Permission (Apr 2015)
Amlwch	T5	Land near Maes Mona	50	No
	T6	Land near Lôn Bach	73	No
	T7	Land at Madyn Farm	152	No
	T8	Land near Rheinwas Field	40	No
	T9	Land at Tan y Bryn	58	No
Holyhead	T10	Tyddyn Bach	123	Yes
	T11	Land near Cae Rhos	53	No
	T12	Land near Yr Ogof	72	No
	T13	Land near Tyddyn Bach Farm	49	No
	T14	Land near Waunfawr Estate	22	Yes
	T15	Glan y Dŵr	90	Yes
	T16	Cae Serri Road	21	Yes
Llangefni	T17	Land near Ty Hen	154	No

Centre	Site Reference Number	Site Name	Estimated number of units	Permission (Apr 2015)
	T18	Former Ysgol y Bont	41	No
	T19	Ty'n Coed	144	No
	T20	Land near Ysgol y Graig	38	Yes
	T21	Land near Bro Tudur	59	No
	T22	Land near Coleg Menai	49	No
Blaenau Ffestiniog	T23	Former Playing Fields	95	No
	T24	Land at Congl y Wal	60	No
Caernarfon	T25	Former Hendre School	42	No
	T26	To the rear of Maes Gwynedd	29	No
	T27	Cae Phillips Road	123	Yes
Porthmadog	NONE	-	-	-
Pwllheli	T28	Land near Lôn Caernarfon	150	No
	T29	Deiniol Field	14	No
	T30	Former Hockey Field	17	No

(ii) Windfall sites

Settlement (Anglesey)	Indicative Provision ³	Settlement (Gwynedd)	Indicative Provision ³
1] Sub-Regional Centre			
		Bangor	479
2] Urban Service Centres			
Amlwch	142	Blaenau Ffestiniog	118
Holyhead	332	Caernarfon	190
Llangefni	136	Porthmadog	150
		Pwllheli	110

Explanation:

6.4.18 Bangor 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

³ This figure includes units that could be provided on windfall sites and commitments (land bank) (housing), but excludes completed housing units up to April 2015 – see Appendix 5 and Glossary of Terms

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 further education and education facilities; and leisure and health facilities/ services. It has excellent public transport links with lower order settlements within and outside the Plan area.

- 6.4.19 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. Development boundaries have been amended to reflect the proposed development. The Centre will provide for a combination of market and affordable housing.
- 6.4.20 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 wider 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.
- 6.4.21 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 Centres will provide for a combination of market and affordable housing.

POLICY TAI 2: HOUSING IN LOCAL SERVICE CENTRES

In the following Local Service Centres, housing to meet the Plan's strategy will be delivered through housing allocations identified below and suitable windfall sites within the development boundary, based upon the indicative provision in the tables below:

Anglesey

Benllech, Bodedern, Cemaes, Gaerwen, Llanfair Pwllgwyngyll, Menai Bridge, Pentraeth, Valley

Gwynedd

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

(i) Allocations

The following sites are identified as Housing Allocations:

Centre	Site Reference Number	Site Name	Estimated number of units	Permission (Apr 2015)
Benllech	T32	Adjoining Wendon Cafe	12	No
Bodedern	T33	Land near Llwyn Angharad	48	No

6.4 Managing Growth and Development - Supply and Quality of Housing

Centre	Site Reference Number	Site Name	Estimated number of units	Permission (Apr 2015)
Cemaes	T34	Land to rear of Holyhead Road	60	No
Gaerwen	NONE	-	-	-
Llanfair Pwllgwyngyll	T35	Land near Bryn Eira	30	No
	T36	Land near Penmynydd Road	10	Yes
Menai Bridge	T37	Ty Mawr	20	Yes
	T38	Tyddyn Mostyn	40	Yes
	T39	Land near Lôn Gamfa	14	No
Pentraeth	NONE	-	-	-
Valley	T40	Former Cattle Market Site	40	No
Abermaw	NONE	-	-	-
Bethesda	NONE	-	-	-
Criccieth	T41	Land near North Terrace	34	No
Llanberis	T42	Land near Victoria Hotel	16	No
	T43	Land near Tŷ Du Road	11	Yes
Llanrug	T44	Church Field	10	Yes
	T45	Land near Rhythallt Road	6	Yes
Nefyn	T46	Land near Helyg	19	No
	T47	Former Allotments	10	Yes
Penrhyn deudraeth	T48	Canol Cae	31	No
	T49	Land near Former Bron Garth Hospital	46	No
	T50	Land near Canol Cae	31	No
Penygroes	T51	Land near Maes Dulyn	39	No
Tywyn	T52	Sŵn y Tonnau	21	Yes
	T53	Garreglwyd	14	Yes

(ii) Windfall Sites

Settlement (Anglesey)	Indicative Provision ⁴	Settlement (Gwynedd)	Indicative Provision ⁴
Benllech	38	Abermaw	81
Bodedern	9	Bethesda	82
Cemaes	18	Criccieth	124
Gaerwen	40	Llanberis	37
Llanfair Pwllgwyngyll	35	Llanrug	31
Menai Bridge	20	Nefyn	37
Pentraeth	35	Penrhyndeudraeth	42
Valley	32	Penygroes	40
		Tywyn	55

Explanation:

6.4.22 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.

POLICY TAI 3: HOUSING IN SERVICE VILLAGES

In the following Service Villages housing to meet the Plan's strategy will be delivered through housing allocations identified below and suitable windfall sites within the development boundary based upon the indicative provision in the tables below:

Anglesey

Gwalchmai, Newborough, Llannerch-y-medd

Gwynedd

Bethel, Bontnewydd, Botwnnog, Chwilog, Deiniolen, Rachub, Tremadog, Y Ffôr

(i) Allocations

The following sites are identified as Housing Allocations:

⁴ This figure includes units that could be provided on windfall sites and commitments (land bank) (housing), but excludes completed housing units up to April 2015 – see Appendix 5 and Glossary of Terms

Centre	Site Reference Number	Site Name	Estimated number of units	Permission (Apr 2015)
Gwalchmai	T54	Land near the A5	28	No
Newborough	T55	Tyn Cae Estate	12	Yes
Llannerch-y-medd	T56	Land near Tyn y Ffynnon	17	No
Bethel	T57	Land opposite Cremlyn Estate	28	No
	T58	Land opposite Rhoslan Estate	12	No
Bontnewydd	T59	Land near Glanrafon Estate	26	Yes
	T60	Land near Pont Glan Beuno	10	No
Botwnnog	T61	Land near Cefn Capel	21	No
	T62	Land near Pentre	11	No
Chwilog	T63	Land to rear of Madryn Arms	18	Yes
	T64	Land near Cae Capel	20	No
Deiniolen	T65	Land near Pentre Helen	30	Yes
Rachub	T66	Land near Maes Bleddyn	30	No
Tremadog	NONE	-	-	-
Y Ffôr	T67	Land near Tyn Lôn	18	No
	T68	Land near the School	10	No
	T69	Land near Bro Gwystil	9	Yes

(ii) Windfall sites

Settlement (Anglesey)	Indicative Provision ⁵	Settlement (Gwynedd)	Indicative Provision ⁵
Gwalchmai	11	Bethel	4
Newborough	28	Bontnewydd	3
Llannerch-y-medd	22	Botwnnog	8
		Chwilog	1
		Deiniolen	7
		Rachub	7
		Tremadog	10
		Y Ffôr	0

Explanation:

6.4.23 The scale of proposed future development will reflect the Villages' needs in terms of their 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. In Service Villages development will be delivered through completions, commitments, windfall and, where appropriate, new allocations for a combination of market value and local need affordable housing.

POLICY TAI 4: HOUSING IN LOCAL, RURAL & COASTAL VILLAGES

Subject to the requirements of Policy TAI 15 regarding the provision of affordable housing for local need (as defined in the Glossary of Terms), proposals for open market housing in the following Local, Rural and Coastal Villages will be granted provided they conform to all the following criteria:

- i. That the size, scale, type and design of the development corresponds with the settlement's character,
- ii. The site is within the settlement's development boundary.

Local Villages

Anglesey

Bethel, Bodffordd, Bryngwran, Brynsiencyn, Cargeiliog, Dwyran, Llandegfan, Llanddaniel-fab, Llanfachraeth, Llanfaethlu, Llanfechell, Llanfihangel-yn-Nhywyn, Llangaffo, Llangristiolus, Llanrhuddlad, Pencarnisiog, Pen-y-Sarn, Rhos-y-bol, Talwrn, Tregle

Gwynedd

Abererch, Brynrefail, Caeathro, Carmel, Cwm y Glo, Dinas (Llanwnda), Dinas Dinlle, Dolydd

⁵ This figure includes units that could be provided on windfall sites and commitments (land bank) (housing), but excludes completed housing units up to April 2015 – see Appendix 5 and Glossary of Terms

a Maen Coch, Efailnewydd, Garndolbenmaen, Garreg-Llanfrothen, Groeslon, Llandwrog, Llandygai, Llangybi, Llanllyfni, Llanystumdwy, Nantlle, Penisarwaun, Pentref Uchaf, Rhiwlas, Rhosgadfan, Rhostryfan, Sarn Mellteyrn, Talysarn, Tregarth, Trefor, Waunfawr, Y Fron

Coastal/ Rural Villages

Anglesey

Aberffraw, Carreg-lefn, Llanbedr-goch, Llanddona, Llanfaelog, Llangoed, Malltraeth,

Gwynedd

Clynnog Fawr, Corris, Edern, Fairbourne, Llanaelhaearn, Llithfaen, Morfa Nefyn, Y Felinheli

Explanation:

- 6.4.24 To reflect the role 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. Comparatively less development is promoted to 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 have been allocated in these types of Villages. The detailed criteria based policy promotes 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 PS 17. Consideration will be given to providing affordable units in accordance with Policy TAI 15.
- 6.4.25 The following table gives an indicative impression of how individual settlements could contribute towards the supply given in Policy PS 17.

Table 16 – Indicative Provision in Villages

Settlement (Anglesey)	Indicative Provision ⁶	Settlement (Gwynedd)	Indicative Provision ⁶
1] Local Villages			
Bethel	16	Abererch	9
Bodffordd	22	Brynrefail	7
Bryngwran	25	Caeathro	7
Brynsiencyn	29	Carmel	12
Caergeiliog	20	Cwm y Glo	13
Dwyran	26	Dinas (Llanwnda)	8
Llandegfan	27	Dinas Dinlle	5
Llanddaniel-fab	23	Dolydd a Maen Coch	4
Llanfachraeth	27	Efailnewydd	8
Llanfaethlu	12	Garndolbenmaen	12
Llanfechell	24	Garreg-Llanfrothen	10

⁶ This figure includes units that could be provided on windfall sites and commitments (land bank) (housing) and completed housing units – see Appendix 5 and Glossary of Terms.

Settlement (Anglesey)	Indicative Provision ⁶	Settlement (Gwynedd)	Indicative Provision ⁶
Llanfihangel-yn-Nhywyn	22	Groeslon	13
Llangaffo	19	Llandwrog	7
Llangristiolus	15	Llandygai	8
Llanrhuddlad	7	Llangybi	4
Pencarnisiog	11	Llanllyfni	9
Pen-y-Sarn	28	Llanystumdwy	10
Rhos-y-bol	24	Nantlle	6
Talwrn	20	Penisarwaun	8
Tregele	10	Pentref Uchaf	4
		Rhiwlas	9
		Rhosgadfan	9
		Rhostryfan	10
		Sarn Mellteyrn	11
		Talysarn	13
		Tregarth	13
		Trefor	13
		Waunfawr	13
		Y Fron	6
2] Coastal / Rural Villages			
Aberffraw	20	Clynnog Fawr	10
Carreg-lefn	11	Corris	14
Llanbedr-goch	11	Edern	12
Llanddona	20	Fairbourne	0
Llanfaelog	20	Llanaelhaearn	15
Llangoed	27	Llithfaen	9
Malltraeth	16	Morfa Nefyn	15
		Y Felinheli	19

POLICY TAI 5: LOCAL MARKET HOUSING

Subject to the requirements of Policy TAI 15 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 on the condition that the proposal complies with the following criteria:

1. The size of the units comply with the defined maximum for the particular type of unit proposed;
2. There are adequate arrangements available to restrict the occupancy of any local market house in the first place and in perpetuity to those who conform to the relevant occupancy definition.

When a development is permitted, a planning condition will be used to manage Permitted Development Rights to ensure that an extension or alterations would not increase the size of the property beyond the defined accepted maximum size.

The relevant settlements:

(i) Local Service Centres

Anglesey

- Beaumaris
- Rhosneigr

Gwynedd

- Abersoch

(ii) Local, Rural / Coastal Villages

Anglesey

- Four Mile Bridge
- Moelfre
- Trearddur Bay

Gwynedd

- Aberdaron
- Borth-y-Gest
- Llanbedrog
- Llangian
- Morfa Bychan
- Mynytho
- Rhoshirwaun
- Sarn Bach
- Tudweiliog

The following site has been identified as a Housing Allocation:

Centre	Site Reference Number	Site Name	Indicative Growth Level	Permission (April 2014)
Beaumaris	T31	Casita	35	Yes

Explanation:

6.4.26 This Policy is relevant for proposals to provide new residential units within the development boundaries of Abersoch, Beaumaris, Rhosneigr, Aberdaron, Borth-y-Gest, Moelfre, Morfa Bychan, Mynytho, Llanbedrog, Llangian, Rhoshirwaun, Sarn Bach, Trearddur, Tudweiliog and Four Mile Bridge. Topic Paper 17A provides the evidence behind the choice of settlements. 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. Consideration will be given to providing affordable units in accordance with Policy TAI 15. Open market housing will not be permitted in the settlements that are named in this Policy.

6.4.27 The following table gives an indicative impression of how individual settlements could contribute towards the supply given in Policy PS 17.

Table 17: Indicative provision for settlements related to Policy TAI5

Settlement (Anglesey)	Indicative Provision	Settlement (Gwynedd)	Indicative Provision
1] Local Service Centre ⁷			
Beaumaris	55	Abersoch	65

⁷ This figure includes units that could be provided on windfall sites and commitments (land bank) (housing), but excludes completed housing units up to April 2015 – see Appendix 5 and Glossary of Terms.

Settlement (Anglesey)	Indicative Provision	Settlement (Gwynedd)	Indicative Provision
Rhosneigr	54		
2] Local, Rural / Coastal Village⁸			
Four Mile Bridge	17	Aberdaron	13
Moelfre	32	Borth-y-Gest	10
Trearddur Bay	32	Llanbedrog	16
		Llangian	4
		Morfa Bychan	10
		Mynytho	13
		Rhoshirwaun	6
		Sarn Bach	4
		Tudweiliog	12

6.4.28 Application of this Policy may also help to achieve wider social policy goals, such as maintaining and strengthening Welsh speaking communities. Supplementary Planning Guidance provides advice on the planning mechanism that could be used and so forth.

6.4.29 This policy will 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.

Table 18: Maximum sizes of residential units in relation to Policy TAI 5 (Where there is no connection with a Registered Social Landlord or where the development is not subject to a Social Housing Grant from the Welsh Government)

Type of residential unit	Local Market Housing
Single storey, 2 bedroom house	90m ²
Single storey, 3 bedroom house	100m ²
Single storey, 4 bedroom house	120m ²
Two storey or more, 2 bedroom house	100m ²
Two storey or more, 3 bedroom house	110m ²
Two storey or more, 4 bedroom house	130m ²
Two storey or more, 5 bedroom house	145m ²
Garage	Additional 20m ²

6.4.30 For the purposes of the 'Local Market Housing' clause, 'local' is defined as follows:

Local Service Centres – Connection with the ward where the settlement is located or any ward directly adjoining it.

⁸ This figure includes units that could be provided on windfall sites and commitments (land bank) (housing) and completed housing units – see Appendix 5 and Glossary of Terms

Local, Rural/ Coastal Villages – Connection with the ward where the settlement is located only.

‘Connection with the ward’ is defined as follows:

- i. An individual who currently lives within the relevant ward and who has lived there continuously for 5 years or longer; or
- ii. People who are not currently living in the relevant ward 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 ward 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 ward and who have lived there for the past 5 years or longer.

POLICY TAI 6: HOUSING IN CLUSTERS

In Clusters named in table 19, proposals for new housing units must conform to all the following criteria:

1. The need for an affordable house for local need (in accordance with the Glossary of Terms) has been proven;
2. The site is an infill site between buildings coloured on the relevant Inset Map, or is a site directly adjacent to the curtilage of a coloured building;
3. The development is of a scale that is consistent with the character of the settlement;
4. The proposal will not create an intrusive feature in the countryside, and will not introduce a fragmented development pattern, nor create a ribbon development contrary to the general development pattern of the settlement;
5. The size of the property reflects the specific need for an affordable dwelling in terms of the size of the house in general and the number of bedrooms;
6. Because of the more sensitive rural location, the development must utilize the natural features of the site in the best way and retain any natural features present at the peripheries of the site or on its boundary that are worth retaining;
7. That mechanisms restrict the occupancy of the dwelling both on first occupation and in perpetuity to those who have a need for an affordable dwelling.

Development will be limited to the growth level noted in the table below for sub-areas within the Plan area (see table 19 in the Explanation to identify which Clusters are located within these sub-areas):

Sub-area	Indicative Provision ⁹
Anglesey	105
Gwynedd – Arfon	60
Gwynedd – Dwyfor	40

⁹ This figure includes commitments (land bank) (housing) and completed housing units – see Appendix 5 and Glossary of Terms

Explanation:

- 6.4.31 Clusters are characterised by an extremely sensitive social character and environment as well as a limited level of services and facilities. In accordance with the intention of the Plan to maintain and strengthen local indigenous communities, this policy only permits affordable houses for local need (as defined in the Glossary of Terms) and only on suitable sites. By restricting the number of sites where planning permission could be granted the number of houses to be built is limited to ensure that the rate of construction will not detrimentally affect the sensitive character (environmental and social) of the Cluster.
- 6.4.32 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.
- 6.4.33 In some circumstances, where terraced housing or semi-detached dwellings are common, two applicants could develop semi-detached houses jointly in order to save construction and services costs.
- 6.4.34 The following table names the Clusters identified under this policy:

Table 19 – List of Clusters

Anglesey

Bodorgan, Bro Iarddur (Trearddur Bay), Bryn Du, Brynminceg (Old Llandegfan), Brynrefail, Brynteg, Bryn y Mor (Valley), Bwlch Gwyn, Capel Coch, Capel Mawr, Carmel, Cerrig-mân, Cichle, Glan-yr-afon (Llangoed), Glyn Garth, Gaerwen Station, Haulfre (Llangoed), Hebron, Hendre Hywel (Pentraeth), Hermon, Llan-faes, Llangadwaladr, Llansadwrn, Llanyghenedl, Llynfaes, Marian-glas, Nebo, Pen y Marian, Penlon, Penmon, Pentre Berw, Pentre Canol (Holyhead), Bull Bay, Rhoscefnhir, Rhos-meirch, Rhostrehwfa, Rhyd-wyn, Star, Red Wharf Bay, Trefor, Tyn Lôn (Glan yr Afon), Tyn-y-gongl

Gwynedd - Arfon

Aberpwll, Bethesda Bach, Penrhos (Caeathro), Caerhun/Waen Wen, Capel y Graig, Crawia, Dinorwig, Gallt y Foel, Glasinfryn, Groeslon Waunfawr, Llanllechid, Llanwnda, Minffordd (Bangor), Mynydd Llandygai, Nebo, Pentir, Saron (Llanwnda), Talybont, Tan y Coed, Treborth, Ty'n-lôn, Ty'n y Lôn, Waun (Penisarwaun).

Gwynedd – Dwyfor

Aberdesach, Bryncir, Bryncroes, Llanengan, Llannor, Llwyn Hudol, Pantglas, Penmorfa, Penrhos, Pentrefelin, Pistyll, Pontllyfni, Rhoslan, Swan, Tai'n Lôn.

Gwynedd – Meirionnydd

Aberllefenni, Corris Uchaf, Llanaber, Llandderfel, Llanfor, Minffordd, Talwaenydd.

- 6.4.35 Inset plans are provided to identify the cohesive nature of each cluster with relevant buildings coloured to allow the assessment against the second criteria within the policy.

New housing in the countryside

6.4.36 Development in the open countryside will have to satisfy national policy and TAN6 in relation to new rural enterprise dwelling or one planet development. In line with policy TAI 15, in the future should there be no eligible occupier for a rural enterprise dwelling then it would be considered for occupation by those eligible for an affordable dwelling.

National development management policies

6.4.37 Existing and national planning policy and guidance set out clear statements of national development management policy that should be referred to in formulating proposals and will be applied locally within the Plan area. These, therefore, are not repeated in the Plan as separate policies. In the interest of clarity these are:

Table 20: National policy for housing

National Development Management Policies	
The following paragraphs contain statements of national development management policy which should not need to be repeated as local policy in Local Development Plans:	
Paragraph	Policy Issue
9.2.13	Tandem Development
9.2.22, 9.3.6	Housing in open countryside
9.3.2	Housing in vicinity of industrial uses
9.3.6-9.3.10	Rural enterprise dwellings
9.3.11-9.3.12	One planet development

POLICY TAI 7: CONVERSION OF TRADITIONAL BUILDINGS IN THE OPEN COUNTRYSIDE TO RESIDENTIAL USE

In the open countryside the conversion of traditional buildings for residential use will be permitted when all the following criteria are met:

- 1. There is evidence that employment use of the building is not viable;**
- 2. The development provides an affordable unit for local need (in accordance with the Glossary of Terms) or the residential use is a subordinate element associated with a wider scheme for employment re-use;**
- 3. The structure is structurally sound;**
- 4. No extensive alterations are required to enable the development;**
- 5. Any architectural characteristics of merit and traditional materials are retained and that the proposal does not lead to the loss of the original structure's character.**

Explanation:

6.4.38 The priority for traditional buildings in the open countryside is for employment use in line with Policy CYF 6. In circumstances where justification is provided that the marketing undertaken for employment has been for a sufficient period of time then its conversion for an affordable dwelling to meet local need could be supported.

- 6.4.39 Support is given for residential use when it is part of a scheme for the re-use of a building or complex of buildings for employment purposes. For such proposals the employment element should be completed prior to any residential element. The authority may also impose a condition to tie occupation of the dwelling to the operation of the enterprise, in order to prevent it being sold separately without further application to the authority.
- 6.4.40 The building needs to be structurally sound and evidence would be required to confirm this with a planning application and that the building is of sufficient size to accommodate the scheme without the need for extensive extensions. Supplementary Planning Guidance will be published to provide advice on the matter.
- 6.4.41 Any proposals should ensure that any architectural characteristics of merit are retained and ensure that the development does not change its character e.g. through introducing a number of new door and window openings.

TYPE OF HOUSING

Introduction

- 6.4.42 A range of sizes and types of new housing is as important as the overall amount. A variety of housing types and tenures within individual Housing Market Areas, and on each housing site where that is possible, creates sustainable mixed communities and helps avoid concentrations of types of housing. High quality design and construction is vital to create visually attractive and sustainable new housing which will remain a desirable place to live well into the future.
- 6.4.43 Given current and future circumstances, (e.g. possible effects of the so called bedroom tax, larger than expected household size, high affordability ratio) more concealed households are anticipated and for the foreseeable future at least, home ownership is only likely to be an option for those with high incomes and those with equity from other sources such as other family members or inheritance. So it is vital to maximise the supply of new affordable housing and Strategic Policy PS18 sets out the Councils' approach.
- 6.4.44 A high proportion of the forecasted increase in households in the Plan area will be people aged over 65. Many of these will want to remain in their existing homes, but some are likely to want to move to a property designed especially for older people. Enabling older households to 'down-size' can release larger properties for occupation by families. This points to a growing requirement for older peoples' housing, delivered by a diverse range of providers in a variety of formats, recognising that the housing needs and desires of older people are as varied as those of the working population. Some of that housing may encompass varying levels of care provision including extra care.
- 6.4.45 The provision of new student accommodation, if required, in appropriate locations in Bangor will release private housing which will thus become available to meet general housing needs.
- 6.4.46 At this stage it is recognised that some of the new housing will only be possible if new/ upgraded infrastructure is provided. The Councils will work with infrastructure providers to remedy any shortfall in a timely manner.

POLICY TAI 8: APPROPRIATE HOUSING MIX

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. Proposals should contribute to creating sustainable mixed communities by:

1. Maximising the delivery of affordable housing (including for local need) across the Plan area in accordance with Strategic Policy PS 18;
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 in line with Policy PCYFF 3;
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, as appropriate, for specific housing needs such as student accommodation, homes for the elderly, Gypsy & Travellers, supported accommodation, nursing, residential and extra care homes, needs of people with disabilities;
6. Improving the quality and suitability of the existing housing stock;
7. Ensuring high standards of design that create sustainable and inclusive communities in line with Policy PCYFF 3.

Explanation:

- 6.4.47 New housing development should include an appropriate balance and mix of house types and sizes, including where applicable affordable houses and for those who wish to self-build, to reflect identified demographic needs of the settlement or, in the case of Service Centres, the area they serve as well. It is also important to address any under provision which exists in the current range of housing stock in the settlement or area. Facilitating more balanced communities, comprising of a range of ages, household types and incomes may also help achieve wider social policy goals, such as maintaining and strengthening Welsh speaking communities. A Supplementary Planning Guidance will be published to provide further advice on the matter.
- 6.4.48 The Councils will consider information from a variety of sources, which include Local Housing Market Assessment, Housing Needs Studies, Common Housing Register, Tai Teg Register, Elderly Persons' Accommodation Strategy, 2011 Census and the 2011 Household Projections (this list isn't exhaustive) to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites.

POLICY TAI 9: SUBDIVISION OF EXISTING PROPERTIES TO SELF-CONTAINED FLATS & HOUSES IN MULTIPLE OCCUPATION (HMOs)

The sub-division of existing properties to self-contained flats and HMOs that require planning permission will be granted provided they conform to the following criteria:

- A:** For property within a development boundary or a coloured building within an identified Cluster
1. The property is suitable for conversion to the number and type of units proposed without

the need for significant extensions and external adaptations;

2. The proportion of licensed houses in multiple occupation will not exceed 25% of all residential properties in the electoral wards of Menai (Bangor) and Deiniol, and 10% in the remaining wards in the Plan Area;
3. It will not have detrimental impact on residential amenity. In this regard, each proposal must demonstrate the adequacy of car parking and refuse storage space;
4. Where dedicated car parking cannot be provided the proposal must not exacerbate existing parking problems in the local area.

B: For Property in the Open Countryside

5. Consideration has been given to commercial / tourism / care accommodation in the first instance;
6. Property is of a size suitable for conversion and it is not viable to retain it as an individual dwelling;
7. The proposal does not have a detrimental impact on residential amenity;
8. Dependent upon viability evidence an affordable housing provision is given on an increase above one extra unit;
9. The site is located in a sustainable location.

Explanation:

- 6.4.49 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. The Use Classes Amendment Order 2016 amends class C3 (residential houses) and introduces a new class - C4 (houses in multiple occupation). This change will increase the number of housing in multiple occupation that could require planning permission. The change to the General Permitted Development Order means that planning permission is not required to change a house in multiple occupation (C4) to a residential house (C3).
- 6.4.50 Self-contained flats or houses in multiple-occupation can help to address the needs of those wanting to purchase or rent small accommodation units, as well as providing a relatively affordable housing option for those wishing to purchase their first property. In addition, vacant / under used buildings could be one of the options to contribute towards meeting part of the need for temporary construction workers' accommodation. Proposals for new build flats /HMOs are dealt with under policies TAI 1 to TAI 6 [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 3.
- 6.4.51 The provision of self-contained flats or HMOs can affect the residential amenity of adjoining properties. The accumulative effect or overprovision of these types of properties can affect the social character of an area and lower its environmental quality, thus detrimentally affecting the standard of living of other inhabitants. The situation can further worsen as families move out in order to seek a better living environment. The Council does not wish to see this happen (or continue in some areas). The conversion of properties will be refused unless proposals conform in full to the

policy.

- 6.4.52 The pressure for this type of development, as well as its consequences, can be clearly seen in Bangor and pressure also exists in other parts of Gwynedd and Ynys Môn where there are large houses e.g. Pwllheli, Abermaw, Caernarfon and Menai Bridge. The situation is manifest in Bangor, since this type of accommodation is ideal as student accommodation and consequently whole streets of houses are used in this way. Very often these buildings suffer from lack of maintenance and they do not contribute positively to the appearance of the street or area. This presents a significant challenge not only to the Planning Service but also to developers, landlords, students, local residents, the academic institutions and the various agencies that provide services in the area. This Plan will not, in itself, resolve all these issues. Continuing joint working with other parties will be imperative if the issues are to be fully addressed.
- 6.4.53 HMOs in Bangor have traditionally been more concentrated in the Deiniol, Hirael and Menai wards. In order to create more balanced communities within Bangor, it is important to control the change of use of residential properties into HMOs.
- 6.4.54 The cumulative impacts of HMOs can have adverse environmental and social impacts such as the accumulation of residual waste and increased traffic congestion due to high levels of on-road parking. Therefore, the cumulative impacts of clusters of HMOs can be considered to be a material consideration in the decision-making process.
- 6.4.55 Criterion 3 refers to the effect on a residential area. The following datasets will be used to determine the proportion of properties used as housing in multiple occupation as a percentage of all households. Data is included in the 'Conversion of buildings to self-contained flats or houses of multiple occupancy' Supplementary Planning Guidance. The data will be updated on an annual basis to ensure that changes over time are captured and that the latest data can be used in determining planning applications. Applicants will need to take account of the current data on the date of their application. The Councils consider that non shared residential accommodation should not exceed 25% of residential properties in the electoral wards of Menai (Bangor) and Deiniol and 10% in the remaining wards in the Plan area. For the purposes of calculating the percentage of housing in multiple occupation within the Ward, bespoke student accommodation flats will not count towards these figures.
- i. Licensed HMOs – records from the Council's Licensing Team;
 - ii. The number of extant planning permissions for HMOs
 - iii. Council Tax exempt student properties ("shared homes")
- 6.4.56 In circumstances where an applicant disagrees with the Council's assessment of the number of HMOs in a given area, then the applicant will be afforded an opportunity to provide evidence and demonstrate otherwise.
- 6.4.57 Where a dwelling is located in an open countryside location evidence will be required to show that consideration has been given towards commercial usage prior to subdivision for residential use. The building should be of a sufficient size to be subdivided e.g. an old mansion, and that it is not viable to be retained as a single unit. Consideration will be given towards the impact on the residential amenity of other residential properties in the vicinity of the development. Supplementary Planning Guidance will be published to provide advice on the matter.

- 6.4.58 If the proposal would create more than a single additional unit to the number of units on the site at the base date of the Plan then the development would be expected to contribute towards providing Affordable Housing in line with Policy TAI 15.
- 6.4.59 For development in the open countryside the site should be located in a sustainable location being close to a service centre or on a public transport route.

POLICY TAI 10: CAMPUS STYLE ACCOMMODATION FOR CONSTRUCTION WORKERS

Proposals for campus style accommodation 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:

1. The site is located within or adjacent to development boundaries of Centres or Service Villages identified within the Plan's Settlement Hierarchy, and
2. It is proportionate in scale to the Centre or Service Village; and
3. It will not prejudice the Councils' ability to sustain a continuous minimum 5 years supply of land for permanent homes; or
4. In exceptional circumstances, the site is located elsewhere provided:
 - 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 an existing site or accommodation or the re-use of an existing 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, promoting sustainable travel options as appropriate;
 - iv. a satisfactory standard of accommodation and adequate communal leisure and recreational facilities are provided on site to meet the amenity needs of occupiers;
5. Proposals within or adjacent to development boundaries 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 unless, in exceptional circumstances, the Council is satisfied that a legacy use is not feasible or appropriate;
6. The proposal will be assessed in accordance with this Policy, Policy PCYFF 3 and Policy ISA 1, but will not be required to comply with policies relating to the development of permanent residential accommodation and retailing in the countryside;
7. Where the proposal would result in impacts or additional demands on existing community facilities (including healthcare facilities), in accordance with Policy ISA 1, either additional facilities or appropriate contributions for the development or improvement of existing facilities off site within Centres or Service Villages will be provided, unless it can be demonstrated that temporary ancillary facilities should be provided on site;
8. That appropriate improvements to the transport network are provided to mitigate adverse impacts on local communities and tourism;
9. The proposal does not cause an over-concentration of such a use in the local area or harm to residential amenity or the surrounding area;
10. If a future legacy use is not feasible the Council shall require that temporary buildings are removed from the site and

- i. the serviced land is left in a suitable condition following the removal of the structures in accordance with a scheme of work submitted to and approved by the Local Planning Authority, or
 - 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 in accordance with a scheme of work submitted to and approved by the Local Planning Authority.
11. A Construction Workers Accommodation Strategy is submitted to the Council as part of the planning application.

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 a record of anonymised data of workers accommodated (having regard to the requirements of data protection legislation) and to make this information immediately available, on request, to the Council.

Explanation:

- 6.4.60 This Policy applies to temporary accommodation provided for construction workers required in connection with large scale construction projects (other than the Wylfa Newydd Project) or any other work that requires a large number of temporary/ transient resident workforce. Policy PS 9 and Policy PS 10 will apply to proposals for campus style temporary construction worker accommodation required in connection with the Wylfa Newydd Project. The accommodation will be required for 6 months or more. The duration will be restricted to a maximum period agreed to by the Council and will be conditioned for refurbishment of the building/ structure or reinstatement of the site at the end of the period. The Council encourages accommodation designed to allow transition to an alternative legacy use.
- 6.4.61 These would be specially provided, campus-style developments including modular single worker en-suite accommodation units, arranged in blocks that share communal facilities, such as a kitchen, dining space and lounge. The modular build would allow flexibility to meet changes in demand over time.
- 6.4.62 The Council favours sites located within or adjacent to the identified Centres or Service Villages in order to promote sustainable development (including access to public transport linkages), integration with communities (unless the scale of the development would not be proportionate to the Centre or Service Village), and to facilitate beneficial long-term legacy uses. This could enable efficiency in terms of accessibility to welfare, leisure and recreation facilities in the nearest settlements. Where required and appropriate, the solution to ensure that the occupiers' requirements are addressed could involve investment to upgrade facilities in the nearest settlements. Alternatively, these sites could be more self-contained, providing on site welfare, sports, leisure and recreation facilities as well as bus pick up and drop off points for the occupiers. Other services, e.g. canteen, administrative services, would also form part of the development covered by this Policy.
- 6.4.63 While Policy TAI 10 (and PCYFF 3 and Policy ISA 1) would be the relevant policies for this style of temporary accommodation provided for construction workers, this Policy would not apply to a proposal for permanent housing, for example houses that would initially be sub-divided to allow use by construction workers, then adapted to become homes for families or other members of local

communities. Policies TAI 1 to TAI 4 would apply to this type of provision, depending on the site's location, as well as other relevant Policies, e.g. Policy TAI 15 – 'Affordable housing threshold and distribution' (for use following use by construction workers); Policy ISA 5 – 'Provision of open spaces in new housing development'; Policy ISA 1 – 'Infrastructure provision'. Policy TAI 10 would not apply to any form of purpose built accommodation that has been designated as student housing or designated for use by older people or would be suitable for young adults with a limited income. Policy TAI 12 provides part of the framework to deal with proposals for new purpose build student accommodation.

- 6.4.64 This type of accommodation has the potential to mitigate pressure on the stock of private rented homes or open market housing or visitor accommodation in communities.
- 6.4.65 The aim of this Policy is to contribute to achieving the appropriate balance of solutions to address the need to accommodate a large number of construction workers, thus protecting the supply of housing suitable for local communities during the Plan period.
- 6.4.66 This scale 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 and schools. The Councils are committed to supporting residential communities in the Plan area. Each application for temporary accommodation for construction workers shall be accompanied by Construction Workers Accommodation Strategy, which should provide:
- i. a detailed explanation of the need for the facility;
 - ii. details of the extent to which the proposal places demands on physical and community infrastructure;
 - iii. the extent to which the local community will benefit from the proposal; and
 - iv. 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.
- 6.4.67 Where proposals for temporary accommodation for construction workers are likely to impact adversely on the balance of the community because of their scale or because of an existing concentration, the Councils may seek mitigating measures in accordance with Policy ISA 1. In cases where the solution to addressing the requirements of the occupiers involve providing on site facilities, Policies that address the relevant land use would apply (e.g. Policy MAN 6 'Retailing in the countryside'; Policy ISA 2 'Community facilities'), unless the ancillary facilities are temporary buildings designed at the outset to be removed from the site.
- 6.4.68 Where mitigation measures cannot be secured, the Councils will refuse proposals that would disrupt the balance of the community or prevent the local community's requirements from being met.
- 6.4.69 The Councils will expect that the developer will ensure that purpose built accommodation and any facilities associated with the accommodation (e.g. recreational facilities) are developed on a sustainable basis, and that proposals identify the legacy opportunities / proposed after use for consideration from the outset. Where an alternative policy compliant legacy use is not feasible, but the proposal is otherwise acceptable, the planning permission for the accommodation will be granted for a limited period and a mechanism, e.g. planning conditions or planning obligations/

Section 106 agreements, will ensure that all temporary buildings, works, uses of land or other development, are removed or discontinued and the land is reinstated in accordance with a scheme previously approved, or serviced plots are retained and the land is landscaped in accordance with an approved landscaping scheme. The Council may require that a bond is provided to ensure that the landscaping is maintained.

POLICY TAI 11: RESIDENTIAL CARE HOMES, EXTRA CARE HOUSING OR SPECIALIST CARE ACCOMMODATION FOR THE ELDERLY

Proposals for residential care homes, extra care homes or specialist care accommodation will be permitted where:

- 1. Residential care homes, extra care homes or specialist care accommodation are located within the development boundaries of either a Sub-regional Centre or Urban or Local Service Centre; or**
- 2. Specialist care accommodation, in exceptional circumstances, involves the re-use of suitable brownfield sites or buildings close to development boundaries and clear justification for its location is provided, taking account of the nature of the care required, transport impact, and it can be demonstrated that alternative sites are unsuitable and/ or unavailable; and**
- 3. In the case of residential care homes and extra care housing, the site must be within reasonable walking distance to services and facilities within the Centre or a high frequency public transport route to the services and facilities; and**
- 4. The proposal will not result in an over provision of care accommodation compared to the needs of the locality.**

Explanation:

- 6.4.70 Both authorities are reviewing their provision of care homes and how this may be provided in the future. Due to changes in funding for care homes provision, extra care facilities have become more popular throughout the country. Extra care housing is similar to sheltered housing, offering independent living but with the benefit of on-site care provision.
- 6.4.71 The provision of good quality self-contained housing in an extra care housing setting may encourage older people to move from under-occupied family housing. Proposals for such schemes should outline how they will target residents from the local catchment to ensure local under-occupied housing is released rather than attracting people to relocate into the area.
- 6.4.72 Where existing provision is sufficient to meet the reasonable needs of the locality, further development will be resisted. This will avoid pressure being placed on local Social Services providers and the loss of land for which may be required for other purposes.
- 6.4.73 Working with key partners, including care and specialist accommodation providers, the Councils will proactively encourage providers to take the Plan's spatial strategy into account when developing their own strategies and plans. This will ensure that specialist accommodation is delivered in the most appropriate locations to serve the identified needs of the local community and specific groups. From a sustainable development perspective, the Councils consider that the larger scale settlements identified as either the Sub-Regional Centre, Urban or Local Service Centres are the most appropriate locations for care accommodation for the elderly as sites will be accessible to facilities

such as shops, medical services, places of worship, public open space and other community facilities. Regard should be given towards the Plan's general policies in relation to the design of a proposal and its potential impact on the amenity of the locality.

- 6.4.74 Residential care homes consisting of only a bedroom (and possibly a bathroom) but with everything else communal, including meals, are considered a C2 use. Other developments based on self-contained accommodation with simply a warden and no direct provision of care is considered a C3 use. For an extra care facility to be considered as C2 use there should be extensive communal facilities within the scheme. C3 developments will be assessed against Policies TAI 1 – TAI 4 and all other relevant policies in the Plan.
- 6.4.75 Proposals which are considered as C2 use will not be expected to contribute towards affordable housing provision. They will contribute to achieving the overall target for housing growth.
- 6.4.76 Due to the lack of mobility of residents within Nursing Homes or Elderly Mentally Infirm establishments, there is greater flexibility in terms of the accessibility of these specialist care accommodation on foot to services and facilities in centres. However regard must be given towards sustainable travel of the staff and visitors, therefore potential brownfield sites or buildings outside the development boundary should be located on a high frequency sustainable transport route.

POLICY TAI 12: PURPOSE BUILT STUDENT ACCOMMODATION

Proposals for new affordable purpose built student accommodation by higher education institutions or private sector providers in suitable locations at a level agreed with the Council will be granted, provided they conform to all the following criteria:

- 1. The proposal must be accompanied by an assessment of the number of additional full-time undergraduate and postgraduate students requiring accommodation, and should be supported by a higher education institution;**
- 2. The proposal is deliverable;**
- 3. The site isn't within a primarily residential area;**
- 4. The site should be located within a 15 minutes walking and reasonable cycling distance to the higher education institution campus, or alternatively, near to a high frequency bus route to the education campus;**
- 5. Proposals must not lead to an unacceptable increase in on-street parking in the surrounding area;**
- 6. Appropriate management is in place to minimise potential negative impacts from occupants or the development on surrounding properties and neighbourhoods, and to create a positive and safe living environment for students.**

The Council will seek appropriate controls to ensure that approved schemes are occupied solely as student accommodation and are managed effectively.

Management controls will be secured through the imposition of planning conditions or an appropriate legal agreement.

Purpose built student accommodation will not be permitted on sites with either an extant planning permission or allocated for residential development. A Preferred Search Zone is

identified on the Proposals Map.

Explanation:

- 6.4.77 Purpose built student accommodation provide an alternative to shared private rented housing or housing in multiple occupation, which left unmanaged can have serious social and environment impacts on residential amenity. Current purpose build accommodation is located on the University's campus and on or near to the High Street, Bangor. Topic Paper 16 'Student Accommodation' provides details of the existing provision and sets out the issues relating to the matter and how purpose built accommodation can assist in creating a more balanced housing market area, which in turn creates healthy and inclusive communities.
- 6.4.78 The potential positive knock-on effects of the provision of appropriately located purpose built student accommodation are a greater balance between shared housing, HMOs and open market residential housing; more local people being able to purchase affordable open market residential housing; a reduction in on-street parking issues as there are likely to be fewer cars per property and a reduction in student related anti-social behaviour in residential areas.
- 6.4.79 To avoid a potential oversupply of student bed spaces in purpose built accommodation, developers must undertake detailed appraisals on the level of need for additional student accommodation prior to formulating proposals, in order to gauge the appropriate levels of required bed space provision. Such appraisals should include, but not be limited to, waiting lists for existing places (both University and privately owned stock) and an appraisal of schemes in the planning pipeline (under construction, with planning permission and current applications). Priority will be given to schemes that are part of the institution's plans or which are being progressed in partnership with the institutions.
- 6.4.80 Assessing proposals for new purpose built accommodation against the criteria above will help ensure that proposals are developed in appropriate locations and help ensure that students reside in managed accommodation as opposed to HMOs. For purpose built accommodation in Bangor the Inset Map identifies a preferred search zone which includes part of the High Street towards Holyhead Road (subject to retaining commercial usage on the ground floor), Holyhead Road area and areas around the Ffriddoedd Road campus site.

POLICY TAI 13: REPLACEMENT DWELLINGS

Proposals for the replacement of a dwelling that meet the following criteria, where appropriate, will be granted:

- 1. Outside development boundaries or identified clusters, the present dwelling has a lawful residential use;**
- 2. The building is not listed;**
- 3. The existing dwelling is of no particular architectural and/ or historic and/ or visual merit, for which it should be conserved;**
- 4. Outside development boundaries the existing dwelling is not capable of retention through renovation and extension and/ or it is demonstrated that the repair of the existing building is not economically feasible;**
- 5. Outside development boundaries, the proposed dwelling is not a replacement for a**

- caravan or holiday chalet that has a legal residential use;
6. Outside a Coastal Change Management Area, the siting of a replacement dwelling should be within the same footprint as the existing building unless it can be demonstrated that relocation within the curtilage lessens its visual and amenity impact in the locality;
 7. Outside development boundaries, the siting and design of the total new development should be of a similar scale and size and should not create a visual impact significantly greater than the existing dwelling in order that it can be satisfactorily absorbed or integrated into the landscape. In exceptional circumstances a larger well designed dwelling that does not lead to significant greater visual impact could be supported;
 8. In areas at risk from flooding and outside a Coastal Change Management Area:
 - i. A flood consequence assessment has been undertaken for the development and satisfactory risk mitigation has been identified;
 - ii. The dwelling will incorporate flood mitigation and resiliency measures in accordance with Community and Local Government (CLG) publication 'Improving the flood performance of new buildings: flood resilient construction';
 - iii. The building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/ overtopping of the tidal defences;
 - iv. A flood warning and evacuation plan has been prepared for the property and is to be displayed on site.
 9. Exceptionally, when a recently inhabited or habitable dwelling is destroyed by accident, planning permission may be granted for a new dwelling, in situ. Evidence about the status and previous condition of the building and the cause and extent of the damage must be provided.

Planning permission for a replacement dwelling may be subject to a condition to ensure:

10. The demolition of the original dwelling and where appropriate the demolition of outbuildings on the completion of the new dwelling, and/ or
11. That permitted development rights are removed.

Explanation:

- 6.4.81 For sites unrelated to the settlement hierarchy, and thereby identified as open countryside, stricter control is required over replacement dwellings in relation to its existing use right, replacement of a temporary structure and its visual impact.
- 6.4.82 In open countryside locations, the existing dwelling must have an established use as a residential unit otherwise it would be considered to create a new dwelling in the open countryside contrary to National Policy. Preference will be given towards the renovation of buildings with new build only being permitted when it is unviable to undertake such renovation work.
- 6.4.83 This Policy will not permit the building of a house to replace a caravan or chalet that has a legal residential use (see definition of 'caravan' and 'holiday chalet' in Policy TWR 3).
- 6.4.84 The proposed new dwelling would be expected to incorporate the footprint of the existing building unless it can be demonstrated that its relocation within the curtilage lessens its visual impact and it would not lead to an impact upon the amenity of adjoining uses. For sites located within a Coastal

Change Management Area, Policy ARNA 1 would carry greater weight than this policy.

- 6.4.85 In open countryside the proposed new build should reflect the size and scale of the existing building unless it can be demonstrated that the proposal would not lead to a significant greater visual impact and that the proposal would lead to a better designed dwelling.
- 6.4.86 New build is directed away from flood risk areas, however, proposals for replacement dwellings that incorporate flood mitigation and resilient measures can be permitted.

POLICY TAI 14: RESIDENTIAL USE OF CARAVANS, MOBILE HOMES OR OTHER FORMS OF NON-PERMANENT ACCOMMODATION

New caravan or other forms of non-permanent accommodation sites for temporary residential use

As an exception to Strategic Policy PS 17 and Policy TAI 16, a proposal for a new site involving the siting of caravans or other forms of non-permanent accommodation for the purpose of temporary residential use will be granted planning permission, provided it conforms to all the following criteria:

1. The siting is for a limited period of time, and is required to accommodate temporary workers during construction of a specific approved building project; or
2. There is a proven need for a single caravan or other form of non-permanent accommodation in connection with the establishment of a new rural based enterprise, in line with national planning policy and guidance.

In the case of scenario 1 above:

- i. the siting of temporary residential caravans or other forms of non-permanent accommodation will be subject to the same locational considerations as set out in Policy TWR 3; and
- ii. the site is located so as to minimise the need to travel and promotes the use of sustainable transport modes to the approved building project site or a park and ride facility provided by the building project promoter; and
- iii. it can be demonstrated that the accommodation facilitates the delivery of the building project's construction workers' accommodation strategy.

Existing holiday caravans or other forms of non-permanent holiday accommodation

A proposal involving occupation of existing holiday caravans or other forms of non-permanent accommodation outside the usual occupancy season or the extension of existing sites for the purpose of temporary residential use will be granted planning permission, provided they conform to all the following criteria:

3. There is a proven need for temporary residential accommodation in association with an approved building project; and
4. The site is located so as to minimise the need to travel and promotes the use of sustainable transport modes to the approved building project site or a park and ride facility provided

- by the building project promoter; and
5. It can be demonstrated that the construction worker accommodation facilitates the delivery of the building project's construction workers' accommodation strategy; and
 6. It can be demonstrated that the proposal would not have a significant detrimental impact on the tourism industry;
 7. The proposal is appropriate when considered against Policy TWR 3.

Mechanisms to manage the development

Where planning permission is granted a planning condition will be attached, or an obligation will be secured, to ensure that:

8. Occupancy of the caravans or other form of non-permanent accommodation is confined to persons able to demonstrate the essential need for the accommodation; and
9. The permission is for a time-limited period only and, after which time the need for the accommodation ceases, the caravan or other form of non-permanent accommodation shall be removed from the site and the land restored to its former condition within a specified period, or serviced plots are retained for a future policy conforming use.

In the case of temporary residential caravans approved in accordance with this Policy, applications to renew temporary permissions will be assessed against the above criteria.

Explanation:

- 6.4.87 Caravans and other forms of non-permanent accommodation are generally considered to be unacceptable as permanent homes within the Plan area. However, they may have a part to play in providing short term low cost accommodation for specific households provided that there is an essential need and the high quality of the environment of the Plan area is safeguarded and there are no overriding safety objections.
- 6.4.88 Temporary permission for the residential use of a caravan or other forms of non-permanent accommodation may be given in association with and for the duration of building works, the establishment of a new agricultural enterprise or other similar site-based project. In accordance with the Plan's policies, permission would be subject to satisfactory arrangements for the provision of water supply, effluent disposal and other domestic services and the protection of the residential amenity of any neighbours. There may also be a requirement for caravans to be painted in an approved subdued colour or for appropriate screening to be introduced.
- 6.4.89 Proposals for new sites associated with an approved building project will also be assessed against the same policies that apply to permanent residential development proposals. Residents of the caravans, mobile homes or other forms of non-permanent accommodation require the same access to services and facilities such as health, education, employment and retail, therefore the same considerations need to be taken into account. Therefore the sites would need to be within or adjacent to development boundaries of identified settlements.
- 6.4.90 In certain circumstances, on agricultural holdings or other rural land based enterprises, there may be a special requirement for the use of a caravan or another form of non-permanent accommodation, for example, on a newly established farming enterprise, prior to permanent accommodation being justified.

- 6.4.91 In assessing proposals that involve the temporary use of existing caravans or other forms of non-permanent accommodation particular regard will be had to the potential for loss of existing holiday accommodation within such sites.
- 6.4.92 For major proposals there may be a short term requirement to use existing holiday caravan sites or non-permanent holiday accommodation. In such cases evidence is required over the need for the temporary residential use and how it would facilitate sustainable transport provision to and from the workplace.
- 6.4.93 Proposals which lead to the extension of an existing site should have regard to other policies within the Plan, in particular the suitability of such an extension in terms of visual impact.
- 6.4.94 Proposal which can demonstrate how the temporary usage will help to upgrade the facilities on such sites and provide a long term tourism legacy for the area will be permitted.
- 6.4.95 Such proposals will also have to show that it would not individually or cumulatively with other similar proposals within an area, lead to a detrimental impact upon the tourism industry.

AFFORDABLE HOUSING

6.4.96 Context

- Improving affordability is a key objective of national policy
- National planning policy requires local development plans to set an informed target for affordable housing that can be delivered by the planning system and a likely development threshold size
- Local planning authorities should balance the need for affordable housing against site viability
- A key aim of national policy is to create sustainable mixed communities for current and future residents
- Affordability is an issue across the Plan area
- Evidence suggests that affordable need is greater in coastal villages particularly within the AONBs and along the Meirionnydd coast

Introduction

- 6.4.97 The provision of affordable homes is an objective of the Plan. Providing affordable homes is also a priority of the Single Integrated Plan and is a key priority for both Councils. The majority of affordable housing that is built in the Plan area has been delivered as part of new development. Therefore, planning policies have a central role in helping to deliver low cost homes through quotas of affordable dwellings being negotiated and delivered on open market housing sites. Applying these policies can also contribute to achieving wider social policy goals such as maintaining and strengthening Welsh speaking communities. The following Strategic Policy and detailed policies set out the circumstances for securing affordable housing, which is supported by the 'Affordable Housing' Supplementary Planning Guidance.
- 6.4.98 Affordable Housing is defined in national policy as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Social and

affordable rented housing is normally rented from a Housing Association or the Isle of Anglesey County Council. Intermediate Housing refers to housing which is available to buy or to part buy/part rent at below the market price. Planning mechanisms, such as Section 106 Agreements are used to control occupancy and prices.

- 6.4.99 In 2015 median house price in Anglesey and Gwynedd stood at approximately £156,000 and £144,000, respectively. While this is not considered high by national standards, when compared to average household income they are considered unaffordable. At entry level the problem is more pronounced and many local people, especially younger people, often find themselves priced out of the market. Despite the recent economic downturn the issue of housing affordability remains a key concern across the Plan area. Additionally over the last few decades 'Right to Buy' sales and the proliferation of second/ holiday homes have significantly reduced the supply of both social sector and market properties, available to meet local housing needs.
- 6.4.100 A key theme of national policy is that local planning authorities can seek the provision of affordable housing through the planning system where there is strong evidence of need. In order to demonstrate the need for affordable housing within the Plan area, the Councils carried out Local Housing Market Assessments (LHMA), Housing Needs Study and an Affordable Housing Viability Assessment.
- 6.4.101 The Anglesey LHMA 2016 and the Gwynedd LHMA 2013 provide a snapshot of the scale of affordable housing likely to be required in Anglesey and Gwynedd, i.e. approximately 889 housing units per annum for 5 years to meet backlog and emerging needs, with an overall need of 8,174 for the whole Plan period (these figures are based upon Welsh Government methodology which calculates 25% of household income on housing costs). 'Tai Teg', an affordable housing register, is the main information source for intermediate/ shared equity schemes in the Plan area.
- 6.4.102 It is not expected that the planning system alone will, or should, provide for this shortfall. The Plan is just one tool to ensure that the demand for affordable housing is met. The importance of the Plan's role in contributing to meeting affordable housing need is therefore recognised.
- 6.4.103 The affordable housing target figure identified in the Plan is based on the following information:

Table 21: Affordable Housing Provision Target

	Component of Affordable Housing Supply	Sub Regional Centre / Urban Service Centres	Local Service Centres	Villages	Clusters	Open Countryside	Total
A	Total Completions (small and large) 01/04/11 - 31/3/15	172	60	68	4	2	306
B	Units with planning permission 01-04-15	327	62	106	29	2	526

	Component of Affordable Housing Supply	Sub Regional Centre / Urban Service Centres	Local Service Centres	Villages	Clusters	Open Countryside	Total
C	New Housing Allocations	216	85	35	-	-	336
CH	Large windfall Sites (+5) 11 years remaining	75	25	20	12	-	132
D	Small windfall sites (-5) 11 years remaining	80	38	39	94	21	272
DD	Total Housing Provision	870	270	268	139	25	1,572

6.4.105 As the private sector is by far the largest house builder, it is recognised that the provision of affordable housing can affect the profitability and the viability of housing development. The Affordable Housing Viability Assessment has been produced to demonstrate the levels at which housing development is capable of being delivered profitably while at the same time providing an appropriate level of affordable housing and tenure mix.

6.4.106 The results of the Affordable Housing Viability Assessment indicate that in lower market areas the land values and house prices make the delivery of affordable housing challenging. While, elsewhere in medium and high market areas, land values and house prices suggest that development is capable of delivering higher levels of affordable housing without adversely affecting the profitability of sites. Furthermore, as market conditions improve, sites across the Plan area should be able to accommodate increased levels of affordable housing without impacting on profitability.

STRATEGIC POLICY PS 18: AFFORDABLE HOUSING

Development opportunities have been identified to provide a minimum target of 1,572 new affordable homes.

POLICY TAI 15: AFFORDABLE HOUSING THRESHOLD & DISTRIBUTION

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 PS 18.

1. Threshold

Housing development, both new build and conversions, in settlements identified within the settlement hierarchy as shown in Strategic Policy PS 17 will be expected to make an affordable housing contribution in line with the threshold figures introduced in the table below:

CATEGORY OF SETTLEMENT	THRESHOLD
Sub-regional Centre	2 or more housing units
Urban Service Centres	
Local Service Centres	
Service Villages	
Rural / Coastal Villages	
Local Villages	
Clusters	Only sites of 100% affordable housing will be supported within clusters.
Subdivision of Rural Dwellings	2 or more additional units
Conversion of Traditional Buildings in Open Countryside	100% affordable housing (unless the residential use is a subordinate element associated with a wider scheme for business re-use)

2. Percentage of Affordable Housing

The following percentage of affordable housing provision (based on social rent tenure) is expected within the Housing Price Area presented in the table below:

Percentage of Affordable Housing	Housing Price Areas
30%	Gwynedd High Value Coastal, Rhosneigr, Beaumaris, Rural North West, Bridgehead, Trearddur & Rhoscolyn, South West, North East Rural, Larger Coastal Settlements
20%	Rural Centres, Mid Rural, Northern Coast and South Arfon, Rural West
10%	Llangefni, Llŷn, Western Coastal & Rural Arfon, Holyhead, Amlwch & Hinterland, The Mountains, Eastern Gwynedd & National Park, Blaenau Ffestiniog.

See table in the explanation below in relation to which settlements fall within these areas.

A proposal including an alternative affordable tenure mix should yield a higher percentage of affordable provision subject to consideration of criteria 3i – 3ix of this Policy.

Where the affordable housing requirement of a particular scheme falls below a single dwelling on the site, providing an affordable unit within that development will remain the priority. However if it is deemed that this is not possible, a pro-rata payment will be expected rather than no affordable provision on the site.

3. Other Matters

- i. All developments will be required to achieve an appropriate mix in terms of tenure, types and sizes of local need affordable housing, determined by the local housing market assessment or any alternative Council or partner assessment.
- ii. Affordable units should be fully integrated within a development and indistinguishable from non-affordable housing.
- iii. Where the viability of individual schemes fall short of the policy requirements 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.
- iv. 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 applicant's expense. The number of affordable housing provided will reflect the conclusions of this assessment.
- 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.
- vi. If it can be demonstrated that there are no eligible occupiers for rural enterprise dwellings then the housing will be occupied by those eligible for consideration for affordable housing.
- 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.
- viii. Dwellings are of a size, scale and design compatible with an affordable dwelling.
- ix. Within Local, Rural and Coastal Villages the affordable housing provision should only be for affordable housing for local need (as defined in the Glossary of Terms).

Explanation:

6.4.106 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 by the Councils from a proposal. Whilst on-site provision is the preference when a site triggers the threshold requirement, if the scale of the scheme is below the level of a single affordable unit e.g. 6 units in a house price area of 10% would equate to 0.6 of a dwelling, then a pro-rata contribution for the percentage of a new house will be required i.e. 60% in this example.

6.4.107 Different house price areas have been identified in the viability study. The Table below identifies which House Price areas different settlements belong (Clusters not included since all development in Clusters will be for affordable housing). 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:

Table 22: House price areas

House Price Area	Sub-Regional Centre, Urban & Local Service Centres & Service Villages	Local, Rural, Coastal Villages
Percentage of Affordable Housing Sought: 30%		
Gwynedd High Value Coastal	Abersoch	Llanbedrog, Llangian, Mynytho, Sarn Bach
Rhosneigr	Rhosneigr	
Beaumaris	Beaumaris	Llanddona, Llangoed
Rural North West	Cemaes	Carreg-lefn, Llanfechell, Tregele
Bridgehead	Llanfair Pwllgwyngyll, Menai Bridge	Llandegfan
Trearddur & Rhoscolyn	No service centre in this area.	Four Mile Bridge (part), Trearddur Bay
South West	Newborough	Brynsiencyn, Dwyran
North East Rural	Benllech, Pentraeth	Llanbedr-goch, Moelfre
Larger Coastal Settlements	Bethel (Gwynedd), Bontnewydd, Caernarfon, Criccieth, Pwllheli, Porthmadog, Tremadog	Borth-y-Gest, Caeathro, Efailnewydd, Llanystumdwy, Morfa Bychan
Percentage of Affordable Housing Sought: 20%		
Rural Centres	Area within the Park	Corris
Mid Rural	Gaerwen, Llannerch-y-medd	Llanddaniel-fab, Llangaffo
Northern Coast & South Arfon	Bangor, Penygroes	Llandygai, Llanllyfni, Nantlle, Rhiwlas, Talysarn, Tregarth, Y Felinheli
Rural West	Bodedern, Gwalchmai, Valley	Aberffraw, Bethel (Anglesey), Bryngwran, Caergeiliog, Four Mile Bridge (part), Llanfachraeth, Llanfaelog, Llanfaethlu, Llanfihangel-yn-Nhywyn, Llangristiolus, Llanrhuddlad, Malltraeth, Pencaernisiog,
Percentage of Affordable Housing Sought: 10%		
Llangefni	Llangefni	Bodffordd, Talwrn

House Price Area	Sub-Regional Centre, Urban & Local Service Centres & Service Villages	Local, Rural, Coastal Villages
Llŷn	Botwnnog, Chwillog, Nefyn, Y Ffôr	Aberdaron, Abererch, Clynnog Fawr, Dinas (Llanwnda) (part), Dinas Dinlle, Edern, Garndolbenmaen, Llanaelhaearn, Llandwrog, Llangybi, Llithfaen, Morfa Nefyn, Pentref Uchaf, Rhoshirwaun, Sarn Mellteyrn, Trefor, Tudweiliog,
Western Coastal & Rural Arfon	Abermaw, Deiniolen, Penrhyndeudraeth, Tywyn	Brynrefail, Carmel, Dinas (Llanwnda) (part), Dolydd & Maen Coch, Fairbourne, Groeslon, Garreg-Llanfrothen, Penisarwaun, Rhosgadfan, Rhostryfan, Y Fron
Holyhead	Holyhead	
Amlwch & Hinterland	Amlwch	Pen-y-Sarn, Rhos-y-bol
The Mountains	Bethesda, Llanberis, Llanrug, Rachub	Cwm y Glo, Waunfawr
Eastern Gwynedd & National Park	Area within the Park	
Blaenau Ffestiniog	Blaenau Ffestiniog	

6.4.108 The tenure mix of affordable housing required with a particular scheme should reflect the findings of the latest LHMA or alternative Council or partner assessment, unless the applicant can satisfy the Local Authority that their proposed mix better satisfies an identified need.

6.4.109 In line with national planning 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 use as affordable housing when it can be demonstrated that there are no eligible occupiers for a rural enterprise dwelling.

POLICY TAI 16: EXCEPTION SITES

Where it is demonstrated that there is a proven local need for affordable housing (as defined in the Glossary of Terms) that cannot reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing, as an exception, proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement will be granted. Proposals must be for a small scale development, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority, where it is appropriate, given to suitable previously

developed land.

Explanation:

- 6.4.110 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 a plan), solely for affordable housing and on land within or adjoining existing rural settlements which would not otherwise be released for market housing.
- 6.4.111 Due to the rural nature of the area, exception sites will be considered for all the settlements identified in the Plan. They should however be of a scale compatible to the role of the settlement. The only exception to this is if justification is provided to explain how a proposal serves a wider area than 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.

GYPSY AND TRAVELLER ACCOMMODATION

6.4.112 Context

- The Housing (Wales) Act 2014 places a duty on local authorities to provide sites for Gypsies and Travellers where a need has been identified.
- The Welsh Assembly Government Circular 30/07 'Planning for Gypsy and Traveller Caravan Sites', strengthened the requirement that local authorities identify and make provision for appropriate sites in their local plans.
- The Welsh Government's 'Travelling to a Better Future' sets out a detailed policy framework for Councils.
- There are occurrences of unauthorised encampments within the Plan area.
- Evidence suggests that there is a need for permanent and temporary Gypsy and Traveller sites in appropriate locations within the Plan area.

Introduction

- 6.4.113 It is widely accepted that there is a national shortage of authorised sites for Gypsies and Travellers. This has led to an increasing incidence of unauthorised encampments and has sometimes created tensions between Gypsies and Travellers and the settled community. The supply of authorised sites, in appropriate locations, will help address the cycle of eviction that can be costly and will help Gypsies and Travellers to have a home or a place to stay.
- 6.4.114 National policy places a responsibility for Local Authorities to set out the strategy and the criteria to be used to guide the development of Gypsy and Traveller sites in the Plan area.
- 6.4.115 There is currently one authorised local authority owned residential Gypsy site at Llandygai, near Bangor with capacity for 7 pitches. There is also a tolerated Travellers site near Pentraeth, where 4 households live. It is considered that this site is unsatisfactory and therefore should be improved to provide better living conditions or be relocated to a more appropriate site.
- 6.4.116 Local authorities are required to assess the accommodation needs of Gypsy and Traveller families

under Section 101 of the Housing Wales Act 2014. Where there is an assessment of unmet need for Gypsy and Traveller accommodation in the area, authorities should identify sufficient sites in local development plans to ensure that the identified pitch requirement for residential and transit use can be met

- 6.4.117 The Housing (Wales) Act 2014 places a duty on local authorities to provide sites for Gypsies and Travellers where a need has been identified. A Gwynedd and Anglesey Gypsy and Traveller Accommodation Needs Assessment (GTANA) was undertaken in 2015 in accordance with Welsh Government guidelines to identify unmet need over the Plan period (to 2026).
- 6.4.118 The findings of the GTANA, which was published in 2016, indicate that there is a requirement for 4 permanent residential pitches to replace the existing tolerated site near Pentraeth Road, Anglesey and a requirement for an additional 10 permanent residential pitches in Gwynedd over the Plan period. Two sites for additional permanent residential pitches have been allocated in the Plan to meet the accommodation needs of Gypsies and Travellers identified in the GTANA.
- 6.4.119 The GTANA 2016 also recommended that 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 are required to cater for Gypsies and Travellers who visit the area or wish to stop overnight whilst travelling to and from Ireland. The GTANA 2016 explains why the Councils have concluded that accommodation needs of visiting Gypsies and Travellers in the Plan area should be met by providing temporary stopping places rather than transit sites (where Gypsies and travellers can stay for up to 3 months). It is considered that the low number of recorded incidences of unauthorised encampments and the comparatively short duration of stays indicate that there is no need to provide transit sites with associated permanent facilities.
- 6.4.120 Both Councils are committed to meeting the accommodation needs of visiting Gypsies and Travellers identified in the GTANA 2016 in order to address their duties under the Housing (Wales) Act 2014. They have explored different options in consultation with the public and stakeholders to identify sites for temporary stopping places that address that need. The site selection process took account of guidance published by Welsh Government. Where planning consent is required to provide temporary stopping places, the planning application will be considered against the requirements of relevant policies in the Plan.
- 6.4.121 Until sufficient temporary stopping sites have been developed to meet the needs of travelling Gypsies and Travellers identified in the GTANA, both Councils will continue to apply their existing tolerated protocols for dealing with unauthorised Gypsy and Traveller encampments that may occur within the Plan Area.
- 6.4.122 Under the Housing (Wales) Act 2014 another GTANA will need to be undertaken in 2020 to comply with Welsh Government requirements. The completion of the new assessment, annual monitoring and the proposed review of the Plan may result in changes in the number of additional pitches and type of sites required over the remainder of the Plan period. Whilst there is no evidence of need for Transit Sites in the Study Area at the present time, the pattern and frequency of visits by Gypsies and Travellers could change to such an extent to demonstrate a need for Transit provision.
- 6.4.123 This process provides equality between Gypsies and Travellers and the settled community, because the same process for other types of housing need and homelessness is followed. By not providing for the identified need, Gypsies and Travellers may have to resort to unauthorised sites, which can

cause tensions.

POLICY TAI 17: SAFEGUARDING EXISTING GYPSY AND TRAVELLER SITES

The existing Gypsy site at Llandygai, Bangor, as shown on the Proposals Map, is safeguarded as a permanent residential site for use solely by Gypsies.

Any new Gypsy and Traveller pitches granted planning permission and operated shall also be safeguarded solely for Gypsies and Travellers use.

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 equivalent or improved standard (including its location) whilst there remains a need for such sites as evidenced by the Gypsy and Traveller Accommodation Needs Assessment or the best available evidence.

Explanation:

- 6.4.124 The policy proposes that sites that have planning permission for Gypsy and Traveller permanent residential use, or are granted such permission in the future, will be safeguarded. This will ensure that the permitted use as a Gypsy and Traveller site is not lost to an alternative use, unless material planning considerations indicate otherwise.

POLICY TAI 18: GYPSY AND TRAVELLER SITE ALLOCATIONS

To meet the need for Gypsy and Traveller pitches identified in the Gypsy and Traveller Accommodation Needs Assessment the following sites, as shown on the Proposals Map, are allocated for permanent residential Gypsy and Traveller use, to be solely occupied by Gypsies and Travellers:

Permanent Gypsy and Traveller Sites Allocations

Location	Number of pitches	Occupants
Extension to existing site at Llandygai, Bangor	10	Gypsies
Land at Penhesgyn, Penmynydd	4	Travellers

Explanation:

- 6.4.125 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 an accommodation need for a pitch 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.

- 6.4.126 The above allocations will meet pitch requirements for permanent residential sites identified in the current GTANA (2016) over the Plan period. If the annual monitoring report, the next GTANA or the review of the Plan demonstrates a shortage in provision and/or an unmet need for additional pitches, then more sites will need to be allocated in the Plan.
- 6.4.127 The Councils will undertake a GTANA every five years. The timing of the next GTANA will coincide with the review of the Plan.

POLICY TAI 19: NEW PERMANENT OR TRANSIT PITCHES OR TEMPORARY STOPPING PLACES FOR GYPSIES AND TRAVELLERS

Proposals for new permanent residential or transit pitches, or temporary stopping places, for Gypsies and Travellers 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:

1. An accommodation need for Gypsy and Traveller pitches is identified;
2. Where possible, the site will be in reasonable proximity to local services and facilities;
3. It cannot be accommodated on an existing authorised site;
4. That environmental factors, including ground stability, contaminated land, and proximity to hazardous locations, do not make the site inappropriate for residential development unless mitigation is possible and proportionate;
5. It is capable of being serviced with water, electricity, and waste management;
6. Where appropriate, the standards and design of the development demonstrate that due regard has been given to the Mobile Homes (Wales) Act 2013 and the Welsh Government Good Practice Guide in Designing Gypsy Traveller Sites in Wales;
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;
8. There are no adverse effects on areas designated as being of international or national importance for biodiversity and landscape;
9. That satisfactory arrangements are in place to restrict the occupancy of the pitches to Gypsies and Travellers;
10. That a highly vulnerable development is not located in a C2 flood zone.

Explanation:

- 6.4.128 In addition to the provision made to meet the identified need for Gypsies and Travellers pitches in Policy TAI 18, Policy TAI 19 provides a criteria based policy to assess any future applications for additional permanent or transit sites or temporary stopping places.
- 6.4.129 Many Gypsy and Traveller families have a cultural aversion to living in bricks and mortar accommodation. This aversion has been recognised in the law courts and means that every Local Authority in Wales must view Gypsy and Traveller accommodation as a form of affordable housing.
- 6.4.130 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 and 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 accommodation for Gypsies and Travellers in rural areas to meet local need.

- 6.4.131 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 for Gypsy and Traveller accommodation.
- 6.4.132 Evidence is expected to support a planning application in order to show that there is a need for this type of accommodation.

6.5 NATURAL AND BUILT ENVIRONMENT

CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

6.5.1 Context

- A key role of the planning system is to ensure the natural environment is protected effectively by managing the type, design and location of development.
- 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.
- It is important that biodiversity and landscape considerations are taken into account at an early stage in the development plan preparation and the development control process.
- 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.
- Local Authorities have a statutory duty to have regard to the Area of Outstanding Natural Beauty's (AONB) purposes, which is the conservation and enhancement of their natural beauty.
- There is 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.

Introduction

6.5.2 **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). In the Plan area, there are many important biodiversity and geodiversity assets. Numerous sites of international importance have been designated as Special Areas of Conservation and Special Protection Areas under the EC Habitats Directive and EC Birds Directive, as well as a number of Ramsar sites designated under the Ramsar Convention. There are also numerous Sites of Special Scientific Interest (SSSIs) and Regionally Important Geological and Geomorphologic Sites (RIGGs), which are areas of national importance for nature conservation and geology. A number of species within the Plan area are protected by law, which also includes provision for habitat enhancement. Some habitats and species have a local importance to the Plan area, which have been highlighted in the Local Biodiversity Action Plan. These are the sites that haven't been listed as statutory designation; however, they do have high ecological value. These are recognised as Local Wildlife Sites, which are non-statutory designations of high nature conservation value that are based on a sound formal scientific assessment.

6.5.3 There are valuable biodiversity assets to be found in both the rural and urban settings of the Plan area, which are outside the formally designated areas. Vacant brownfield land can provide an ideal habitat in which wildlife can thrive. Parks, green spaces, roadside verges and rivers are examples

that can cumulatively create a green/blue infrastructure network of biodiversity sites and 'corridors'/stepping stones in which wildlife can both reside and travel through. Therefore, there is a need to ensure that development within both rural and urban areas does not damage valuable habitats or encroach upon land forming part of the wider network of wildlife corridors. Trees, woodland, copses, hedgerows and traditional field boundaries such as cloddiau are important wildlife habitats as well as contributing to the character and beauty of the landscape.

- 6.5.4 **Landscape conservation:** Covering an area that incorporates the Anglesey Coast Area of Outstanding Natural Beauty and the Llyn Area of Outstanding Natural Beauty, to the boundaries of the Snowdonia National Park, the Plan area has a distinctive and diverse landscape. Additionally the whole of Anglesey has been designated by UNESCO as a Global Geopark (GeoMôn Global Geopark) as a recognition of the island's outstanding geology. As well as the nationally protected Areas of Outstanding Natural Beauty, the wider Plan area has tracts of unspoilt countryside that are locally distinctive and worthy of designation as Special Landscape Areas. The character and beauty of the landscape significantly improves the quality of life of residents, and has major social and health benefits. It is also a major attraction for those wishing to visit the area, thereby fulfilling an important role for the local economy.
- 6.5.5 The LANDMAP database, which has been set up by Natural Resource Wales (formerly Countryside Council of Wales), is an important resource for making sustainable decisions in relation to the landscape. The LANDMAP methodology has been used to identify Landscape Character Areas (LCAs), which have then been recognised in the Gwynedd Landscape Strategy along with the Isle of Anglesey Landscape Strategy.
- 6.5.6 The former Countryside Council for Wales also commissioned a study that focussed on the visual or scenic aspect of the Welsh coastline, providing context with reference to the geological land use, historic and cultural aspects as well. This identified 50 regional seascape units covering the whole of Wales, 19 of which cover the coastline in Anglesey and Gwynedd. More recently, the Isle of Anglesey County Council and Snowdonia National Park commissioned joint a study entitled the 'Seascape Character Areas of Snowdonia and Anglesey'. The study identifies 'Seascape Character Types', and includes a brief description and location maps for each of the 'Types' recognised. Profiles are also provided for each of the Seascape Character Area (SCAs) describing their location and context, summary description, constituent SCTs, key characteristics, cultural benefits and services, natural influences and sites, cultural influences and sites, perceptual qualities, forces for change and inherent sensitivity.

STRATEGIC POLICY PS 19: CONSERVING AND WHERE APPROPRIATE ENHANCING THE NATURAL ENVIRONMENT

The Councils will manage development so as to conserve and where appropriate enhance the Plan area's distinctive natural environment, countryside and coastline, and proposals that have a significant adverse effect on them will be refused 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 in question. When determining a planning application, consideration will need to be given to the following:-

1. Safeguard the Plan area's habitats and species, geology, history, the coastline and landscapes;
2. Protect or where appropriate enhance sites of international, national, regional and local importance and, where appropriate, their settings in line with National Policy;
3. Have appropriate regard to the relative significance of international, national or local designations in considering the weight to be attached to acknowledged interests, ensuring that any international or national responsibilities and obligations are fully met in accordance with National Policy;
4. Protect or enhance biodiversity within the Plan area and enhance and/or restore networks of natural habitats in accordance with the Local Biodiversity Action Plans and Policy AMG 5;
5. Protect or enhance biodiversity through networks of green/ blue infrastructure;
6. Safeguard internationally, nationally and locally protected species;
7. Protect, retain or enhance the local character and distinctiveness of the individual Landscape Character Areas (in line with Policy AMG 2) and Seascape Character Areas (in line with Policy AMG 4);
8. Protect , retain or enhance trees, hedgerows or woodland of visual, ecological, historic cultural or amenity value.

National Development Management Policies

- 6.5.7 Chapter 5 of Planning Policy Wales and TAN 5 set out clear national development management policies and guidance in respect of statutory designations, reflecting the greater environmental significance of international and national statutory designations, compared to statutory and non-statutory local designations.
- 6.5.8 Table 23 lists all international and national statutory designations relevant to the Plan area, and defines the obligation of the designation. Although it is a non statutory designation, GeoMôn Global Geopark is also included in Table 23 due to its designation by UNESCO. When preparing and considering planning applications, Policy PS 19, PCYFF 1 as well as Planning Policy Wales and TAN5 should be considered. This approach subjects all planning applications to up-to-date national planning policy and guidance to avoid unnecessary repetition throughout the Plan.

Table 23: Schedule of nature conservation designations

	Legislation, Circulars, Regulations & Directions	National development management policy	Obligations
Area of Outstanding Natural Beauty	National Parks and Access to the Countryside Act 1949 Countryside and Rights of Way Act 2000	Chapter 5 of PPW:- <ul style="list-style-type: none"> • Measures to conserve landscape and biodiversity • Development management and statutory designations Technical Advice Note 5, 'Nature Conservation and Planning'	<ul style="list-style-type: none"> • There are two AONBs within the Plan area, whose boundaries are shown on the Constraints Map • The primary objective for designating AONBs is to conserve and enhance the natural beauty of the landscape. It is crucial that any development schemes that affect the AONB or its setting favours the safeguarding of an area's natural beauty. • Proposals for major development would have to satisfy 3 tests, which are: <ul style="list-style-type: none"> - the need for the development, in terms of national considerations, and the impact of permitting it or refusing it upon the local economy; - the cost of and scope for providing the development outside the designated area or meeting the need for it in some other way; - any detrimental effect on the environment and the landscape, and the extent to which that could be moderated.
National Parks	National Parks and Access to the Countryside Act, 1949 Environment Act 1995	Chapter 5 of PPW:- <ul style="list-style-type: none"> • Measures to conserve landscape and biodiversity • Development management and statutory designations 	<ul style="list-style-type: none"> • The statutory purposes of National Parks are to conserve and enhance their natural beauty, wildlife and cultural heritage, and promote opportunities for the public to understand and enjoy their special features. • A vast part of the Gwynedd Local Planning Authority area abuts Snowdonia National Park. There are also views of the Park from parts of Anglesey and vice versa. It is Snowdonia National Park's responsibility to determine planning applications within the National Park; however, development within the Gwynedd Local Planning Authority area or parts of Anglesey could have an impact on the setting of the National Park. Within these areas, Councils must give consideration to the National Park and the special natural characteristics that justify its status.

				Obligations
			<p>Technical Advice Note 5, 'Nature Conservation and Planning'</p>	<ul style="list-style-type: none"> Proposals for major development would have to satisfy 3 tests, which are: <ul style="list-style-type: none"> the need for the development, in terms of national considerations, and the impact of permitting it or refusing it upon the local economy; the cost of and scope for providing the development outside the designated area or meeting the need for it in some other way; any detrimental effect on the environment and the landscape, and the extent to which that could be moderated.
	<p>European Designated Sites</p>	<p>Council Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992</p> <p>Council Directive on the Conservation of Wild Birds 1979</p> <p>Implementation in the Community of the Convention of International Trade in Endangered Species of wild Fauna and Flora (CITES)</p>	<p>Chapter 5 of PPW</p> <ul style="list-style-type: none"> Measures to conserve landscape and biodiversity Development management and statutory designations <p>Technical Advice Note 5, 'Nature Conservation and Planning'</p>	<p>Special Area of Conservation (SAC)</p> <ul style="list-style-type: none"> An area that has been given special protection under the European Union's Habitats Directive. SACs provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity. There are 19 SACs that lie partly or wholly within the Plan area, which are shown on the Constraints Map and listed in Appendix 7 of the Plan. <p>Special Protection Area (SPA)</p> <ul style="list-style-type: none"> Area of land, water or sea which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within the European Union . There are 9 SPAs that lie partly or wholly within the Plan area, which are shown on the Constraints Map and listed in Appendix 7 of the Plan <p>Ramsar Sites</p> <ul style="list-style-type: none"> Ramsar sites are wetlands of international importance, designated under the

	Legislation, Circulars, Regulations & Directions	National development management policy	Obligations
	<p>Council Directive on Environmental Liability with regard to the prevention and remedy of environmental damage 2004</p> <p>Convention on Biological Diversity 1992</p> <p>The Conservation of Habitats and Species Regulations 2010 (as amended 2011)</p>		<p>Ramsar Convention.</p> <ul style="list-style-type: none"> There is 1 RAMSAR site that lies within the Plan area, which is shown on the Constraints Map and listed in Appendix 7 of the Plan <p>The above are referred to as Natura 2000 sites.</p> <p>The Habitats Directive requires that development proposals likely to have a significant effect on a European site are subject to an Appropriate Assessment.</p> <p>The Councils must ensure that international responsibilities and obligations for conservation are fully met, and that, consistent with the objectives of the designation, statutorily designated sites are protected from damage and deterioration, with their important features conserved by appropriate management.</p>
<p>UK Designated Sites</p>	<p>Wildlife and Countryside Act 1981</p> <p>Protection of Badgers Act 1992</p> <p>Wild Mammals Protection Act 1996</p> <p>Deer Act 1991</p> <p>Conservation of Seals Act 1970</p>	<p>Chapter 5 of PPW</p> <ul style="list-style-type: none"> Measures to conserve landscape and biodiversity Development management and statutory 	<p>Sites of Special Scientific Interest (SSSI)</p> <ul style="list-style-type: none"> The purpose of SSSIs is to safeguard, for present and future generations, the quality, diversity and geographic range of habitats, species and geological features. There are 144 SSSI sites that lie partly or wholly within the Plan area, which are shown on the Constraints Map and listed in Appendix 7 of the Plan There is a presumption against development likely to damage a SSSI. Before authorising operations likely to damage any of the notified features on a SSSI, local planning authorities must give notice of the proposed operations to Natural Resources Wales, and must take its advice into account in deciding

		Legislation, Circulars, Regulations & Directions	National development management policy	Obligations
	Natural Environment and Rural Communities Act 2006	designations Technical Advice Note 5, 'Nature Conservation and Planning'	<p>whether to grant planning permission and in attaching planning conditions</p> <p>National Nature Reserve (NNR)</p> <ul style="list-style-type: none"> • NNRS were initially established to protect sensitive features and to provide 'outdoor laboratories' for research. Their purpose has widened since those early days. As well as managing some of our most pristine habitats, our rarest species and our most significant geology. • There are 8 NNR sites that lie partly or wholly within the Plan area, which are shown on the Constraints Proposals Map and listed in Appendix 7 of the Plan 	
Global Geopark	Designated by UNESCO	None	<ul style="list-style-type: none"> • UNESCO Global Geopark' is not a legislative designation – though the defining geological heritage sites within a UNESCO Global Geopark must be protected under indigenous, local, regional or national legislation as appropriate. UNESCO Global Geopark status does not imply restrictions on any economic activity inside a UNESCO Global Geopark where that activity complies with indigenous, local, regional and/or national legislation. 	

POLICY AMG1: AREA OF OUTSTANDING NATURAL BEAUTY MANAGEMENT PLANS

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 relevant Area of Outstanding Natural Beauty Management Plan.

Explanation:

- 6.5.9 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.

POLISI AMG 2: SPECIAL LANDSCAPE AREAS

When considering a proposal within Special Landscape Areas (SLA), as identified by the Proposals Map and listed below, there will be a need to appropriate consideration to the scale and nature of the development ensuring that there is no significant adverse detrimental impact on the landscape. The development should aim to maintain, enhance or restore the recognised character and qualities of the SLA.

The proposal should have regard to the relevant 'Statement of Value and Significance'.

Where appropriate, the Councils will require a Landscape and Visual Impact Assessment in order to consider the impact of the development on the designated area.

In exceptional circumstances, where development is necessary and could result in significant impact on the landscape, appropriate mitigation and compensation measures should be provided.

Explanation:

- 6.5.10 Protecting the natural landscape is extremely important; however, there are some areas of Gwynedd and Anglesey with special features meaning that it is appropriate for them to be afforded additional protection. These areas have been identified as Special Landscape Areas (SLAs). SLA is a non-statutory designation based on LANDMAP. LANDMAP, developed by Natural Resources Wales (formerly the Countryside Council for Wales) is a landscape resource that is based on a Geographical Information System where the features and characteristics of the landscape and influences on the landscape are recorded and evaluated to form a data set that is consistent on a national level.
- 6.5.11 The aim of the SLA protection is to ensure that any development proposal considers maintaining, enhancing or restoring the recognised character and quality of the areas. There will be a need to demonstrate a good standard of design, location and landscaping. 16 SLAs have been identified for Gwynedd and Anglesey as follows:-

Table 24: Schedule of SLAs

Gwynedd	01: Western Llŷn
	02: Porthmadog & Tremadog Bay
	03: Glaslyn & Dwyrdd Estuary Landscapes
	04: Penllyn
	05: Corris
	06: Barmouth Bay
	07: North-western Fringes of Snowdonia
	08: Foryd Bay
	09: Menai
	10: Bangor Mountain
Anglesey	11: Malltraeth Marsh and Surrounds
	12: Parciau Estatelands
	13: Parys Mountain and Slopes
	14: Mynydd Mechell and Surrounds
	15: Beaumaris Wooded Slopes and Llangoed Vale
	16: Southern Anglesey Estatelands

6.5.12 In order to define the new SLAs a review was undertaken of the previous SLAs with the aim of ensuring that there was justification for their special protection (i.e. the LUC report 'Review of Special Landscape Areas in Gwynedd and Anglesey'). A 'Statement of Value and Significance' has been prepared for each SLA as part of the LUC report. Each Statement provides a description of the SLA's landscape character, drawing attention to those qualities and features that are key to the designation. Development proposals will need to demonstrate that consideration has been given to the relevant 'Statement of Value and Significance'. Where applicable, this should form a key element of a planning application's supplementary information (e.g. Design and Access Statement or any other planning statement) and should demonstrate that the proposal has been designed to remove or reduce any unacceptable impacts on the qualities for which the SLA has been designated. The level of detail required should be commensurate with the scale of the proposal. A Landscape and Visual Impact Assessment may be required, for example, where the proposal is likely to impact on the integrity and sustainability of the SLA designation, or the public's appreciation/ perception of the uniqueness and sense of place in landscape terms. The Councils offer a pre-application advice service, which would provide guidance regarding whether or not a Landscape and Visual Impact Assessment would be required. It is possible to examine the LUC report 'Review of Special Landscape Areas in Gwynedd and Anglesey' on Anglesey County Council (www.anglesey.gov.uk) and Gwynedd Council (www.gwynedd.llyw.cym) websites.

POLICY AMG 3: PROTECTING AND ENHANCING FEATURES AND QUALITIES THAT ARE DISTINCTIVE TO THE LOCAL LANDSCAPE CHARACTER

Proposals that would have significant 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.

A proposal will be granted provided it doesn't have significant 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 does not:

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 environment.

Particular emphasis will be given to the landscapes identified by 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 development that directly affect the landscape character and setting of the AONBs or the National Park.

Explanation:

- 6.5.13 Protecting, conserving and enhancing the unique landscape features and character of the Plan Area are essential for maintaining the unique scenery and sense of place. Although protection is afforded to some of the features in question (e.g. trees and hedgerows, through Tree Preservation Orders and the Hedgerows Regulations), some of the other features that are not afforded protection have features that are unique to the local landscape. These contribute to local distinctiveness, and where appropriate should be protected.
- 6.5.14 The aim of this policy is to protect the range of various landscape features within the Plan area that 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. Where appropriate, consideration will also need to be given to the relevant AONB Management Plan.
- 6.5.15 Other relevant studies should also be considered as part of the evidence gathering process regarding landscape to ensure that the development proposals are informed by and reflect the distinctive character, qualities and sensitivity of the area. Other studies include the Landscape Capacity and Sensitivity Study (2014).

POLICY AMG 4: COASTAL PROTECTION

In considering a proposal on the coast, including the Heritage Coast, there will be a need to ensure that the proposal conforms to the following criteria:-

1. The development due to its nature must be located on the coast, or in open estuaries, or nearby, and that there is an overriding economic and social benefit from the development
2. It does not cause unacceptable harm to:
 - i. water quality
 - ii. public access considerations
 - iii. the built environment, or the landscape, or seascape character
 - iv. the area's biodiversity interests (including European Protected Areas such as marine Special Areas of Conservation and Special Protected Areas) due to their

location, scale, form, appearance, materials, noise, or emissions or due to an unacceptable increase in traffic.

- 3. Priority is given to locations with a close visual connection to current buildings or existing structures.**
- 4. There are no suitable alternative locations on the coast that have been developed.**
- 5. That the development is consistent with other policies within the Plan including Policy ARNA1.**

Explanation:

- 6.5.16 The Plan area's coast is a unique and important resource environmentally, socially and economically. National planning policy encourages local planning authorities to maintain, enhance and protect the coast, especially the areas that have been designated as Heritage Coast. Managing development is important for the future as a means of supporting the Heritage Coast and its setting as well as generally maintaining views into and out of the coastline.
- 6.5.17 It is recognised that some activities must be located on or near the coast or estuaries, for example, suitable schemes for defending the coastline, fishing needs or developments related to leisure activities that do not affect the conservation value of the coast itself. The Local Planning Authority will assess proposals to locate development on the coast or estuaries in order to ensure that this is the only location suitable for them and that they will not harm the natural resources of the coast, or its qualities and visitor experience to it. It is expected that development proposals on or near the coast demonstrate how they have taken regard to the Landscape Character Assessment and the Seascape Assessment (local and regional). Biodiversity issues and the means of protecting sites and habitats are set out in General Policy and Policy AMG 5.
- 6.5.18 Within the coastal areas that are protected as a Heritage Coast an emphasis will be placed on protecting and promoting the natural beauty of the coast, facilitating access for the public and public appreciation, maintaining the environmental quality of the waterfronts and promoting sustainable types of social and economic development.
- 6.5.19 The whole of the Plan area's coastline has been assessed by the Shoreline Management Plan, which shows that physical circumstances can limit the scope of possible coastal development, for example, flooding, erosion and unstable land. National planning policy clearly states that the planning system should reduce the threats due to coastal change by avoiding inappropriate development in fragile areas or increase the effects of physical coastal changes. Therefore, the Plan will control development in areas where these risks are identified in accordance with Policy ARNA 1.

POLICY AMG 5: LOCAL BIODIVERSITY CONSERVATION

Proposals must protect and, where appropriate, enhance biodiversity that has been identified as being important to the local area by:

- a. Avoiding significant harmful impacts through the sensitive location of development.**

- b. **Considering opportunities to create, improve and manage wildlife habitats and natural landscape including wildlife corridors, stepping stones, trees, hedges, woodlands and watercourses.**

A proposal affecting sites of local biodiversity importance will be refused unless they can conform with all of the following criteria:-

1. **That there are no other satisfactory alternative sites available for the development.**
2. **The need for the development outweighs the importance of the site for local nature conservation;**
3. **That appropriate mitigation or compensation measures are included as part of the proposal.**

Where necessary, an Ecological Assessment which highlights the relevant local biodiversity issues should be included with the planning application.

Explanation:

- 6.5.20 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.
- 6.5.21 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. This policy will afford protection to those identified species and habitats, which are not located on either internationally or nationally designated sites (e.g. SSSI's, National Nature Reserves) or local designated sites (e.g. Local Nature Reserves, Wildlife Sites).
- 6.5.22 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.
- 6.5.23 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.
- 6.5.24 In 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

to maintain and improve the population that is affected or to facilitate the survival of individual species.

POLICY AMG 6: PROTECTING SITES OF REGIONAL OR LOCAL SIGNIFICANCE

Proposals that are likely to cause direct or indirect significant harm to Local Nature Reserves (LNR), Wildlife Sites (WS)¹ or regionally important geological / geomorphologic sites (RIGS) will be refused, unless it can be proven that there is an overriding social, environmental and/or economic need for the development, and that there is no other suitable site that would avoid having a detrimental impact on sites of local nature conservation value or local geological importance.

When a development is granted, it will be necessary to ensure that there are appropriate mitigation measures in place. It will be possible to use planning conditions and/or obligations in order to safeguard the site's biodiversity and geological importance.

Explanation:

- 6.5.25 Local Nature Reserves, Wildlife Sites and Regionally Important Geological/Geomorphologic Sites can contain a variety of nature conservation qualities and features of geological value, including a range of habitats that support a range of species. The location of these sites is shown on the Plan's Constraints Map.
- 6.5.26 Planning applications that affect sites listed under this Policy are expected to include an Ecological Assessment of the site. It will be essential for the Assessment to be undertaken by a qualified professional, and to include an assessment of any possible mitigation measures. Supplementary Planning Guidance will be published to provide advice on the matter.
- 6.5.27 In the case of a development that would affect a RIGS site, if it is deemed that the development is more important than the significance of the site and that it is not practical to include measures to reduce the effect on the site, the developer must make suitable arrangements for the recording of the site by an individual who is experienced in the field before commencing the work and as the work progresses. It will be possible to include planning conditions or obligations to ensure this.
- 6.5.28 Where it can be proven that there is an overriding social/environmental and/or economic need for the development and where it can be proved that there is no other suitable site for the development, it must be ensured that there are appropriate mitigation measures are in place, for example, offsetting. These could include creating new habitats for species or improving/managing

¹ 'Wildlife Sites' is the term used by the Councils to cover those sites referred to in Planning Policy Wales as Sites of Interest for Nature Conservation (SINCs). The Plan's Constraints Maps include 'Wildlife Sites' and 'Candidate' wildlife sites. The latter refers to a site identified via an initial desk-top survey of being potentially worthy of consideration, whilst a 'Wildlife Site' refers to those which have then been ratified following a detailed site survey and assessment against a set of criteria. The policy will be applicable to 'Wildlife Sites'. Since a full evaluation of the entire 'Candidate Wildlife Sites' has not been carried out to date, their biodiversity value will be evaluated on a site by site basis when development proposals come forward in these locations. Policy AMG 5 would not apply unless the detailed survey and assessment reveals that it meets the relevant designation criteria.

current habitats in order to ensure that there is no deterioration in the nature conservation value of the local area.

PRESERVING AND ENHANCING HERITAGE ASSETS

6.5.29 Context

- It is important that heritage assets - encompassing archaeology and ancient monuments, listed buildings, conservation areas and historic parks, gardens and landscapes are preserved.
- Local Planning Authorities (LPA's) have an important role in securing the preservation of the historic environment whilst ensuring that it accommodates and remains responsive to present day needs.

Introduction

- 6.5.30 The Councils have a duty in exercising their planning functions to preserve and enhance the significance, character and appearance of the Plan area's cultural and historic environment. It is recognised that the historic environment contributes to the enjoyment of life in the Plan area, provides a unique sense of identity and is a valuable economic asset. The term 'heritage assets' includes not only archaeological sites, historic buildings, settlements along with the wider historic landscape together with locally distinctive, valued and important buildings, areas and features.
- 6.5.31 The Councils will be collaborating with partners and stakeholders to preserve and enhance heritage assets through heritage and regeneration initiatives. This will include preserving and enhancing the visual character of the townscape along with the setting of the settlement.

POLICY PS 20: PRESERVING AND WHERE APPROPRIATE ENHANCING HERITAGE ASSETS

In seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and where appropriate, enhance its unique heritage assets.

Proposals that will preserve and where appropriate enhance the following heritage assets, their setting and significant views into and out of the building/area will be granted:

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 that are not designated or protected (in line with Policy AT 3).**

National Development Management Policies

- 6.5.32 The Historic Environment (Wales) Act 2016 and Chapter 6 of Planning Policy Wales set out clear national development management policies and guidance in respect of statutory designations, reflecting the greater historical significance of international, national and local statutory designations, compared to local designations. Table 25 lists relevant international, national and local statutory designations relevant to the Plan area, and defines the obligation of the designation.

Table 25 : Schedule of historic assets

	Legislation, Circulars, Regulations & Directions	National development management policy	Obligations
Scheduled Ancient Monuments	<p>'Planning and the Historic Environment: Archaeology' Ancient Monuments and Archaeological Areas Act 1979</p> <p>Ancient Monuments (Class Consents) Order 1994 (SI 1994/1381)</p> <p>Welsh Office Circular 60/96, 'Planning and the Historic Environment: Archaeology'</p>	<p>Chapter 6 of PPW:</p> <ul style="list-style-type: none"> Financing archaeological works Ancient monuments and archaeological remains Archaeological investigation before development commences 	<ul style="list-style-type: none"> Any proposal to carry out works at a scheduled ancient monument which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding, or covering up a monument must be the subject of an application for scheduled monument consent. An application for scheduled monument consent also has to be made for works which may be beneficial to the monument, such as consolidating masonry, or for conducting a research excavation. It is an offence to carry out such works at the site of a scheduled ancient monument without first obtaining scheduled monument consent. <p>Scheduled Ancient Monuments are shown on the Constraints Map</p>
Listed Buildings & Conservation Areas	<p>Planning (Listed Buildings and Conservation Areas) Act 1990</p> <p>Welsh Office Circular 61/96, 'Planning and the Historic Environment: Historic Buildings and Conservation Areas</p> <p>1/98: Planning and the Historic Environment: Directions by the</p>	<p>Chapter 6 of PPW:</p> <ul style="list-style-type: none"> Preservation of listed buildings and optimum viable use Proposals affecting a listed building or its setting Consent to demolish a listed building/use of conditions Conservation Areas and assessments Conservation Area consent: 	<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 obtain 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 that would affect its character, without consent, and the penalties for this can be heavy. Listed building Consent is required for:

Table 25 : Schedule of historic assets

	Legislation, Circulars, Regulations & Directions	National development management policy	Obligations
	<p>Secretary of State for Wales</p> <p>Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012</p>	<p>need to preserve or enhance character</p> <ul style="list-style-type: none"> ● Conservation Area consent considerations ● Advertisements in Conservation Areas ● 'Conservation Principles for the Sustainable Management of the Historic Environment in Wales' published by CADW 	<ul style="list-style-type: none"> ● 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> <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, will require consent if there is a tree preservation order in place, and 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 PPW and the aim of identifying 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</p>

Table 25 : Schedule of historic assets

	Legislation, Circulars, Regulations & Directions	National development management policy	Obligations
			<p>will not be harmed.</p> <p>Conservation Areas are shown on the Constraints Map and listed in Appendix 7 of the Plan</p> <p>*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 determining applications for LBCA consent</p>
World Heritage Sites	Welsh Office Circular 61/96 , ‘Planning and the Historic Environment: Historic Buildings and Conservation Areas’ .	Chapter 6 PPW	<p>World Heritage Sites have been designated by UNESCO because of their Outstanding Universal Value. The impact of proposed developments on a World Heritage Site and its setting and, where it exists, the World Heritage Site buffer zone, is a material consideration in the determination of any planning application.</p> <p>World Heritage Sites are shown on the Constraints Map and listed in Appendix 7 of the Plan.</p>

Table 25 : Schedule of historic assets

	Legislation, Circulars, Regulations & Directions	National development management policy	Obligations
Registered Historic Landscapes, Parks and Gardens		<ul style="list-style-type: none"> • Chapter 6 PPW • Register of Landscape Parks and Gardens of Special Historic Interest in Wales • Guide to Good Practice on using the Register of Landscapes of Historic Interest in Wales published by CADW 	<p>The landscapes, parks and gardens on the Register have no statutory protection, but they must be taken into account when developments proposals are made that either affect them directly or that affect their setting.</p> <p>Historic Landscapes, Parks and Gardens are shown on the Constraints Map and listed in Appendix 7 of the Plan</p>

- 6.5.33 It is recommended that developers take the above into account when formulating development proposals.
- 6.5.34 Strategic Policy PS 20 builds on national planning policy and guidance and reflects the importance that is attached within the Plan towards preserving or enhancing the heritage integrity of the Plan area. In certain instances the need for preservation will outweigh the benefit of development. More often, a heritage asset will be an opportunity for retaining local identity through the repair and reuse of heritage assets and strengthening this through respect for local characteristics of design, for the interpretation of hidden heritage assets, or for the enhancement of the characteristic natural environment. All new developments within historic areas should be designed in such a way as to preserve and enhance their special character.
- 6.5.35 Strategic Policy PS 20 also recognises the importance, where appropriate, of protecting the setting of a heritage asset. Considerable damage can be done to the architectural or historic interest of an asset if the development is insensitive in design, scale or positioning. The setting of an asset is often an essential feature of its character. The setting may be limited to the immediate surroundings, but it can extend for a considerable distance. Strategic Policy PS20 requires that development proposals take full account of the setting of any heritage asset and that developers demonstrate that the setting will not be harmed.
- 6.5.36 Strategic Policy PS 20 also affords protection to ‘Candidate World Heritage Sites’. Presently there is only one ‘Candidate’ site namely the ‘Candidate North Wales Slate Industry World Heritage Site’. To ensure suitable recognition for the slate industry’s significance to the development of mankind, its enduring cultural, environmental and technological legacy, and with a view to maximising the current and future contribution of the industry to the Gwynedd economy, in June 2010, on behalf of a range of stakeholders, GC successfully presented an application to the DCMS for the industry to be included on the UK’s list of tentative World Heritage Sites to be submitted to UNESCO. The UK’s tentative list was formally presented to UNESCO in January 2012. Gwynedd Council and its partners are currently preparing the required documentation to support a nomination for the ‘Slate Industry World Heritage Site’, aiming to further to clarify the potential scale and scope of the Slate Industry World Heritage Site. Any development which impairs on the integrity or authenticity of a site as a ‘Candidate’ World Heritage Site’ of ‘Outstanding Universal Value’ will not be approved.

POLICY AT 1: CONSERVATION AREAS, WORLD HERITAGE SITES AND REGISTERED HISTORIC LANDSCAPES, PARKS AND GARDENS

Proposals within or affecting the setting and/ or significant views into and out of Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens shown on the Constraints Map must, where appropriate, have regard to:

- 1. Adopted Conservation Area Character Appraisals, Conservation Area Plans and Delivery Strategies.**
- 2. World Heritage Site Management Plans.**
- 3. The Register of Landscape, Parks and Gardens of Special Historic Interest in Wales.**

Proposals should be supported by a Heritage Impact Assessment, where appropriate.

Explanation:

- 6.5.37 This policy aims to ensure that the findings of detailed assessment documents are fully taken into account when considering development proposals. Each detailed assessment document, e.g. Conservation Area Character Appraisals, World Heritage Sites Management Plans will provide a clear and agreed definition of those features that constitute the special character, appearance and historic value of an area. These detailed documents and supplementary planning guidance relating to these designations will assist in contributing to the positive management of change and will carry significant weight in determining planning applications.
- 6.5.38 A Heritage Impact Assessment should provide the Local Planning Authority with enough information to adequately understand the impact of the proposals on the significance of any heritage assets affected.
- 6.5.39 A Heritage Impact Assessment will always be required for the following designated heritage assets:
- i. Listed buildings and curtilages;
 - ii. Planning applications for sites within the setting of a listed building;
 - iii. Planning applications for sites/buildings in or within the setting of conservation areas;
 - iv. Planning applications for sites within the setting of a scheduled ancient monument;
 - v. Planning applications for sites in or within the setting of registered parks and gardens;
 - vi. Conservation area consent applications.
- 6.5.40 The Heritage Impact Assessment may form part of the Design and Access Statement but the 'Statement' is not a substitute for an 'Assessment'. The level of information provided should be appropriate and proportionate to the significance of the heritage asset, and the potential impact of the proposals upon that significance. Carrying out a pre-application meeting with relevant officers in the Council will ensure that heritage assets are identified at the earliest stage. Supplementary Planning Guidance will be published to provide advice on the matter.

POLICY AT 2: ENABLING DEVELOPMENT

Enabling development which aims to secure the preservation and/or alternative use of a listed building or a building that makes a significant positive contribution to the character of a conservation area or a Registered Historic Landscape, Park and Garden will be granted provided all the following criteria can be met:

- 1. It will not materially harm the heritage values of the heritage asset or its setting**
- 2. It avoids detrimental fragmentation of management of the historic asset.**
- 3. It will secure the long-term future of the heritage asset and, where applicable, it's continued use for a sympathetic purpose.**
- 4. It is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid.**
- 5. Sufficient subsidy is not available from any other source.**
- 6. It is demonstrated that the amount of enabling development proposed is the minimum necessary to secure the future of the heritage asset, and that it causes minimal harm to other public interests.**

- 7. The public benefit of securing the future of the heritage asset through such enabling development decisively outweighs the disbenefits of breaching other public policies.**

Proposals will be subject to an agreed programme of works. The condition or state of restoration of the building or feature must be in accordance with the programme of works prior to the enabling development's occupation.

Explanation:

- 6.5.41 Enabling development is that which may not otherwise be permitted, but which is used to fund works to secure the future of a vulnerable historic buildings or features of national or local importance. Such buildings or features may also include important buildings etc. within Conservation Areas and/or a Registered Historic Landscape, Park and Garden.
- 6.5.42 Enabling development is an exception to normal policies and should only be used as a last resort in genuinely exceptional circumstances ensure that a listed building to preserve historic buildings or features from dilapidation and/or disuse.
- 6.5.43 Development proposals should be considered and formulated with an understanding of the design and significance of buildings and their settings, parks and gardens and their relationship with the historic buildings that are located within and adjacent to them. For example preserving key views and vistas to the building, and views from the building to its surroundings will be important determining considerations. Development proposals will also have to demonstrate how they have considered the guidance contained in 'Conservation Principles for the Sustainable Management of the Historic Environment in Wales' published by CADW.

POLICY AT 3: LOCALLY OR REGIONALLY SIGNIFICANT NON-DESIGNATED HERITAGE ASSETS

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, identity and variation across the Plan area, by:

- 1. The sympathetic re-use of redundant and under-used historic buildings and areas that are consistent with their conservation;**
- 2. Ensuring that all development within the Plan area's historic public realm, including transport and infrastructure work, is sympathetic to the historic environment;**
- 3. Appropriate siting, massing, form, height, scale, detail and use of local materials.**

Explanation:

- 6.5.44 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 associations. For example, these include*:
- 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

*(this list is not exhaustive)

- 6.5.45 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. This approach will ensure that their potential to contribute towards wider social, cultural, economic and environmental benefits will be optimised.

POLICY AT 4: PROTECTION OF NON-DESIGNATED ARCHAEOLOGICAL SITES AND THEIR SETTING

Proposals which may have a significant adverse impact on sites that are of potential national archaeological importance and their setting, or are of acknowledged local heritage importance, including sites of industrial archaeology that are not scheduled and their settings will:

- 1. Be assessed in terms of the intrinsic importance of the 'site' and the potential extent of harm.**
- 2. Require, where appropriate, either an archaeological assessments and/ or field evaluation by an archaeological body or a professionally qualified archaeologist in order to determine the archaeological impact of the proposed development before the Planning Authority determines the application.**

A proposal which affects locally important archaeological remains will only be granted if the need for the development overrides the significance of the archaeological remains.

Where proposals are acceptable, a condition will be attached to the permission stating that no development should take place until an agreed programme of archaeological work has taken place.

Explanation:

- 6.5.46 Scheduled Ancient Monuments only form a small proportion of the total number of archaeological and historic sites. A large proportion of historic and archaeological sites, including industrial archaeological sites are not afforded statutory protection. To ensure that archaeological sites of potential national importance are not destroyed, the Local Planning Authority will adopt a precautionary approach towards their protection. Consequently, where a proposed development is likely to affect a significant site on the Regional Historic Environment Record (maintained by Gwynedd Archaeological Trust), or where a site's significance has not previously been ascertained, the developer will be required to commission either an Archaeological Assessment and or an Archaeological Field Evaluation. The assessment/evaluation results must be submitted with the planning application, in addition to a plan showing how the impact of the proposal on the archaeological remains will be mitigated. The assessment/evaluation will be paid for by the prospective developer. The assessment/evaluation should be conducted by an archaeological body

or a professionally qualified archaeologist. Sites which are found to be of 'national importance' will need to be assessed in accordance with Welsh Office Circular 60/96, 'Planning and the Historic Environment: Archaeology' and the relevant guidance in Planning Policy Wales.

- 6.5.47 When assessing a development proposal affecting archaeological remains, which are of local importance, or their setting, consideration will be given to the following factors:
- 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.
- 6.5.48 Where the remains are not considered to be of national importance and their protection ('preservation in situ') is not considered appropriate (by 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 SPG on Heritage Assets.

WASTE MANAGEMENT

6.5.49 Context

- The National Waste Strategy Towards Zero Waste – One Wales: One Planet 2009 provides an overarching framework for the management of all types of waste, with the overall aim of reducing residual waste to zero by 2050. It is supported by a series of sector plans which details how the outcomes, targets and Policies in Towards Zero Waste are to be implemented.
- In order to enable the North Wales authorities to achieve the targets contained within the Municipal Sector Plan and Collections Infrastructure and Market Sector Plan (CIMSP) a number of projects have been established across North Wales, including the North Wales Residual Waste Treatment Partnership Project, which seeks to divert residual waste from landfill. Also, a partnership between North Wales Local Authorities and the private sector has secured the construction of anaerobic digestion plants in Gwynedd and Denbighshire to process food waste collected from households and businesses, generating renewable energy for the grid and the production of biofertiliser for use on local farmland. These projects will influence the spatial need for certain types of waste facility
- Waste is a cross cutting issue because it is produced by all types of land use, during construction, operation and demolition. The need to change the way in which waste is dealt with is recognised in policy at all levels.
- Anglesey and Gwynedd are rural authorities with a rich and varied landscape, which includes the Llyn/Môn Areas of Outstanding Natural Beauty. Further, the Gwynedd Local Planning Authority Area abuts the Snowdonia National Park Authority. Both authorities have limited road infrastructure serving a network of small communities and scattered settlements. Measures should be taken to encourage the sustainable transfer of waste by ensuring that there is adequate waste management provision across the authority areas. The Councils aim to reduce the amount of waste disposed of through landfill sites. Due to the nature of waste management facilities it may be appropriate to locate the provision on a suitable employment site.

- It is necessary to ensure that any proposed policies comply with the principles of Planning Policy Wales (PPW, Edition 9, 2016). The relevant Technical Advice Note that relates to waste is TAN 21 Waste (2014).

Introduction

6.5.50 The Plan has regard to, and is compatible with, the content of the Collections Infrastructure and Markets Sector Plan (CIMSP). One of the requirements of the Plan is to identify the types of location where waste management uses are likely to be acceptable.

STRATEGIC POLICY PS 21: WASTE MANAGEMENT

The Councils will seek to ensure an adequate availability of land in appropriate locations for an integrated network of waste facilities to meet regional and local obligations in accordance with the requirements of the current relevant national/regional policy/guidance. The sites and types of facilities chosen will promote a sustainable approach to waste management based on the waste hierarchy of prevention and reuse, preparation for reuse, recycling, other recovery and then disposal whilst taking into consideration the unique character of the area including the transport links and rural nature.

POLICY GWA 1: PROVISION OF WASTE MANAGEMENT AND RECYCLING INFRASTRUCTURE

Land and property listed below and shown on the Proposals Maps, are allocated for the provision of infrastructure that could sustain or add to the range of suitable waste management facilities.

	Site name	Location
Gwynedd	Land at Cibyn Industrial Estate*	Caernarfon
	Llwyn Isaf Site	Clynnog Fawr
	Coed Belyn Mawr*	Near Bethel
	Penygroes Industrial Estate*	Penygroes
	Williams & Williams	Pencaenewydd
	H Parry Composting*	Chwilog
	Cookes	Penrhyndeudraeth
	Cefn Graianog*	Llanllyfni
	Bryncir Quarry*	Bryncir
	Nanhoron Granite Quarry*	Nanhoron, Pwllheli
	Part of Peblig	Caernarfon
	Penrhyn Quarry*	Bethesda
	Griffiths Crossing	Caernarfon

	Cefn Bychan	Blaenau Ffestiniog
	Manod Quarry*	Blaenau Ffestiniog
Anglesey	Penhesgyn	Penmynydd
	Recycling Centre	Gwalchmai
	Mona Industrial Estate	Mona
	Former Anglesey Aluminium Site*	Holyhead
	Rhuddlan Bach Quarry*	Brynteg
	Cae'r Glaw Quarry*	Gwalchmai
	Nant Newydd Quarry*	Brynteg
	Bwlch Gwyn Quarry*	Pentre Berw

***Sites suitable for urban quarries as defined by TAN21: Waste**

In addition to the above allocated sites, waste management and recycling infrastructure, excluding landfill and open windrow composting, may be acceptable on existing industrial estates, quarries and brownfield sites. Proposals for waste management and recycling infrastructure (which are not proposed on the above allocated sites) will be assessed on their own merit provided that there is a justifiable need for the development. The justifiable need should refer to the local need as specified within the Municipal Sector Plan and Collections Infrastructure and Markets Sector Plan (CIMSP).

Any new development must be suitable in terms of size and scale and must not have an adverse impact upon the landscape, the natural environment or the amenity and health of the local population. All new proposals for Waste Management facilities should be accompanied by a Waste Planning Assessment² (as defined by Annex B of TAN21, Waste).

Explanation:

- 6.5.51 Some of the denoted sites as listed within the policy may be appropriate for urban quarries or recycling repository for the purpose of storing construction and demolition waste as a means of avoiding unnecessary landfilling of inert waste in accordance with TAN21: Waste.
- 6.5.52 In order to deal with waste sustainably, it is essential that the Plan area has an adequate integrated network of waste facilities. TAN 21 aims to ensure that the right facilities are located in the right location and at the right time to meet environmental, economic and social needs.
- 6.5.53 The sites have been allocated to direct developers to locations that are considered suitable for waste management and recycling facilities. The policy acknowledges that there may be other suitable sites on existing industrial estates, quarries and sites allocated for employment uses where B2 & B8 uses are acceptable in principle. The suitability of a site will depend on a variety of different factors, including the nature and scale of the waste facility and any site constraints such as flood risk, sensitive landscape and ecological sensitivity. Annex C of TAN 21 sets out the detailed planning

² Radioactive waste falls outside the remit of the Waste Directive Framework, therefore the requirement for a Waste Planning Assessment in accordance with TAN21 isn't required for Radioactive Waste.

issues that are necessary for applicants and planning authorities to have regard to whilst preparing and determining applications for waste management proposals. Any proposal that will need planning permission will be required to comply with all the other relevant policies in the Plan.

- 6.5.54 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. Waste management includes for example, keeping, storing, handling and the disposal of waste.
- 6.5.55 TAN 21 states that the resultant materials from the demolition of buildings may be recycled on site using temporary plant and machinery where it would be appropriate and would not cause a detrimental impact on neighbours in terms of noise and dust. The guidance explains that where there are longer term prospects for a sufficient and economic supply of demolition and construction waste within an appropriate catchment area, it may be appropriate to identify a permanent repository or urban quarry for this purpose. It is considered that the criteria referred to in the above policy should be used to guide the determination of planning applications for storage repositories of construction and demolition waste to avoid unnecessary landfilling of inert waste.

POLICY GWA 2: WASTE MANAGEMENT AND ALLOCATED SITES

Proposals for the management of waste on appropriate sites and allocated sites (in accordance with Policy GWA1) (including, for example, biodegradable municipal waste by means of composting, including anaerobic digestion and in vessel composting and specialist waste facilities (e.g. low level radioactive waste, clinical waste and hazardous waste)) will be granted in accordance with the waste hierarchy provided there is a demonstrable need for the development, that the development is supported by a Waste Planning Assessment (as defined by TAN21: Waste) and that all the following criteria can be met:-

- 1. Allocated sites are either unavailable or unsuitable for the proposed activity;**
- 2. There are no suitable sites within the development boundary;**
- 3. The proposal will have incorporated measures to mitigate impact upon the environment and the health and amenity of the local population;**
- 4. The proposal is of an appropriate scale and nature in terms of the site and its surroundings;**
- 5. The proposal wouldn't have an adverse impact upon the natural environment and heritage value of the area;**
- 6. The development and any associated traffic do not result in unacceptable disturbance to local communities, through noise, smell, vibration, smoke or air pollution.**

Each proposal will be considered on a case by case basis, taking account of factors including the nature, type, size, need and location of the development.

Explanation:

- 6.5.56 The Councils consider that in some instances, some waste management facilities may be acceptable on agricultural land as part of farm diversification, particularly where it can be demonstrated that the waste is generated locally and the output is applied locally. The rural nature of the Plan area

may also necessitate small scale facilities being located outside development boundaries to reflect existing transport infrastructure.

- 6.5.57 Proposals will have to show that appropriate consideration has been given to sites of international, national, regional and local biodiversity or landscape value in accordance with national planning policy guidance as well as the relevant policies within the Plan.
- 6.5.58 Currently there is no required need for landfill provision within the Plan area. As part of the process of monitoring the Plan, measures will be taken to review the future landfill requirement. Any proposed landfill that has proven a demonstrable need would have to conform to Policy GWA 2.
- 6.5.59 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.

POLICY GWA 3: RADIOACTIVE WASTE MANAGEMENT

Facilities for the storage and/or management of radioactive waste generated within the nuclear licensed area at Wylfa/Wylfa Newydd will be granted, provided that all the following criteria can be met:

- 1. It is consistent with the national strategies and policies for managing radioactive waste and discharges;**
- 2. The outcome of social economic and environmental health assessments justify it being dealt with-at the proposed location;**
- 3. Facilities are sited and designed in order to minimise adverse impacts on the environment and appropriate environmental restoration measures are available.**

Explanation:

- 6.5.60 The Wylfa Nuclear Power Station is currently being decommissioned. The decommissioning process is likely to give rise to a large quantity of Intermediate³ Low⁴ and Very Low Level⁵ radioactive waste.

³ 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.

⁴ 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.

⁵ 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 waste facilities.

- 6.5.61 The national policy for handling such waste is to deal with them as far up the waste hierarchy as possible. However, it is likely that some of this waste will need to be disposed of either on or adjacent to licensed nuclear sites or to landfill sites elsewhere.
- 6.5.62 Current NRW guidance is that some Low and Very Low Level radioactive wastes may be suitable for disposal at existing non-hazardous landfill sites. Planning permission may be required for such disposal depending on the conditions attached to any existing planning permission. An appropriate consent /permit from the NRW would also be required.
- 6.5.63 This Policy provides for the implementation of such facilities within the confines of the Nuclear Licensed Site.

MINERALS

6.5.64 Context

- The overarching objective in planning for minerals is to ensure supply is managed in a sustainable way so that the best balance between environmental, economic and social considerations is struck, while making sure that the environmental and amenity impacts of any extraction are kept to a level that avoids causing demonstrable harm to environmental and amenity interests.
- The Regional Technical Statement sets out how aggregates demand will be met in the region for a 25 year period ending in 2036 and provides a strategic basis for local development plans in the region.

Introduction

- 6.5.65 The Plan area can claim major deposits of almost all main rock types including slate, limestone, coal, various igneous rocks, and sandstone including sand and gravel deposits. The Regional Technical Statement recommends that the Plan should make allocations for land based sand and gravel resources, but in accordance with Paragraph 14.2.1 of PPW (Edition 9, 2016) other mineral resources are to be safeguarded including high PSV Dolerite, Igneous rock, Limestone and Coal.
- 6.5.66 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 maintaining a 7 years 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.

STRATEGIC POLICY PS 22: MINERALS

The Councils will contribute to regional and local demand for a continuous supply of minerals in accordance with the key objectives and principles of sustainable development by:-

- 1 Safeguarding known / potential mineral resources from permanent development that would sterilize them or hinder extraction in accordance with MWYN 1.
- 2 Maintaining a minimum 7 years land bank of Sand and Gravel and 10 years land bank of crushed rock aggregate reserves in line with national guidance.
- 3 Maximise the use of secondary and recycled materials and mineral wastes.
- 4 Providing for the maintenance of the aggregate landbank including adequate provision and productive capacity for higher quality aggregates.
- 5 Acknowledge that where the principles of sustainable development can be achieved, the extension of existing quarries and/or new quarries is likely to be appropriate.
- 6 Where there is a need for new capacity of minerals, these should come from locations of low environmental constraint and take into account transport implications.
- 7 Protect maritime wharf and railhead facilities as a means of encouraging sustainable transport of aggregates.
- 8 Ensuring good restoration and aftercare.
- 9 Minimising potential conflict between mineral and non-mineral land uses.
10. All dormant and long-inactive minerals sites identified on the proposals map will be reviewed to assess their potential to contribute to the land bank and the likelihood of their re-opening. Where appropriate, Prohibition Orders will be served.

POLICY MWYN 1: SAFEGUARDING MINERAL RESOURCES

Mineral Safeguarding Areas have been identified and are shown on the Proposals Map to ensure that known mineral resources are safeguarded for the future. Mineral resources will be safeguarded from non-mineral development that would sterilise or hinder their extraction. Proposals for non-mineral development will only be granted within Mineral Safeguarding Areas where:-

1. The developer can demonstrate that working the resource is economically or physically impractical or would be environmentally unacceptable; or
2. The mineral resource will be extracted satisfactorily before the development is undertaken; or
3. The development is of a temporary nature and can be completed and the site returned to a state that does not inhibit extraction within the timescale that the mineral is likely to be needed; or
4. There is an overriding need for the proposed development; or
5. The development constitutes householder development or would constitute limited infilling within an existing built up area.

Explanation:

- 6.5.67 The mineral safeguarding area designation is an indication of potential mineral resource only. Further work is required to assess whether the area is suitable for mineral workings to be undertaken. As Mineral resources are limited to a specific location and are not evenly distributed, knowledge about their whereabouts is essential for making effective and sustainable planning decisions and to consider the needs of future generations. Access to mineral resources can be prevented or restricted (sterilised) by non-mineral development and the process of mineral safeguarding ensures that this does not occur unnecessarily when planning applications are

determined. An effective safeguarding system requires the adoption of 'mineral safeguarding areas and the adoption of suitable policies.

- 6.5.68 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, which 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.
- 6.5.69 Anglesey and Gwynedd have metalliferous and industrial minerals such as copper, zinc, manganese, gold and silver. Significant proven deposits of copper and zinc are located in Anglesey around Parys Mountain that should be afforded particular protection from other development and to acknowledge the potential for future exploitation, the Parys Mountain Metalliferous Safeguarding Area is shown on the Proposal Map. Although prices have fluctuated in recent years, the global demand for these minerals has increased.
- 6.5.70 The identified mineral resource areas as shown on the Proposal Maps are subdivided into three groups:-
- hardrock
 - limestone
 - sand and gravel
- 6.5.71 The mineral resource areas are based on the British Geological Survey Aggregates Safeguarding Map for Wales (2012) and 'The Sand and Gravel Resources of North Wales (2003) study by Liverpool University.
- 6.5.72 A decision to safeguard a particular mineral resource does not imply that planning permission will be granted for its working. In instances where need for the development outweighs the need to protect the mineral resource the developer will be encouraged to secure the prior removal of the mineral, wherever appropriate in terms of economic feasibility and environmental and other planning considerations, prior to the commencement of the development.

POLICY MWYN 2: PREFERRED AREAS

To maintain future provision to meet the demonstrated need of the industry concerned, 'Preferred Areas' for future supplies of sand and gravel have been identified on the Proposals Map in the following areas:-

Cae Efa Lwyd, Penygroes

Tan y Bryn, Penygroes

Bodychain, Llanllyfni

Derwyn Fawr, Bryncir

Llecheiddior Uchaf, Bryncir

To maintain future provision to meet the demonstrated need of the industry concerned, 'Preferred Areas' for future supplies of crushed rock have been identified on the Proposals Maps in the following areas:-

Rhuddlan Bach

Cae'r Glaw

Gwyndy

Bwlch Gwyn

Hengae

Nant Newydd

Explanation:

- 6.5.73 The above policy aims to facilitate the additional provision of sand and gravel, and crushed rock reserves to meet the identified shortfalls highlighted by the First Review of the North Wales Regional Technical Statement. By comparing existing land banks (December 2010) and the apportionment for sand and gravel and crushed rock Tables 5. 2 and 5.3 of the First Review of the North Wales Regional Technical Statement highlights a 3.7 million tonne shortfall for sand and gravel in Gwynedd and a 131 shortfall of crushed rock in Anglesey.
- 6.5.74 However, the Councils do not have sufficient information to allocate specific sites for sand and gravel but considers that Preferred Areas for sand and gravel and crushed rock can be identified on information derived from BGS published data and the National Assembly for Wales commissioned report The Sand and Gravel Resources of North Wales, produced by the University of Liverpool and Enviros (2003) together with the previous study, 'Assessment of Sand and Gravel Resources in the Eastern Llŷn Peninsula', undertaken by Liverpool University in 1988.
- 6.5.75 The preferred areas identified above provide the potential for the release of new reserves which are far greater than the minimum allocation of 3 million tonnes recommended by the RTS in order to allow for the uncertainties involved, to provide choice to the Minerals Industry and to encourage local supply to minimise transport distances.

POLICY MWYN 3: MINERAL DEVELOPMENTS

Mineral exploration, new working or extensions 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:

- 1. There is no unacceptable harm to the amenity or health of local residents in terms of visual impact, levels of dust, noise, vibration, 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. There is no unacceptable harm to land drainage groundwater and water resources;
8. The proposal ensures that the potential use of the resource is maximised and there is satisfactory disposal of any waste arising from the mineral operation;
9. Where blasting is proposed, the proposal includes a scheme of blasting to demonstrate that it can be controlled to meet the conditions detailed in Mineral Technical Advice Note MTAN (Wales) 1: Aggregates, or any amendments;
10. The proposal includes a scheme for the after use of the site and details of the restoration and aftercare required to achieve it in accordance with Policy MWYN 9;
11. Wherever economically feasible, mineral waste or products should be transported by rail or water

This policy is applicable to mineral exploration operations that fall outside the scope of Part 22 of the Town and Country Planning (General Permitted Development) Order 1995.

Explanation:

- 6.5.76 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. Development plans are required 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 Planning Policy. As with many other types of development, mineral operations can have a cumulative adverse impact on the environment and/or local amenity. Due consideration should also be given to the economic and environmental benefit which may possibly arise from mineral working.
- 6.5.77 Both Councils are aware of the responsibility to protect the Areas of Outstanding Natural Beauty. Chapter 14 of Planning Policy Wales supported by Minerals Technical Advice Note (Wales) 1 Aggregates 2004 make it clear that mineral development should only be allowed in Areas of Outstanding Natural Beauty in exceptional circumstances. Section 14.3 of Planning Policy Wales sets out matters that should be taken into account when considering proposed mineral extraction in or close to Areas of Outstanding Natural Beauty as well as proposals which could impact upon the setting of the National Park Authority.
- 6.5.78 The reference to environmental capacity of mineral workings on a locality should be assessed on a case by case basis, subject to the assessment of all environmental and amenity criteria, typically transportation, economic, cultural, environmental and social impacts.
- 6.5.79 Where reference is made to 'Suitable buffer', this relates to MTAN 1 and MTAN 2 recommended distances. These don't necessarily apply to prior extraction or exploratory, both of which would need to be considered on a case by case basis.

POLICY MWYN 4: LOCAL BUILDING STONE

The temporary working or reopening of small-scale mineral operations to provide traditional building materials for the repair and/or alteration of buildings or walls of architectural or historic importance or the construction of new buildings, walls or other structures on sensitive sites will be granted provided that:

1. It is compatible with other Plan policies and that it is in the interests of building conservation, the local landscape and sustainability.
2. Where it can be demonstrated that the need cannot be met from existing reserves/sources.

The duration should be considered on a case by case basis, taking into account the need for the mineral type concerned. The Council will attach a condition specifying end use to which the stone is to be put.

Explanation:

- 6.5.80 The impact of the County's built environment on the character of the area is recognised. In many parts of the area, the character of building materials plays an important part in local heritage. The Councils recognises the importance of allowing for the use of local building stone where it can be demonstrated that there is a genuine specific need that cannot be met from existing reserves/quarries.

POLICY MWYN 5: 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, unless there are clear and justifiable reasons for reducing the distance, i.e. where there is limited impact from the mineral extraction site.

Proposals for sensitive developments (in particular housing, hospitals and schools) as defined by MTAN 1 : Aggregates, within the buffer zones identified on the Proposals Map will be refused, unless clear and justifiable reason are provided, and it can be demonstrated that there will be no adverse impacts or conflicts with the mineral operation.

Within the Referral Areas for Coal (Development High Risk Areas) identified on the Constraints Map, development shall only be granted within settlement boundaries where it can be demonstrated that the potential for subsidence has been the subject of geotechnical investigation and that appropriate measures to minimise the impact of subsidence by ensuring best practice to design and control of development may be applied including mitigation in the form of remediation and prior extraction where appropriate.

Explanation:

- 6.5.81 Mineral Buffer zones are shown on the Proposals Map around all quarries and mineral operations, including dormant sites. The purpose of buffer zones is to protect both mineral reserves (resources

with planning permission) and mineral resources from development that may sterilise them, but also to ensure the environmental effects of quarrying do not adversely affect sensitive development.

- 6.5.82 The Councils recognise the benefits of establishing such zones in protecting local amenity and sensitive areas whilst maintaining the viability of approved mineral working. The buffer zones identified in the Proposals Maps have been specified in accordance with the criteria set out in MTAN 1: Aggregates. The minimum distances required are 100 metres for sand and gravel and 200 metres for hard rock quarries. For the purposes of clarity, hard rock quarries include extraction from hard rock mineral working deposits. The buffer zones identified in the Proposals Maps as well as any notional buffer zones are defined from the outer edge of the area where extraction and processing operations can take place including site haul roads.
- 6.5.83 In accordance with MTAN 2, the Plan designates 'Development High Risk Areas for Coal. These are based on the Coal Authority's risk map for Anglesey which indicates the presence of 'Mine Entries with Potential Zone of Influence', south east of Llangefni in and around Pentre Berw and east of Malltraeth, where evidence of coal mining features suggest that the area has the potential for instability. It is material to consider whether a development will be affected by subsidence and to consider the acceptability of proposed mitigation measures.

POLICY MWYN 6: RAILHEAD AND WHARF FACILITIES

Existing and potential railhead and wharf facilities identified on the Proposals Maps will be safeguarded. Proposals that adversely affect the future availability of these facilities, or facilities for bulk mineral transportation will be refused.

Explanation:

- 6.5.84 Construction aggregates are a relatively low value product with a high transport cost. Transportation in bulk to distant markets is essential to maintain low unit cost competitiveness with primary aggregates from locations nearer to the market. The Plan area has the highest level of slate waste resources in the UK, and has a leading role to play in the supply of slate waste as a secondary aggregate. Furthermore, whilst the Councils have no direct control over their development, marine aggregates are recognised as a valuable resource and provide an alternative to land-won aggregates.
- 6.5.85 Bulk transportation may be achieved by rail and/or by sea. Where access to a strategic rail network is available it is important that potential bulk transport outlets for secondary aggregates be safeguarded. This can contribute to a more sustainable system of transporting minerals and reduce pressure on the existing road network.

POLICY MWYN 7: EXPLORATION WORKS

Proposals for exploration works will be granted for a temporary period provided satisfactory environmental safeguards are in place and full reinstatement provisions are undertaken upon completion.

Explanation:

- 6.5.86 Some mineral exploration works are permitted development under the Town and Country Planning (General Permitted Development) Order 1995 if certain conditions are complied with. In order to ensure that any proposal is viable detailed feasibility studies must first be undertaken. Such studies include exploratory works including drilling boreholes, seismic surveys and carrying out trial excavations. These operations may potentially cause pollution to the water environment, necessitating the need for full consultation with the Natural Resource Wales on any such proposals. Any subsequent mineral applications will be assessed on their own merits without prejudice to whether permission has been granted for exploratory works.

POLICY MWYN 8: BORROW PITS

Proposals for the development of borrow pits will be granted provided that:

- 1. There are demonstrable environmental benefits to be gained**
- 2. They can be developed in accordance with other relevant policies of the plan and in particular other mineral policies.**
- 3. They are a temporary use of land linked to the timescale of the development proposed**

Explanation:

- 6.5.87 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. Major contracts may require the supply of large quantities of minerals over a short timescale that may cause significant environmental impact and disturbance to local communities. Borrow pits should be located within or 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 as opposed to supply from secondary or recycled aggregates, or from established mineral working sites identified in the development plan. Restoration and aftercare works should be to the high standards expected on mineral sites in accordance with Policy MWYN 9.

POLICY MWYN 9 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 matters:

- 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 economic and recreational benefit**
10. **Other policies of the Plan**

Explanation:

- 6.5.88 Mineral sites are normally restored within the land use categories listed above. Nearly all other after-uses will require a separate planning permission including proposals for recreation, industrial and housing. The Council must be satisfied before an application is determined that no matter how long the development, the site can be properly restored and brought back into beneficial after use within a recognisable timescale. The MTAN sets out comprehensive guidelines on how a high standard of restoration and aftercare should be achieved and how beneficial after use should be provided. The Council will not permit new mineral development without a comprehensive detailed scheme of restoration and aftercare being agreed.

Monitoring and implementation

- 7.1. The Planning and Compulsory Purchase Act requires authorities to keep under review those matters that may affect the planning and development of their areas. Monitoring is therefore an important part of evidence based policy making in order to assess whether the Plan's policies are achieving their objective and the Plan's strategy is being delivered. A monitoring process involves the regular, continuous and systematic collection and analysis of information. A monitoring system is a key mechanism in developing a fuller understanding of the key issues that impact upon communities.
- 7.2. Local planning authorities are required to develop a monitoring framework to enable the collation of valuable information to measure and assess the performance of a Plan's objectives and policies. The monitoring framework will allow an ongoing assessment of whether they remain valid or whether the prevailing economic, social or cultural circumstances have significantly altered. The framework set out below comprises a series of indicators, targets and triggers for further action in relation to each theme and its objectives. It will form the basis for assessing the effectiveness of policies at a local and wider level and whether policies and related targets have been met or progress is being made towards meeting them. It also indicates the linkages between the plan themes, objectives (incorporating sustainable development and SEA requirements) and policies. This will provide a basis for the annual monitoring report (AMR) – see below.
- 7.3. Regulation 37 prescribes the following two indicators that must be included in the AMR:
- the housing land supply taken from the current Housing Land Availability Study (TAN 1); and
 - the number of additional affordable and number of net additional general market dwellings built in the Plan area (TAN 2).
- 7.4. The indicators have therefore been established to include the above and where possible other core indicators referred to in the "Local Development Plan Manual". Additionally, a range of local indicators are included to relate to the specific requirements of individual policies and objectives, and the Sustainability Appraisal/ Strategic Environmental Assessment (see paragraph 7.6 below).
- 7.5. The Councils have attempted to avoid risks to the delivery of the Plan by adopting a proactive approach to removing constraints and a thorough assessment process. Application of the Candidate Sites Assessment Methodology has ensured as far as it is possible to do so that the sites can be developed and that any constraints to their development can be addressed. Topic Paper 1 published alongside the Deposit Plan records the assessment process and identifies any known factors that need to be considered on a site by site basis. Should any issues arise with the deliverability of allocated sites this will be picked up through thresholds in the monitoring and addressed accordingly through the Annual Monitoring Report (AMR).
- 7.6. 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 the Sustainability Appraisal Report and where possible have been integrated into the framework set out in the Plan.
- 7.7. The information gathered through the monitoring framework set out below 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

7.0 Monitoring and Implementation

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. Therefore, a failure to meet an established target will not automatically result in a review of the policy in question. The first course of action would normally include a thorough analysis of the reason or reasons for the failure and a broader assessment of the implications as far as the successful implementation of the Plan is concerned.

- 7.8. The following options are available to the Councils in association with each of the indicators and their triggers. The AMR will assess the severity of the situation associated with each indicator and recommend an appropriate response:

Assessment	Action
Where indicators are suggesting that LDP policies are being implemented effectively	No further action required, other than to continue monitoring.
Assessment of decisions on planning applications suggests that policies are not being implemented in the intended manner	Officer and/ or Member training may be required
Assessment suggests that further guidance in addition to those identified in the Plan may be required to (i) clarify how a policy should be properly applied, or (ii) to facilitate development on specific sites.	Publish additional Supplementary Planning Guidance, which could include site specific development briefs, engaging with the private sector and infrastructure providers, where appropriate.
Assessment suggests that a policy is not proving as effective as originally expected.	Further research and investigation required, including looking at contextual information about the Plan area or topic area.
Assessment suggests that a policy is not being implemented.	Review the policy accordingly.
Assessment suggests that the strategy is not being implemented.	Review the Plan

- 7.9. 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. Irrespective of the AMR's findings, the Councils will be required to carry out a review of the whole Plan every 4 years.
- 7.10. In accordance with Welsh Government guidance, the Council will seek to integrate its approach to monitoring the LDP with other Council strategies and plans.

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
Theme 1: Support and create safe, healthy, distinctive and vibrant communities				
Policy: PS1 Objective: SO1 SA 4 Objectives:	Local Indicator: D1 % Welsh speakers in 2021 in Anglesey and Gwynedd	New developments contribute to maintaining or strengthening the Welsh language in Anglesey and Gwynedd <i>(Note: Direct impact of new development on the use of the Welsh language in individual communities and Plan area is a difficult area to monitor, given that the Plan can't differentiate on the basis of language ability. The Councils consider a combination of approaches is required in order to monitor the effectiveness of policies, including the indicators set out under this theme.)</i>	Biennial narrative about relevant completed schemes, e.g. under Policy PS 1, Policy TAI 1 – Policy TAI 7, by 2019	JPPU Database Annual review of planning applications and officer/ Planning Committee reports, and any community level studies undertaken by Hunanlaith and Menter laith Môn 2021 Census

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	<p>Local Indicator: D2 Planning applications permitted where Welsh language mitigation measures are required</p>	<p>Where required, significant harm to the character and the language balance of a community is avoided or suitably mitigated in accordance with Policy PS 1</p>	<p>One planning application permitted in any one year contrary to Policy PS 1</p>	<p>JPPU Database Annual review of planning applications and officer/ Planning Committee reports.</p>
	<p>Local indicator: D3 Number of planning applications accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment</p>	<p>All relevant planning applications to be accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment, which address factors relevant to the use of the Welsh language in the community as set out in the Supplementary Planning Guidance.</p>	<p>One Welsh Language Statement or Welsh Language Impact Assessment in any one year that doesn't address factors relevant to the use of the Welsh language in the community</p>	<p>JPPU Database Development Management Databases Annual review of planning applications</p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
				and officer/ Planning Committee reports. Hunanlaith & Menter laith Môn reports
	Local Indicator: D4 Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities	Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities within 6 months of the Plan's adoption	Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption	JPPU Database
Policy: ISA 1, ISA 2, ISA 4, ISA 5 Objective: SO2	Local Indicator: D5 Number of planning applications granted where new or improved infrastructure has been secured through developer contributions	Where appropriate, new development will address the impact on communities through the provision of new or improved infrastructure in accordance with Policy ISA 1	One planning application permitted contrary to Policy ISA 1 in any one year	JPPU Database Development Management Databases

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Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
SA 2 Objectives:				
	Local Indicator: D6 Number of planning applications for change of use of community facilities	Viable community facilities retained in accordance with Policy ISA 2	One viable community facility lost contrary to Policy ISA 2 in any one year	JPPU Database Development Management Databases
	Local Indicator: D7 Number of planning applications for alternative uses on areas of open space	Amount of open space (ha) in individual settlements retained in accordance with Policy ISA 4.	Open space lost in any Centre or Village in any one year leading to net reduction in supply in the Centre or Village contrary to Policy ISA 4	JPPU Database Development Management Databases
	Local Indicator:	Provision of new open space if application of the Fields in Trust	One planning application permitted in any one year	JPPU

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	D8 Open space (ha) secured in association with residential development of 10 or more units	(FIT) benchmark standard identifies a deficiency of open space in accordance with Policy ISA 5	not contributing to meeting the open space needs of occupiers of new housing as defined by the FIT benchmark standard contrary to Policy ISA 5	Database Development Management Databases
	Local Indicator: D9 Preparation of Supplementary Planning Guidance relating to provision of open spaces in new housing developments	Prepare and adopt the Supplementary Planning Guidance relating to planning obligations within 12 months of the Plan's adoption	Not adopting a Supplementary Planning Guidance within 12 months of the Plan's adoption	JPPU Cabinet (Gwynedd Council) & Executive Committee of (Isle Anglesey County Council) work programme

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
<p>Policy: TRA 1, TRA 2, TRA 3, TRA 4</p> <p>Objective: SO3 & SO4</p>	<p>Local Indicator: D10 Preparation of Supplementary Planning Guidance relating to planning obligations</p>	<p>Prepare and adopt the Supplementary Planning Guidance relating to planning obligations within 6 months of the Plan's adoption</p>	<p>Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption</p>	<p>JPPU Cabinet (Gwynedd Council) & Executive Committee of Anglesey County Council work programme</p>
	<p>Local Indicator: D11 Preparation of Supplementary Planning Guidance relating to parking standards</p>	<p>Prepare and adopt the Supplementary Planning Guidance relating to parking standards within 12 months of the Plan's adoption</p>	<p>Not adopting a Supplementary Planning Guidance within 12 months of the Plan's adoption</p>	<p>JPPU Cabinet (Gwynedd Council) & Executive Committee of Anglesey County Council work programme</p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
SA 2, 10 Objectives:	Local Indicator: D12 Number of planning applications accompanied by a Travel Assessment	All relevant planning applications above the relevant thresholds identified in Policy TRA 1 accompanied by a Travel Assessment	One planning application submitted in any one year not accompanied by a Travel Assessment as required by Policy TRA 1	JPPU Database Development Management Databases
	Local Indicator: D13 The number of applications permitted within sites/ areas safeguarded for transportation improvements	No planning applications permitted that are harmful to achieving transportation improvements identified in Policy TRA 1	One planning application permitted in any one year contrary to Policy TRA 1	JPPU Database Development Management Databases

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	Local indicator: D14 Delivery of Llangefni Link Road (Phase 4)	Phase 4 of the Llangefni Link Road is delivered by end 2018/ 2019	Failure to deliver Phase 4 of Llangefni Link Road by end 2018/ 2019	JPPU Database Economic Development Service (Isle of Anglesey County Council)
	Local Indicator: D15 Delivery of improvements to the A5025	Applications for improvements required to the A5025 (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	Planning application for improvements to the A5025 not submitted by December 2017	JPPU Database Development Management Databases
Theme 2: Sustainable Living				
Policy: PS 5, PS6, PCYFF 1, PCYFF 2, ADN 1, ADN	Local Indicator: D16 Prepare and adopt a Supplementary Planning Guidance to	Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and	Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption	JPPU Cabinet (Gwynedd)

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
2, ADN 3 Objective: SO5 & SO6 SA Objectives: 2, 3, 4, 5 & 9	<p>promote the maintenance and creation of distinctive and sustainable communities</p> <p>Local indicator: D17 Number of planning applications permitted by TAN 15 category in C1 floodplain areas</p>	<p>sustainable communities within 6 months of the Plan's adoption</p> <p>No planning applications permitted within C1 floodplain areas not meeting all the tests set out in TAN15</p>	<p>One planning application permitted in any one year within C1 floodplain not meeting all TAN15 tests</p>	<p>Council) & Executive Committee of Anglesey County Council) work programme</p> <p>JPPU Database Development Management Databases Natural Resources Wales</p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	<p>Local Indicator: D18 Number of planning applications for highly vulnerable development permitted in C2 floodplain areas</p>	<p>No planning applications for highly vulnerable development permitted in C2 floodplain areas</p>	<p>One planning application permitted for highly vulnerable development in C2 floodplain areas in any one year</p>	<p>JPPU Database & Development Management Databases Natural Resources Wales</p>
	<p>Local indicator: 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 developed per annum</p>	<p>Maintain or increase proportion of new development permitted on previously developed land (brownfield redevelopment and conversions of existing buildings) compared to average % recorded during 2015/ 2016 – 2016/ 2017</p>	<p>Decrease in proportion of development permitted on previously developed land (brownfield redevelopment and conversions of existing buildings) for 2 consecutive years</p>	<p>JPPU Database Development Management Databases</p>
	<p>Local indicator: D20 Number of planning applications permitted outside development boundaries</p>	<p>No planning applications permitted outside development boundaries that do not meet the requirements of Policy PCYFF 1 and other relevant policies in the Plan</p>	<p>One planning application permitted outside development boundaries that does not meet the requirements of Policy PCYFF 1 and other relevant policies in the</p>	<p>JPPU Database Development Management Databases</p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	<p>Local indicator: D21 Number of planning applications for standalone renewable energy development granted, per technology, area (Anglesey and Gwynedd Local Planning Authority area) and recorded energy output (GWh)</p>	<p>50% of the renewable energy potential (1,113.35 GWh) delivered by 2021 to address electricity demand 100% of the renewable energy potential (2,226.7 GWh) delivered by 2026 to address electricity demand 50% of the renewable energy potential (23.65 GWh) delivered by 2021 to address heat demand 100% of the renewable energy potential (47.3 GWh) delivered by 2026 to address heat demand</p>	<p>Plan in any one year</p> <p>The amount of energy output from renewable energy sources is 10% or more below the requirements set in the Policy Target</p>	<p>JPPU Database Development Management Databases</p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	<p>Local Indicator:</p> <p>D22 Prepare and adopt a Supplementary Planning Guidance relating to standalone renewable energy technology</p>	<p>Prepare and adopt a Supplementary Planning Guidance within 18 months of the Plan's adoption</p>	<p>Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption</p>	<p>JPPU Cabinet (Gwynedd Council) & Executive Committee (Isle of Anglesey County Council) work programme</p>
	<p>Local indicator:</p> <p>D23 Average density of permitted housing developments in the Plan area</p>	<p>Minimum average net density of 30 housing units per hectare achieved overall in the Plan area</p>	<p>Failure to achieve an overall minimum average net density of 30 housing units per hectare in the Plan area for two consecutive years, unless it is justified by Policy PCYFF2</p>	<p>JPPU Database Development Management Databases</p>
<p>Policy: PCYFF 2, PCYFF 3, PCYFF 4</p>	<p>Local indicator:</p> <p>D24 Prepare and adopt a Supplementary Planning Guidance on design matters</p>	<p>Prepare and adopt a Supplementary Planning Guidance on design matters within 12 months of adoption</p>	<p>Not adopting a Supplementary Planning Guidance within 12 months of adoption</p>	<p>JPPU Cabinet (Gwynedd Council) &</p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
Objective: SO7 SA 5, 8, 11 Objectives:				Executive Committee (Isle of Anglesey County Council) work programme
Policy: PS 17 Objective: SO8 SA 2, 6, 7 Objectives:	Local indicator: D25 Number of new housing permitted per category in the Settlement Hierarchy set out in Policy PS 17, expressed as a % of all development developed per annum	From the date of adoption, number of housing units permitted per category of settlement, expressed as a % of all residential development, is in accordance with the requirements of Policy PS 17, which is as follows: Sub-regional Centre & Urban Service Centres = 53% Local Service Centres = 22% Villages, Clusters & countryside = 25% [Table 15 in Chapter 6.4 provides a more detailed breakdown per category of settlement within the Plan area]	From the date of adoption the number of housing units permitted over 2 consecutive years, expressed as a % of all residential development, in the: <ul style="list-style-type: none"> Sub Regional Centre and Urban Service Centre and the Local Service Centres falls below the % requirement; Villages, Clusters and countryside is higher than the % requirement 	JPPU Database Joint Housing Land Availability Studies Development Management Databases

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
Theme 3: Support growth and Regeneration under the umbrella of Anglesey Energy Island and other plans and strategies, which will transform the local economy, building on those elements of its unique economic profile that are identified as being of regional and national significance (economy and Regeneration)				
Policy: PS 8, PS 9, PS 10, PS 11, PS 12 Objective: SO9 SA Objectives: 2, 4, 6, 7	Local indicator: D26 Stage in the application for Development Consent Order (DCO) in relation to Wylfa Newydd	Application for Wylfa Newydd DCO submitted for approval by December 2017 Application for Wylfa Newydd DCO approved by May 2018	Horizon Nuclear Power fails to submit an application for DCO by December 2017 Horizon Nuclear Power fails to obtain approval of DCO application by December 2018	JPPU Database
	D27 Status of application to DECC for final approval	Wylfa Newydd Project gets approval/ "sign off" from DECC by December 2019	Horizon Nuclear Power fails to get approval/ "sign off" from DECC by December 2019	JPPU Database

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	D28 Number of planning applications submitted and approved for Wylfa Newydd related development	Planning applications for Wylfa Newydd related development submitted by Horizon Nuclear Power to the Isle of Anglesey County Council by December 2017	Horizon Nuclear Power fails to submit planning applications to the Isle of Anglesey County Council for related development by December 2017	JPPU Database Development Management Databases
	D29 Number and type of Wylfa Newydd Project related development commenced	Individual Wylfa Newydd Project related development commenced in accordance with the individual planning consents	Wylfa Newydd Project related development not started within the timeframe set out in the individual planning consents and the Development Consent Order (as applicable)	JPPU Database Development Management Databases
	Local indicators: D30 Prepare and adopt a revised Supplementary Planning Guidance relating to the Wylfa Newydd Project	Prepare and adopt a Supplementary Planning Guidance relating to the Wylfa Newydd Project within 6 months of the Plan's adoption	Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption	JPPU Executive Committee (Isle of Anglesey County Council) work programme

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
<p>Policy: CYF 1, CYF 3, CYF5</p> <p>Objective: SO10</p> <p>SA 2, 6</p> <p>Objectives:</p>	<p>Local indicator: D31 Amount of employment land or floor space (use class B1, B2 and B8) included on sites set out in Policy CYF 1 lost to other uses</p>	<p>No net loss of employment land/floor space to alternative uses (uses other than use class B1, B2 and B8) contrary to Policy CYF 3 or Policy CYF 5</p>	<p>One planning application permitted that does not accord with Policy CYF 3 or Policy CYF 5</p>	<p>JPPU Database Development Management Databases</p>
	<p>Local indicator: D32 Amount of employment land on safeguarded sites included in Policy CYF 1 taken up by use class B1, B2 or B8 development</p>	<p>6.9 ha employment land on safeguarded sites taken up per annum in Gwynedd</p> <p>14.3 ha employment land on safeguarded sites taken up per annum in Anglesey</p>	<p>Less than 27.4 ha employment land taken up on safeguarded employment sites by 2021 in Gwynedd</p> <p>Less than 57 ha employment land taken up on safeguarded employment sites by 2021 in Anglesey</p>	<p>JPPU Database</p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	<p>Core indicator:</p> <p>D33 Amount of employment development (hectares) permitted on allocated sites as a % of all employment allocations</p>	<p>Secure planning permission on the allocated employment site in Gwynedd by 2019</p> <p>Secure planning permission for 64 ha employment land on allocated site in Anglesey by 2021</p> <p>Secure planning permission for 112 ha employment land on allocated sites in Anglesey by 2024</p> <p>Secure planning permission for 144 ha employment land on allocated sites in Anglesey by 2026</p>	<p>Total amount of land permitted falls below the cumulative requirement identified in the Policy Target</p>	<p>JPPU Database</p> <p>Development Management Databases</p>
	<p>Local indicator:</p> <p>D34 Prepare and adopt a Supplementary Planning Guidance relating to alternative uses on employment sites</p>	<p>Prepare and adopt the Supplementary Planning Guidance relating to alternative uses on safeguarded and allocated employment sites within 18 months of the Plan's adoption</p>	<p>Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption</p>	<p>JPPU Cabinet (Gwynedd Council) & Executive Committee</p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
<p>Policy: PS 9, ISA 3</p> <p>Objective: SO11</p> <p>SA Objectives: 2, 6</p>	<p>Local indicator: D35 Employment status of 16 years +</p>	<p>To achieve an increase in the rate of economic activity by 2026 compared to level in 2017</p>	<p>The rate of economic activity declines for 2 consecutive years</p>	<p>(Isle of Anglesey Council) work programme</p> <p>Welsh Government/ StatsWales</p>
	<p>Local indicator: D36 Number of people commuting out of Anglesey to Gwynedd</p>	<p>Following the Plan's adoption reduce the number of people commuting out of Anglesey to Gwynedd by 2026 compared to level in 2017</p>	<p>Failure to reduce number of people commuting out of Anglesey to Gwynedd by 2019</p>	<p>Welsh Government/ StatsWales</p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
Policy: CYF 6 Objective: SO12 SA 2, 6 Objectives:	Local indicator: D37 Number of planning applications permitted for new businesses in Service/ Local/ Rural/ Coastal Villages or in the countryside	New small scale businesses permitted on suitable sites or in near suitable buildings within or near villages or in the countryside in accordance with Policy CYF 6	No planning applications for new small scale businesses permitted on sites/ within buildings within or close to a village or in the countryside for two consecutive years	JPPU Database Development Management Databases
Policy: MAN 1, MAN 2, MAN 3 Objective: SO13 SA 2, 6	Local indicator: D38 Amount of major retail, office and leisure development permitted (sq. m) within and outside established town centre boundaries	Annual amount of major retail/ floor space (sq. m.) permitted within established town centre boundaries compared to annual amount permitted outside established town centre boundaries on edge of centre sites and out of centre sites	Annual amount of major retail floor space (sq. m.) permitted on sites located outside established town centres exceeds annual amount permitted within established town centres	JPPU Database Development Management Databases

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
Objectives:		Annual amount of major <i>office</i> floor space (sq. m.) permitted within established town centre boundaries compared to annual amount permitted outside established town centre boundaries on edge of centre sites and out of centre sites	Annual amount of major office floor space (sq. m.) permitted on sites located outside established town centres exceeds annual amount permitted within established town centres	JPPU Database Development Management Databases
		Annual amount of major <i>leisure</i> floor space (sq. m.) permitted within established town centre boundaries compared to annual amount permitted outside established town centre boundaries on edge of centre sites and out of centre sites	Annual amount of major leisure floor space (sq. m.) permitted on sites located outside established town centres exceeds annual amount permitted within established town centres	JPPU Database Development Management Databases
	Local indicator: D39 Undertake a study to explore potential candidate retail sites in Bangor, Llangefnï and Pwllheli	Study to explore potential candidate retail sites in Bangor, Llangefnï and Pwllheli undertaken by end of 2017/ 2018 Allocate retail sites in Bangor,	Not undertaking a study to explore potential candidate retail sites in Bangor, Llangefnï and Pwllheli undertaken by end of 2017/ 2018	JPPU/ Economic Development Services/ Property Services

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
		Llangefni and Pwllheli to address results of the Study in the Plan's review	Failure to provide retail sites to address results of the Study	
	Local indicator; D40 Number of planning applications for non-A1 uses permitted in individual primary retail areas	A1 uses remain the predominant use within individual primary retail areas compared to the 2017 retail floor space study	Non-A1 uses permitted in individual primary retail areas contrary to Policy MAN 2	JPPU Database Development Management Databases Biennial Retail Floor Space Survey
Policy: PS 14, TWR 1, TWR 2, TWR 3, TWR 5	Local indicator: D41 Number of planning applications for new visitor attractions and facilities or improvements to existing visitor attractions and facilities permitted	New or improved visitor attractions and facilities permitted on suitable sites in accordance with Policy TWR 1	No planning applications for new or improved visitor attractions or facilities permitted for 2 consecutive years	JPPU Database Development Management Databases

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
Objective: SO14 SA Objectives: 2, 6	Local indicator: D42 Number of applications for new permanent and temporary alternative camping units permitted	New permanent and temporary alternative camping units permitted in accordance with Policy TWR 3 or Policy TWR 5	No planning applications for new permanent and temporary alternative camping units permitted for 2 consecutive years	JPPU Database Development Management Databases
Theme 4: To give everyone access to housing appropriate to their needs.				
PS 16, TAI 1 – TAI 7 Policy: Objective: SO15 SA Objectives: 2, 4, 7	Core indicator: D43 The housing land supply taken from the current Housing Land Availability Study (TAN 1)	Housing land supply should not fall below 5 years as determined by the Housing Land Availability Study (TAN 1) in any given year	Housing land supply falls below 5 years in any year taken from the Housing Land Availability Study (TAN 1)	JPPU Development Management Databases Housing Land Availability Study
	Core indicator: D44 The number of new housing units built in the Plan area	Provide 7,184 new housing units over the Plan period, according to the breakdown set out Topic Paper 20B Housing Trajectory Annual targets for remainder of	The number of new housing units provided in the Plan area falls below the requirement for 2 consecutive years	JPPU Development Management Databases

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
<p>PS 18, TAI 5, TAI 8, TAI 15 – TAI 19</p> <p>Policy:</p> <p>Objective: SO16</p> <p>SA 2,4,7</p> <p>Objectives:</p>		<p>Plan period :</p> <p>2016/ 17 = 376</p> <p>2017/ 18 = 505</p> <p>2018/ 19 = 617</p> <p>2019/ 20 = 631</p> <p>2020/ 21 = 647</p> <p>2021/ 22 = 623</p> <p>2022/ 23 = 565</p> <p>2023/ 24 = 527</p> <p>2024/ 25 = 528</p> <p>2025/ 26 = 466</p>		<p>Housing Land Availability Study</p>
	<p>Local indicator:</p> <p>D45 Total housing units built on allocated sites in Gwynedd as a % of overall housing provision</p>	<p>Sites have been allocated within Policies TAI 1 - 5 for 1,467 new housing units in Gwynedd (including 10% slippage allowance) over the Plan period, which equates to 19% of overall housing provision.</p> <p>Annual completion targets for</p>	<p>The overall number of new housing units built on allocated sites within Gwynedd falls below the requirement for 2 consecutive years</p>	<p>JPPU Database Development Management Databases</p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source																						
		remainder of Plan period: <table border="1" data-bbox="316 862 1141 1167"> <thead> <tr> <th></th> <th>Allocated sites</th> </tr> </thead> <tbody> <tr> <td>2016/ 17</td> <td>99</td> </tr> <tr> <td>2017/ 18</td> <td>144</td> </tr> <tr> <td>2018/ 19</td> <td>187</td> </tr> <tr> <td>2019/ 20</td> <td>180</td> </tr> <tr> <td>2020/ 21</td> <td>166</td> </tr> <tr> <td>2021/ 22</td> <td>166</td> </tr> <tr> <td>2022/ 23</td> <td>135</td> </tr> <tr> <td>2023/ 24</td> <td>117</td> </tr> <tr> <td>2024/ 25</td> <td>102</td> </tr> <tr> <td>2025/ 26</td> <td>74</td> </tr> </tbody> </table>		Allocated sites	2016/ 17	99	2017/ 18	144	2018/ 19	187	2019/ 20	180	2020/ 21	166	2021/ 22	166	2022/ 23	135	2023/ 24	117	2024/ 25	102	2025/ 26	74		
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Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source																		
	<p>Local indicator:</p> <p>D46 Total housing units built on allocated sites in Anglesey as a % of overall housing provision</p>	<p>Sites have been allocated within Policies TAI 1 - 5 for 1,655 new housing units in Anglesey (including 10% slippage allowance) over the Plan period, which equates to 21% of overall housing provision.</p> <p>Annual completion targets for remainder of Plan period:</p> <table border="1" data-bbox="598 840 1281 1003"> <thead> <tr> <th></th> <th>Allocated sites</th> </tr> </thead> <tbody> <tr> <td>2016/ 17</td> <td>8</td> </tr> <tr> <td>2017/ 18</td> <td>109</td> </tr> <tr> <td>2018/ 19</td> <td>193</td> </tr> <tr> <td>2019/ 20</td> <td>215</td> </tr> <tr> <td>2020/ 21</td> <td>248</td> </tr> <tr> <td>2021/ 22</td> <td>221</td> </tr> <tr> <td>2022/ 23</td> <td>185</td> </tr> <tr> <td>2023/ 24</td> <td>160</td> </tr> </tbody> </table>		Allocated sites	2016/ 17	8	2017/ 18	109	2018/ 19	193	2019/ 20	215	2020/ 21	248	2021/ 22	221	2022/ 23	185	2023/ 24	160	<p>The overall number of new housing units built on allocated sites within Anglesey falls below the requirement for 2 consecutive years</p>	<p>JPPU Database Development Management Databases</p>
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2024/ 25	176							
2025/ 26	134							
	Local indicator: D47 Total number of additional affordable housing built in the Plan area	Build 1,572 ¹ affordable housing in the Plan area by 2026 Completion targets for remainder of Plan period (2015 – 2026): Build an additional 345 affordable housing in the Plan area by 2018 Build an additional 575 affordable housing in the Plan area by 2020 Build an additional 805 affordable housing in the Plan area by 2022 Build an additional 1035 affordable housing in the Plan area by 2024 Build an additional 1,266 affordable housing in the Plan area by 2026	The overall number of additional affordable housing built within the Plan area is 10% or more below the cumulative requirement set in the Policy Target	JPPU Database Development Management Databases				

¹ 306 of this total have already been built between 2011 - 2015

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	Local indicator: D48 % affordable housing units permitted per house price area	Average % affordable housing provision in line with indicative target per house price area	Average % affordable housing provision falls below the indicative target per house price area for 2 consecutive years, unless justified by Policy TAI 15	JPPU Database
	Local indicator: D49 The number of planning applications permitted on rural exception sites	An increase in the number of affordable housing exception sites compared to average during 2015/16 – 2016/17	No increase in the number of affordable housing exception sites permitted for 2 consecutive years	JPPU Database Development Management Databases
	Local Indicator: D50 Changes in residual values across the house price areas identified in Policy TAI 15	Deliver the maximum level of affordable housing considered viable in accordance with Policy TAI 15	An increase or decrease of 5% of residual value in any house price area in any one year	Development Appraisal Toolkit HM Land Registry House Price Index RICS Building

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
				Cost Information Service (BICS) Tender Prices
	<p>Local indicator: D51 Prepare and adopt a Supplementary Planning Guidance for Affordable Housing.</p>	<p>Prepare and adopt a Supplementary Planning Guidance for Affordable Housing within 6 months of the date of adopting the Plan</p>	<p>Not adopting a Supplementary Planning Guidance within 6 months of the date of adopting the Plan.</p>	<p>JPPU Cabinet (Gwynedd Council) and Executive Committee (Anglesey County Council) work programme</p>
	<p>Local indicator: D52 Number of local market housing units built in settlements identified in Policy TAI 5</p>	<p>Deliver the maximum level of Local market housing in settlements listed in Policy TAI 5.</p>	<p>Less than 10 local market housing units built in settlements identified in Policy TAI 5 in any one year</p>	<p>JPPU Database Development Management Databases</p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	<p>Local indicator: D53 Planning applications and appeals to modify or remove a S106 agreements or a condition relating to local market housing</p>	<p>Retain S106 agreements and conditions that facilitate delivery of local market housing in accordance with Policy TAI 5</p>	<p>Planning application or appeal to modify or remove S106 agreements or condition relating to local market housing approved or allowed (as appropriate) in any one year</p>	<p>JPPU Database Development Management Databases</p>
	<p>Local indicator: D54 Prepare and adopt a Supplementary Planning Guidance for Local Market Housing.</p>	<p>Prepare and adopt a Supplementary Planning Guidance for Local Market Housing within 6 months of the date of adopting the Plan</p>	<p>Not adopting a Supplementary Planning Guidance within 6 months of the date of adopting the Plan.</p>	<p>JPPU Cabinet (Gwynedd Council) and Executive Committee (Anglesey County Council) work programme</p>
	<p>Local indicator: D55 Prepare and approve a Local Housing Market Area (LHMA) study for Gwynedd</p>	<p>Prepare and approve a LHMA study for Gwynedd by April 2017</p>	<p>Not preparing and approving a LHMA study for Gwynedd by April 2017</p>	<p>JPPU/ Housing Service (Gwynedd Council) Cabinet (Gwynedd Council) work</p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	<p>Local indicator: D56 Number of Traveller pitches for residential accommodation provided at Penhesgyn, Anglesey</p>	<p>Provide 4 pitches at Penhesgyn, Anglesey by the end of 2017/ 2018</p>	<p>Failure to provide 4 pitches at Penhesgyn, Anglesey by end of 2017/ 2018</p>	<p>programme JPPU Database Development Management Databases Isle of Anglesey Housing Services</p>
	<p>Local indicator: D57 The number of additional Gypsy pitches provided on an extension to the existing residential Gypsy site, adjacent to the Llandygai Industrial Estate, Bangor</p>	<p>Provide 5 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by the end of 2017/ 2018 Provide a cumulative total of 10 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by the end of 2026</p>	<p>Failure to provide additional 5 pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by end of 2017/ 2018 Failure to provide a cumulative total of 10 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai</p>	<p>JPPU Database Development Management Databases Gwynedd Housing Services</p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
			Industrial Estate, Bangor by the end of 2026	
	Local indicator: D58 The need for additional pitches identified in a Gypsy Traveller Accommodation Needs Assessment (GTANA)	Provide number and type of pitches to address need identified in the GTANA by the end of 2026	Failure to provide number and type of additional pitches to address need identified in the GTANA by the end of 2026	JPPU Database Isle of Anglesey County Council Housing Services Gwynedd Housing Services
	Local indicator: D59 The number of unauthorised Gypsy & Traveller encampments reported annually and length of stay	Monitor changes in need for pitches and compare with supply of pitches in the inter GTANA period	The number of encampments and length of stay suggests a need for additional supply of pitches	JPPU Database Housing Services' Databases
Theme 5: Protect and enhance the natural and built environment				
	Local indicator:	Biodiversity or geodiversity value of	One application permitted	JPPU

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
<p>Policy:</p> <p>PS 19, AMG 1, AMG 2, AMG 3, AMG 4, AMG 5, AMG 6, PS 20, AT 1, AT 3, AT 4</p>	<p>D60 Number of planning applications permitted on locally important biodiversity and geodiversity sites</p>	<p>locally important sites maintained or enhanced in accordance with Policy AMG 5 and Policy AMG 6</p>	<p>contrary to Policy AMG 5 or Policy AMG 6</p>	<p>Database</p> <p>Development Management Databases</p> <p>Biodiversity Services</p>
<p>Objective:</p> <p>SO17</p> <p>SA 1, 5, 8, 9</p> <p>Objectives:</p>	<p>Local indicator:</p> <p>D61 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</p>	<p>No planning applications permitted that are harmful to the biodiversity or geodiversity value of nationally or internationally designated sites</p>	<p>One planning application permitted contrary to Policy PS 19</p>	<p>JPPU Database</p> <p>Development Management Databases</p> <p>Biodiversity Services</p> <p>Natural Resources Wales</p>
<p>Local indicator:</p> <p>D62 Number of planning applications permitted for major development in an Area of Outstanding Natural Beauty (AONB).</p>	<p>Local indicator:</p> <p>D62 Number of planning applications permitted for major development in an Area of Outstanding Natural Beauty (AONB).</p>	<p>No planning applications permitted for major development, which are harmful to an AONB's natural beauty.</p>	<p>One planning application permitted contrary to Policy PS 19 and Policy AMG 1</p>	<p>JPPU Database</p> <p>Development Management Databases</p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
				Natural Resources Wales
	<p>Local indicator:</p> <p>D63 Number of planning applications permitted in Conservation Areas and World Heritage Sites or sites that affect their historic or cultural values</p>	<p>No planning applications permitted that are harmful to the character and appearance of a Conservation Area or the Outstanding Universal Value of World Heritage Sites</p>	<p>One planning application permitted contrary to Policy PS 20 or Policy AT 1</p>	<p>JPPU Database</p> <p>Development Management Databases</p> <p>CADW</p>
	<p>Local Indicator:</p> <p>D64 Prepare and adopt a Supplementary Planning Guidance relating to Heritage Assets</p>	<p>Prepare and adopt a Supplementary Planning Guidance relating to Heritage Assets within 18 months of the Plan's adoption</p>	<p>Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption</p>	<p>JPPU</p> <p>Cabinet (Gwynedd Council) and Executive Committee (isle of Anglesey County Council)</p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
<p>Policy: GWA 1</p> <p>Objective: SO18</p> <p>SA 9</p> <p>Objectives:</p>	<p>Local indicator: D65 The amount of land and facilities to cater for waste in the Plan area</p>	<p>Maintain sufficient land and facilities to cater for the Plan area's waste (to be confirmed at a regional level in accordance with TAN 21 waste monitoring arrangements)</p>	<p>Triggers to be established at a regional level in accordance with TAN 21</p>	<p>JPPU Database</p> <p>Development Management Databases</p> <p>North Wales Regional Minerals and Waste Unit</p>
	<p>Local indicator: D66 Number of planning applications for waste management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1</p>	<p>Increase in number of waste management facilities provided on employment sites identified in Policy GWA 1 and Policy CYF 1, compared to number provided on employment sites in 2016/ 2017</p>	<p>No planning applications for waste management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1</p>	<p>JPPU Database</p> <p>Development Management Databases</p> <p>North Wales Regional Minerals and Waste Unit</p>
<p>Policy: PS 22, MWYN 6</p>	<p>Core indicator:</p>	<p>Maintain a minimum 10 year land supply of crushed rock aggregate reserves throughout the Plan</p>	<p>Less than a 12 year land supply of crushed rock aggregate reserves in the</p>	<p>North Wales Regional Minerals and</p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
Objective: SO19 SA 9 Objectives:	D67 The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN) Local indicator: D68 Sand and gravel land supply in the Plan area. Local indicator: D69 Number of planning applications permitted within a mineral buffer zone	period in the Plan area in line with Policy PS 22 Maintain a minimum 7 year land supply of sand and gravel throughout the Plan period in the Plan area in line with Policy PS 22 No development permitted within a mineral buffer zone that would lead to the sterilisation of the mineral resource, unless it is in accordance with Policy MWYN 6.	Plan area in any one year Less than a 9 year land supply of sand and gravel reserves in the Plan area One planning application permitted contrary to Policy MWYN 6	Waste Unit North Wales Regional Minerals and Waste Unit JPPU Database & Development Management Databases North Wales Regional Minerals and Waste Unit

Preparation Requirements:

- Has preparation complied with legal and regulatory procedural requirements? (LDP Regulations, CIS, SEA Regulations, SA, HRA etc?)

Test 1: Does the plan fit? (i.e. is it clear that the LDP is consistent with other plans?)

Questions

- Does it have regard to national policy and WSP
- Does it have regard to Well-being Goals
- Does it have regard the Welsh National Marine Plan
- Is it consistent with regional plans, strategies and utility programmes?
- Is it compatible with the plans of neighbouring authorities?
- Does it reflect the Single Integrated Plan (SIP) or the National Park Management Plan (NPMP)?

Test 2: Is the plan appropriate? (i.e. is the plan appropriate for the area in the light of the evidence?)

Questions

- Is it locally specific?
- Does it address the key issues?
- Is it supported by robust, proportionate and credible evidence?
- Can the rationale behind plan policies be demonstrated?
- Does it seek to meet assessed needs and contribute to the achievement of sustainable development?
- Are the vision and the strategy positive and sufficiently aspirational?
- Have the 'real' alternatives been properly considered?
- Is it logical, reasonable and balanced?
- Is it coherent and consistent?
- Is it clear and focused?

Test 3: Will the plan deliver (i.e. is it likely to be effective?)

Questions

- Will it be effective?
- Can it be implemented?
- Is there support from the relevant infrastructure providers both financially and in terms of meeting relevant timescales?
- Will development be viable?
- Can the sites allocated be delivered?
- Is the plan sufficiently flexible? Are there appropriate contingency provisions?
- Is it monitored effectively?

(Local Development Plan Manual – Edition 2 – August 2015)

Topic Paper 1	Candidate Sites Assessment (2013)
Topic Paper 1A	Candidate Sites Assessment – update (2015)
Topic Paper 1B	Candidate Sites Assessment – update (2016)
Topic Paper 2	Relevant Strategies and Plans (2015)
Topic Paper 2A	Relevant Strategies and Plans – update (2016)
Topic Paper 3	Population and Housing (2015)
Topic Paper 3	Population and Housing – update (2016)
Topic Paper 4	Describing the housing and spatial growth (2013)
Topic Paper 4A	Describing the housing and spatial growth – update (2014)
Topic Paper 4B	Describing the housing and spatial growth – update (2016)
Topic Paper 5	Developing the settlement hierarchy (2015)
Topic Paper 5	Developing the settlement hierarchy - update (2016)
Topic Paper 6	Urban Capacity Study (2015)
Topic Paper 7	Retail (2013)
Topic Paper 8	Strategic Flood Consequence Assessment (Level 1) (2013)
Topic Paper 9	Tourism (2013)
Topic Paper 10	Welsh Language and Culture (2015)
Topic Paper 10A	Language Profile - Gwynedd (2014)

Appendix 2: Schedule of Key Documents

Topic Paper 10B	Language Profile - Anglesey (2014)
Topic Paper 11	Minerals (2015)
Topic Paper 12	Waste (2015)
Topic Paper 13	Community Infrastructure (Baseline Information) (2015)
Topic Paper 14	Open Space Assessment (2015)
Topic Paper 15	Transport (2015)
Topic Paper 16	Student accommodation (2015)
Topic Paper 17	Local Market Housing (2015)
Topic Paper 17A	Local Market Housing – update (2016)
Topic Paper 18	Identifying Gypsy and Traveller Sites (2015)
Topic Paper 18A	Identifying Gypsy and Traveller Sites – update and addendum (2016)
Topic Paper 19	Settlement Profile (2016)
Topic Paper 20	Housing Trajectory (2016)
Topic Paper 20A	Housing Trajectory – update and addendum (2016)
Background Paper	Affordable Housing Viability Study (2013)
Background Paper	Affordable Housing Viability Study – update (2014)
Background Paper	Affordable Housing Viability Study – update (2016)
Background Paper	Employment Land Study (2012)

Background Paper	Employment Justification Paper (2016)
Background Paper	Retail Study Gwynedd and Anglesey (2013)
Background Paper	Review of Special Landscape Areas Gwynedd and Anglesey (2013)
Background Paper	Gwynedd Landscape Strategy (Update 2012)
Background Paper	Anglesey Landscape Strategy (Update 2011)
Background Paper	Scoping Renewable Energy Opportunities Gwynedd (2012)
Background Paper	Anglesey Renewable Energy Capacity Study (2014)
Background Paper	Renewable Energy Study (2016)
Background Paper	Housing and Language Study Gwynedd and Anglesey (2014)
Background Paper	Gwynedd and Anglesey Population and Household Forecasts: Assumptions, methodology and scenario results (2014)
Background Paper	Explaining the difference between the Welsh Government's 2008 based and 2011 based projections for Gwynedd (2014)
Background Paper	Explaining the difference between the Welsh Government's 2008 based and 2011 based projections for the Isle of Anglesey (2014)
Background Paper	Scoping of potential development sites: Pwllheli (Development Appraisal Report) (2014)
Background Paper	Sites' Feasibility Report (2016)
Background Paper	Wind Turbines and Pylons (2014)
Background Paper	Landscape Sensitivity and Capacity Study (2014)

Background Paper	Addendum to the Landscape Sensitivity and Capacity Study (2016)
Background Paper	Strategic Flood Risk Assessment Level 2 Porthmadog (2015)
Background Paper	Strategic Flood Risk Assessment Level 2 Hiracl Bay, Bangor (2015)
Background Paper	Housing Market Assessment Study Report Anglesey (2013)
Background Paper	Housing Market Assessment Study Gwynedd (2013)
Background Paper	Gypsy and Traveller Accommodation Needs Assessment Anglesey and Gwynedd (2016)
Background Paper	Gypsy and Traveller Accommodation Needs Assessment North West Wales (2015)
Background Paper	Wylfa Newydd Project Update (2016)

Copies of the above can be seen on Gwynedd Council's and the Isle of Anglesey County Council's websites or obtained from the Joint Planning Policy Unit:

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

<http://www.anglesey.gov.uk/planning-and-waste/planning-policy/joint-local-development-plan-anglesey-and-gwynedd/supporting-documents?redirect=false>

Other studies

Housing Land Availability Studies (Gwynedd) (annual) <https://www.gwynedd.gov.uk/en/Council/Strategies-and-policies/Environment-and-planning/Planning-policy/Joint-Housing-Land-Availability-Study.aspx>

Housing Land Availability Studies (Anglesey) (annual) <http://www.anglesey.gov.uk/planning-and-waste/planning-policy/joint-housing-land-availability-study/>

West Wales Shoreline Management Plan 2

http://www.westofwalesmp.org/content.asp?nav=23&parent_directory_id=10

Sub-regional Centre:

1. Bangor

Urban Service Centres:

Anglesey

2. Amlwch
3. Holyhead
4. Llangefni

Gwynedd

5. Blaenau Ffestiniog
6. Caernarfon
7. Porthmadog
8. Pwllheli

Local Service Centres:

Anglesey

9. Beaumaris,
10. Benllech,
11. Bodedern,
12. Cemaes,
13. Gaerwen,
14. Llanfair Pwllgwyngyll,
15. Pentraeth,
16. Menai Bridge,
17. Rhosneigr,
18. Valley

Gwynedd

19. Abermaw,
20. Abersoch,
21. Bethesda,
22. Criccieth,
23. Llanberis,
24. Llanrug,
25. Nefyn,
26. Penrhyndeudraeth,
27. Penygroes,
28. Tywyn

Service Villages:

Anglesey

29. Gwalchmai,
30. Llannerch-y-medd,
31. Newborough

Gwynedd

32. Bethel,
33. Bontnewydd,
34. Botwnnog,

35. Chwilog,
36. Deiniolen,
37. Rachub,
38. Tremadog,
39. Y Ffôr

Local, Rural and Coastal Villages:

A) Local Villages

Ynys Môn

40. Bethel,
41. Bodffordd,
42. Bryngwran,
43. Brynsiencyn,
44. Caergeiliog,
45. Dwyran,
46. Llanddaniel-fab,
47. Llandegfan,
48. Llanfachraeth,
49. Llanfaethlu,
50. Llanfechell,
51. Llanfihangel-yn-Nhywyn,
52. Llangaffo,
53. Llangristiolus,
54. Llanrhuuddlad,
55. Pencarnisiog,
56. Pen-y-Sarn,
57. Rhos-y-bol,
58. Talwrn,
59. Tregle

Gwynedd

60. Abererch,
61. Brynrefail,
62. Caeathro,
63. Carmel,
64. Cwm y Glo,
65. Dinas (Llanwnda),
66. Dinas Dinlle,
67. Dolydd a Maen Coch,
68. Efailnewydd,
69. Garndolbenmaen,
70. Garreg-Llanfrothen,
71. Groeslon,
72. Llandwrog,
73. Llandygai,
74. Llangybi,
75. Llanllyfni,
76. Llanystumdwy,
77. Nantlle,
78. Penisarwaun,
79. Pentref Uchaf,
80. Rhiwlas,
81. Rhosgadfan,

82. Rhostryfan,
83. Sarn Mellteyrn,
84. Talysarn,
85. Trefor,
86. Tregarth,
87. Tudweiliog,
88. Waunfawr,
89. Y Fron

B) Coastal/ Rural Villages:

Anglesey

90. Aberffraw,
91. Trearddur Bay
92. Carreg-lefn,
93. Llanbedr-goch,
94. Llanddona,
95. Llanfaelog,
96. Llangoed,
97. Malltraeth,
98. Moelfre,
99. Pontrhydybont

Gwynedd

100. Aberdaron,
101. Borth-y-Gest,
102. Clynnog Fawr,
103. Corris,
104. Ederne,
105. Fairbourne,
106. Llanaelhaearn,
107. Llanbedrog,
108. Llangian,
109. Lithfaen,
110. Morfa Bychan,
111. Morfa Nefyn,
112. Mynytho,
113. Rhoshirwaun,
114. Sarn Bach,
115. Y Felinheli

Clusters:

Anglesey

116. Bodorgan,
117. Bro Iarddur (Trearddur Bay),
118. Bryn Du,
119. Brynminceg (Old Llandegfan),
120. Brynrefail,
121. Brynteg,
122. Bryn y Môr (Valley)
123. Bwlch Gwyn,
124. Capel Coch,
125. Capel Mawr,

126. Carmel,
127. Cerrig-mân,
128. Cichle,
129. Glan-yr-afon (Llangoed),
130. Glyn Garth,
131. Gaerwen Station,
132. Haulfre (Llangoed),
133. Hebron,
134. Hendre Hywel (Pentraeth),
135. Hermon,
136. Llan-faes,
137. Llangadwaladr,
138. Llansadwrn,
139. Llanyghenedl,
140. Llynfaes,
141. Marian-glas,
142. Nebo,
143. Penlon,
144. Penmon,
145. Pentre Berw,
146. Pentre Canol (Holyhead),
147. Pen y Marian,
148. Bull Bay,
149. Rhoscefnhir,
150. Rhos-meirch,
151. Rhostrehwfa,
152. Rhyd-wyn,
153. Star,
154. Red Wharf Bay,
155. Trefor,
156. Tyn Lôn (Glan yr Afon),
157. Tyn-y-gongl

Gwynedd

158. Aberdesach,
159. Aberllefenni,
160. Aberpwll,
161. Bethesda Bach,
162. Bryncir,
163. Bryncroes,
164. Caerhun/Waen Wen,
165. Capel y Graig,
166. Corris Uchaf,
167. Crawia,
168. Dinorwig,
169. Gallt y Foel,
170. Glasinfryn,
171. Groeslon Waunfawr,
172. Llanaber,
173. Llandderfel,
174. Llanengan,
175. Llanfor,
176. Llanllechid,
177. Llannor,
178. Llanwnda,

- 179. Llwyn Hudol,
- 180. Minffordd,
- 181. Minffordd (Bangor),
- 182. Mynydd Llandygai,
- 183. Nebo,
- 184. Pantglas,
- 185. Penmorfa,
- 186. Penrhos,
- 187. Penrhos (Caeathro)
- 188. Pentir,
- 189. Pentrefelin,
- 190. Pistyll,
- 191. Pontllyfni,
- 192. Rhoslan,
- 193. Saron (Llanwnda),
- 194. Swan,
- 195. Tai'n Lôn,
- 196. Talwaenydd,
- 197. Talybont,
- 198. Tan y Coed,
- 199. Treborth,
- 200. Ty'n-lôn,
- 201. Ty'n y Lôn,
- 202. Waun (Penisarwaun).

CATEGORY	WHICH SETTLEMENTS (in alphabetical order)	FUNCTION	IMPLICATIONS
Sub-Regional Centre	Bangor	The city has a sub-regional role for the Plan area and a more local role. It plays a cross-boundary and local role in terms of employment, education, health and leisure opportunities. It is a retail centre not only for its own population but also for a wider area.	The Plan aims to maintain and improve Bangor's status as a settlement of national significance and a strategic centre for the North West. A higher proportion of housing units, employment, retail and leisure. Housing units provided through urban capacity (windfall, re-use of buildings, and long-term vacant housing back in use) and allocations. Allocations take the form of estate-scale development where appropriate. A proportion of affordable housing will be required. The Plan promotes opportunities for varied employment opportunities on the Bryn Cegin regional strategic site and Parc Menai sub-regional strategic site. Provide opportunities for both start-up, and encourage clusters of businesses. It also aims to provide for retail growth to maintain the city's important regional role in offering a choice of comparison and convenience goods.
Urban Service Centre	Amlwch, Blaenau Ffestiniog, Caernarfon, Holyhead, Llangefni, Porthmadog and Pwllheli	These have a sub-county role in terms of providing a wide range of services and facilities for their own population and parts of the counties. Some, i.e. Llangefni and Caernarfon also have an administrative function for their counties.	The Plan aims to ensure that the economic potential of Urban Service Centres is maximised. It will match their role for the local economy with a corresponding growth in varied housing units. New enterprises will be encouraged to set up and grow as will opportunities for expansion, focussing on their unique strengths, e.g. linkages to the nuclear sector, tourism and leisure. Housing will meet general need and affordable housing on allocated sites, windfall sites, re-use of buildings

CATEGORY	WHICH SETTLEMENTS (in alphabetical order)	FUNCTION	IMPLICATIONS
Local Service Centre	Abersoch, Barmouth, Bethesda, Beaumaris, Benllech, Bodedern, Cemaes, Criccieth, Gaerwen, Lanberis, Llanfair Pwllgwyngyll, Llanrug, Menai Bridge, Nefyn, Penrhyndeudraeth, Penygroes, Pentraeth, Rhosneigr, Tywyn, Valley.	These are recognized as centres for facilities and services meeting the needs of their own populations and their direct catchment areas. They have some employment and retail opportunities and very good links with either an Urban Service Centre or the Sub-Regional Centre, whichever is nearest.	and long term vacant housing. It will encourage community, health, leisure and entertainment facilities in them. A range of comparison and convenience shopping will be promoted.
Service Villages	Bethel, Bontnewydd, Botwnnog, Chwillog, Deiniolen, Gwalchmai, Llannerch-y-medd, Newborough, Rachub, Tremadog, Y Ffôr.	They contain a number of local facilities and services, which include at least one key service or facility. They are obviously able to meet the day to day needs of households within them and in their area.	Maintain and vary their employment and service opportunities and thus their function in the network of settlements. This will increase the opportunity for surrounding rural communities to easily access basic facilities and services. Housing growth will be guided to bring about opportunities for open market housing, unless the evidence indicates that the need is for local market housing. Relatively smaller housing allocations, windfall sites, re-use of buildings and long term vacant homes. All of these Centres will contribute to meeting the need for affordable housing units. Convenience shopping to meet day-to-day needs and specialist or independent shops.
Local/Rural/Coastal Villages	Too numerous to list here – see list at	There are generally fewer services and facilities offered within them, which means they have less influence. Some Coastal Villages have	The degree of development will be led by local requirements for employment and local housing, commensurate with the individual settlements. A higher proportion of housing will be guided to the Service Villages compared to other Villages. There are housing allocations in the Service Villages, where appropriate to provide appropriate open market housing (unless the evidence indicates that the need is for local

CATEGORY	WHICH SETTLEMENTS (in alphabetical order)	FUNCTION	IMPLICATIONS
	beginning of this Appendix.	comparatively more services and facilities, but the existence of a higher proportion of holiday homes or second homes means there is a need to control further change in them.	<p>market housing) and a proportion of affordable housing.</p> <p>In order to reflect the character and role of the other Villages, a more limited level of housing units will be promoted, to meet the needs of local communities themselves and reduce opportunities, particularly in the Coastal Villages, for new housing stock to be used as summer or holiday homes. New provision most likely to be provided through infill sites, re-use of buildings or completion of larger sites already benefitting from planning consent. An emphasis will be on the provision of homes that are affordable for local communities or local market housing, where the evidence supports this approach.</p> <p>The emphasis will be on retention of existing day-to-day services and facilities, unless evidence supports an alternative approach.</p>
Clusters	Too numerous to list here – see list at beginning of this Appendix.	Settlements with at least 10 housing units in a group that is sufficiently tightly placed to be easily defined and with links to settlements higher up in the settlement hierarchy.	Only affordable housing units to meet local need, on plots conforming to policy requirements.

Table 1 - Main Centres – Gwynedd

Settlement	Indicative supply (including 10% slippage allowance) (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Supply Level - Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Bangor	969	211	180	218	148	212
Caernarfon	415	41	59	132	71	112
Pwllheli	323	45	37	0	181	60
Porthmadog	150	5	87	0	0	58
Blaenau Ffestiniog	298	7	15	0	155	121

Table 2 - Main Centres – Anglesey

Settlement	Indicative supply (including 10% slippage allowance) (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Supply Level - Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Amlwch	533	22	53	0	373	85
Holyhead	833	100	142	256	174	161
Llangefni	673	57	49	42	443	82

Table 3 - Local Service Centres – Gwynedd

Settlement	Indicative supply (including 10% slippage allowance) (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations			Indicative Supply Level - Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)		
Abermaw	91	20	57	0	0	14	
Abersoch	67	13	54	0	0	0	
Bethesda	99	20	49	0	0	30	
Criccieth	164	7	64	0	34	59	
Llanberis	65	5	1	11	16	32	
Llanrug	61	18	18	16	0	9	
Nefyn	73	7	22	10	19	15	
Penrhyndeudraeth	152	7	22	0	108	15	
Penygroes	89	15	10	0	39	25	
Tywyn	103	25	44	35	0	0	

Settlement	Indicative supply (including 10% slippage allowance) (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Supply Level - Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Menai Bridge	115	22	13	56	14	10
Beaumaris	96	8	3	35	0	50
Benllech	90	45	25	0	12	8
Valley	84	13	19	0	40	12
Llanfair Pwllgwyngyll	82	15	26	10	30	1
Cemaes	81	3	8	0	60	10
Rhosneigr	70	18	14	0	0	38
Gaerwen	58	18	4	0	0	36
Bodedern	57	0	8	0	48	1
Pentraeth	57	29	5	0	0	23

Table 5 - Service Villages – Gwynedd

Settlement	Indicative supply (including 10% slippage allowance) (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Supply Level - Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Bethel	40	2	2	0	40	0
Bontnewydd	40	1	3	26	10	0
Botwnnog	40	1	1	0	32	6
Chwillog	40	1	1	15	20	3
Deiniolen	45	14	4	27	0	0
Rachub	40	3	6	0	30	1
Tremadog	12	2	10	0	0	0
Y Ffôr	40	0	0	9	28	3

Table 6 - Service Villages – Anglesey

Settlement	Indicative supply (including 10% slippage allowance) (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Supply Level - Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Gwalchmai	40	1	12	0	28	0
Newborough	40	3	11	12	0	14
Llannerch-y-medd	40	2	17	0	17	4

Table 7 - Local Villages – Gwynedd

Settlement	Indicative supply (including 10% slippage allowance) (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Supply Level - Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Abererch	9	1	1			7
Brynrefail	7	5	0			2
Caethro	7	0	12			0
Carmel	12	0	0			12
Cwm y Glo	13	6	11			0
Dinas (Llanwnda)	8	2	0			6
Dinas Dinlle	5	1	2			2
Dolydd and Maen Coch	4	1	0			3
Efailnewydd	8	3	0			5
Gardolbenmaen	12	0	0			12
Garreg-Llanfrothen	10	2	0			8
Groeslon	13	2	0			11
Llandwrog	7	1	0			6
Llandygai	8	1	15			0
Llangybi	4	1	0			3
Llanllyfni	9	1	2			6
Llanystumdwy	10	0	1			9
Nantlle	6	0	0			6
Penisarwaun	8	3	1			4

There is no housing allocation in this Tier.

Settlement	Indicative supply (including 10% slippage allowance) (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Supply Level - Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Pentref Uchaf	4	0	1			3
Rhiwlas	9	1	1			7
Rhosgadfan	9	0	4			5
Rhostryfan	10	7	12			0
Sarn Melltteyrn	11	0	3			8
Talysarn	13	2	3			8
Tregarth	13	0	2			11
Trefor	13	4	4			5
Tudweiliog	12	2	4			6
Waunfawr	13	7	9			0
Y Fron	6	0	2			4

Table 8 - Local Villages – Anglesey

Settlement	Indicative supply (including 10% slippage allowance) (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Supply Level - Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Bethel	16	2	0			14
Bodffordd	22	2	0			20
Bryngwran	25	3	18			4
Brynsiencyn	29	1	10			18
Caergeiliog	20	0	4			16
Dwyran	26	11	25			0
Llandegfan	27	0	10			17
Llandaniel-fab	23	13	5			5
Llanfachraeth	27	2	7			18
Llanfaethlu	12	2	7			3
Llanfechell	24	1	22			1
Llanfihangel-yn-Nhywyn	22	0	1			21
Llangaffo	19	0	0			19
Llangristiolus	15	13	9			0
Llanrhuuddlad	7	0	3			4
Pencarnisiog	11	0	2			9
Pen-y-Sarn	28	0	6			22
Rhos-y-bol	24	3	14			7
Talwrn	20	6	4			10
Tregele	10	1	2			7

There is no housing allocation in this Tier.

Table 9 - Rural and Coastal Villages – Gwynedd

Settlement	Indicative supply (including 10% slippage allowance) (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Supply Level - Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Aberdaron	13	4	2			7
Borth y Gest	10	0	3			7
Clynnog Fawr	10	1	1			8
Corris	14	0	0			14
Edern	12	0	11			1
Fairbourne	0	4	5			0
Llanaelhaearn	15	2	1			12
Llangian	4	0	0			4
Llanbedrog	16	16	3			0
Llithfaen	9	4	1			4
Morfa Bychan	10	6	7			0
Morfa Nefyn	15	26	12			0
Mynytho	13	7	2			4
Rhoshirwaun	6	2	2			2
Sarn Bach	4	0	0			4
Y Felinheli	19	67	47			0

There is no housing allocation in this Tier.

Table 10 - Rural and Coastal Villages – Anglesey

Settlement	Indicative supply (including 10% slippage allowance) (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Supply Level - Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Aberffraw	20	4	7			9
Carreg-lefn	11	2	2			7
Four Mile Bridge	17	4	10			3
Llanbedr-goch	11	2	6			3
Llanddona	20	0	11		There is no housing allocation in this Tier.	9
Llanfaelog	20	0	11			9
Llangoed	27	5	13			9
Malltraeth	16	0	3			13
Moelfre	32	12	2			18
Trearddur Bay	32	28	49			0

Table 11A - Clusters - Gwynedd – Arfon

Settlement	Indicative supply (including 10% slippage allowance) (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Supply Level - Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Aberpwll	60 units within the Sub-area	0	0	There is no housing allocation in this Tier.		60 units within the Sub-area
Bethesda Bach		5	0			
Penrhos (Caeathro)		0	0			
Caerhun/ Waen Wen		0	1			
Capel y Graig		0	0			
Crawia		0	0			
Dinorwig		0	0			
Gallt y Foel		0	0			
Glasinfryn		2	0			
Groeslon		0	0			
Waunfawr		1	0			
Llanllechid		3	1			
Llanwnda		0	0			
Minffordd (Bangor)		1	0			
Mynydd Llandygai		0	4			
Nebo		2	0			
Pentir	0	1				
Saron (Llanwnda)						

Settlement	Indicative supply (including 10% slippage allowance) (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Supply Level - Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Talybont		0	0			
Tan y Coed		0	0			
Treborth		0	0			
Ty'n-lôn		0	0			
Ty'n y Lôn		0	0			
Waun (Penisarwaun)		0	0			

Table 11B - Clusters - Gwynedd – Dwyfor

Settlement	Indicative supply (including 10% slippage allowance) (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Supply Level - Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Aberdesach	40 units within the Sub-area	0	0	There is no housing allocation in this Tier.		40 units within the Sub-area
Bryncir		0	0			
Bryncroes		1	1			
Llanengan		0	6			
Llannor		1	0			
Llwyn Hudol		0	0			
Pantglas		0	0			
Penmorfa		0	0			
Penrhos		0	0			
Pentrefelin		0	2			
Pistyll		0	0			
Pontllyfni		1	3			
Rhoslan		0	0			
Swan		0	0			
Tai'n Lôn	0	0				

Table 11C - Clusters - Gwynedd – Meirionnydd

Settlement	Indicative supply (including 10% slippage allowance) (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Supply Level - Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Aberllefenni	19 units within the Sub-area	0	0	There is no housing allocation in this Tier.		19 units within the Sub-area
Corris Uchaf		1	1			
Llanaber		0	0			
Llanderfel		2	1			
Llanfor		0	0			
Minffordd		0	0			
Talwaenydd		0	0			

Table 12 - Clusters – Anglesey

Settlement	Indicative supply (including 10% slippage allowance) (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Supply Level - Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Bodorgan	105 units within the Sub-area	0	0			105 units within the Sub-area
Bro laddur (Treaddur)		0	0			
Bryn Du		1	0			
Brynminceg (Hen Llandegfan)		2	1			
Brynrefail		0	1			
Brynteg		4	2			
Bwlch Gwyn		0	1			
Capel Coch		1	3			
Capel Mawr		2	2			
Carmel		3	2			
Cerrig-mân		0	6			
Cichle		0	0			
Haulfre (Llangoed)		0	0			
Glan-yr-afon (Llangoed)		0	4			
Glyn Garth		0	0			
Gaerwen Station		2	0			
Hebron	0	0				
There is no housing allocation in this Tier.						

Settlement	Indicative supply (including 10% slippage allowance) (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Supply Level - Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Hendre Hywel (Pentraeth)		0	0			
Hermon		2	2			
Llan-faes		0	1			
Llangadwaladr		0	3			
Llansadwrn		1	1			
Llanyngghenedl		3	1			
Llynfaes		0	0			
Marian-glas		0	0			
Nebo		1	4			
Pen y Marian		0	0			
Penlon		0	5			
Penmon		0	0			
Pentre Berw		11	20			
Pentre Canol (Holyhead)		0	1			
Bull Bay		7	8			
Rhoscefnhir		1	3			
Rhos-meirch		5	1			
Rhostrehwfa		2	0			
Bryn y Môr (Valley)		0	0			
Rhyd-wyn		2	3			
Star		2	2			
Red Wharf Bay		0	1			

Settlement	Indicative supply (including 10% slippage allowance) (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Supply Level - Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Trefor		0	2			
Tyn Lôn (Glan yr Afon)		0	0			
Tyn-y-gongl		4	4			

Table 13 - Countryside – Gwynedd

Settlement	Indicative supply (including 10% slippage allowance) (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Supply Level - Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Gwynedd Countryside	100	25	50	There is no housing allocation in this Tier.		35

Settlement	Indicative supply (including 10% slippage allowance) (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Supply Level - Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Anglesey Countryside	150	113	249	There is no housing allocation in this Tier.		0

Table 15: Number of Units unlikely to be developed during the Plan period

Gwynedd

No.	Community	Settlement	Number of units unlikely to be completed
11	Bangor	Bangor	32
18	Llanddeiniolen	Bethel	14
45	Pwllheli	Pwllheli	5
00	Abermaw	Abermaw	26
09	Tywyn	Tywyn	6

Anglesey

No.	Community	Settlement	Number of units unlikely to be completed
18	Holyhead	Holyhead	268
34	Llangefni	Llangefni	19
11	Amlwch	Amlwch	4
11	Amlwch	Bull Bay	15
12	Beaumaris	Beaumaris	4
39	Menai Bridge	Menai Bridge	40
49	Valley	Valley	10
32	Llanfair yn Neubwll	Caergeiliog	73
20	Llanbadrig	Tregele	5
24	Llaneilian	Pen-y-Sarn	14
37	Llanidan	Brynsiencyn	13
40	Moelfre	Moelfre	4
30	Llanfair M.E.	Brynteg	6
36	Llangristiolus	Rhostrehwfa	7
47	Tref Alaw	Llantrisant (open countryside)	7
41	Penmynydd	Penmynydd open countryside)	4
41	Penmynydd	Open countryside	6
46	Trearddur	Trearddur Bay	100

In addition to the large sites identified above, on the basis of past expiry rates seen on Ynys Môn it is also considered that the following number of small sites units are unlikely to be completed in the following categories:

- (i) Table 12 – Clusters - Anglesey = 50 of the units.
- (ii) Table 14 – countryside – Anglesey = 120 of the units.

Appendix 6: Coastal Change Management Area

A copy of the SMP 2, which includes maps setting out the affected coastal areas, can be viewed at (http://www.westofwalessmp.org/content.asp?nav=23&parent_directory_id=10).

PDZ	SMP2 Policy Boundaries			Preferred Policies		
	MAN	PU	Policy Name	Policy Comments	2025	2055
11	22	PU11.4	Ro Wen coast	This would involve relocation of property owners and businesses from Fairbourne	HTL	MR
		PU11.5	Ro Wen spit		MR	MR
		PU11.6	Fairbourne Embankment		HTL	MR
	24	PU11.15	Barmouth North	This may include the relocation of properties	HTL	MR
12	27	PU12.10	Briwet & Dwyryd Gorge	Maintain toll road and railway line	NAI	NAI
		PU12.11	Upper Dwyryd Estuary	Local Management of defences to maintain main roads	MR	NAI
		PU12.12	Penrhyndeudraeth Headland	This might not preclude local private management of defences subject to normal approvals	NAI	NAI
	28	PU12.15	Samson Bay		NAI	NAI
		PU12.16	Morfa Bychan	Sustain natural dune defence with management of access. Develop a long term management plan for adaptation within Holiday Park area and potential future flood risk to village.	MR	MR
	29	PU12.17	Criccieth Shingle Banks	Consideration of potential to realign the railway	HTL	MR
		PU12.19	Castle Headland		NAI	NAI
	30	PU12.21	Y Dryll		NAI	NAI
		PU12.22	Dwyfor	Consider impact on railway	MR	NAI
		PU12.23	Glanllynnau Cliffs	Maintain geological exposure	NAI	NAI
		PU12.24	Afon Wen	Concerns over long term sustainability. Consider possible realignment in land of the railway.	HTL	MR
		PU12.25	Penychain east	This might not preclude local private management of defences subject to normal approvals.	NAI	NAI
13	31	PU13.1	Penychain and western section of the bay		NAI	NAI
		PU13.2	Abererch	Subject to national consideration of railway	HTL	MR
		PU13.7	Golf Course	Detailed study to allow transition between Traeth Crugan and South Beach	HTL	MR
		PU13.8	Traeth Crugan	Intent to create new entrance estuary to the Afon Penrhos and to manage new defence to the core of Pwllheli	HTL	MR
		PU13.9	Llanbedrog	This would not preclude local management of the slipway area.	NAI	NAI
	32	PU13.10	Mynydd Tir Cwmwd		NAI	NAI
		PU13.11	The Warren	Progressive management of the retreating shoreline to maintain the beach	HTL	MR
		PU13.12	Abersoch	Consider opening up tidal flooding of the Afon Soch and planning of future use of the entrance	HTL	MR

PDZ	SMP2 Policy Boundaries			Preferred Policies		
	MAN	PU	Policy Name	Policy Comments	2025	2055
		PU13.14	Borth Fawr Central	Opportunity for adaptation	HTL	MR
		PU13.15	Machroes	This would not preclude local management of the road.	HTL	MR
	33	PU13.16	Machroes headland		NAI	NAI
		PU13.17	St Tudwal's islands		NAI	NAI
		PU13.18	Porth Ceiriad		NAI	NAI
		PU13.19	Cilan Headland		NAI	NAI
14	34	PU14.1	Mynydd Cilan West		NAI	NAI
		PU14.2	Porth Neigwl East	Local readjustment and dune management	NAI	NAI
		PU14.3	Porth Neigwl Centre		NAI	NAI
		PU14.4	Porth Neigwl West	Future realignment or loss of road	NAI	NAI
		PU14.5	Rhiw		NAI	NAI
	35	PU14.6	Ysgo		NAI	NAI
	36	PU14.7	Aberdaron East	Consider how the transition between Aberdaron Village frontage and this unit is managed to allow adaptation.	NAI	NAI
		PU14.8	Aberdaron Village and coastal slope	Develop Managed Realignment within a framework for sustainable development of the village. Address transport issues.	HTL	MR
		PU14.9	Uwchmynydd		NAI	NAI
	37	PU14.10	Ynys Enlli	Consider adaptation to landing stage	NAI	NAI
	38	PU14.11	North West Llyn	Local management would not be precluded to allow adaptation of use within a principle of allowing natural evolution of the coast.	NAI	NAI
15	39	PU15.1	Carreg Ddu to Trwyn y Tal	Overarching policy setting the base intent for the zone.	NAI	NAI
		PU15.2	Porth Dinllaen, including Morfa Nefyn	This would require detailed planning for adaptation at Porth Dinllaen and managed retreat at the access at Morfa Nefyn	HTL	MR
	40	PU15.4	Trwyn y Tal to Trwyn Maen Dylan	Overarching policy setting the base intent for the zone.	NAI	NAI
		PU15.5	Trefor	A detailed local plan would be needed to sustain amenity value of the area.	MR	MR
		PU15.6	Aberdesach	Local management of the shingle bank and river discharge to sustain natural defence of the area.	MR	MR
16	41	PU16.1	Pontllyfni	This would not preclude maintenance of private defence during the first epoch. Review flood risk to main road and sewage works	NAI	NAI
		PU16.2	Pontllyfni to Dinas Dinlle	Maintain sediment supply to the north	NAI	NAI
	PU16.3	Dinas Dinlle	Manage transition between Dinas Dinlle Head and open coast with the intent to manage flood risk to village on higher ground.	HTL	MR	

Appendix 6: Coastal Change Management Area

PDZ	SMP2 Policy Boundaries			Preferred Policies			
	MAN	PU	Policy Name	Policy Comments	2025	2055	
		PU16.4	Morfa Dinlle	Develop management to self sustaining dune frontage. This would not specifically preclude management of the local area at Fort Belan subject to normal approvals.	MR	MR	
		PU16.5	Foryd bay	Manage flood defence initially with the intention of returning the bay to a naturally functioning system.	HTL	MR	
		PU16.6	Traeth Abermenai	This would include further examination of potential flood risk to Dwyran, with the intent to provide defence.	NAI	NAI	
		PU16.7	Abermenai Spit and Traeth Llanddwyn	Removal of forestry to allow width for coastal adjustment	NAI	NAI	
	42	PU16.8	Newborough Forest	Removal of forestry to allow width for coastal adjustment	NAI	NAI	
		PU16.10	Bodowen Cliffs		NAI	NAI	
	43	PU16.13	Waterloo Port to Glan y Mor -Y Felinheli	This would not preclude local management through private funding subject to normal approvals.	NAI	NAI	
		PU16.15	Glan-y-mor Lodge to Bridge		NAI	NAI	
		PU16.16	Bridge to Barras		NAI	NAI	
		PU16.17	Barras to Mermaid Inn	Intent to maintain access but with future need for adaptation to increased flood risk.	HTL	MR	
	44	PU16.18	Llanfair Bay		NAI	NAI	
		PU16.20	Pont Cadnant to Gallows point	This would not preclude private works subject to normal approvals.	NAI	NAI	
		PU16.23	Drumlin		NAI	NAI	
		PU16.25	Llanfaes to Penmon	Potential need to realign road	NAI	NAI	
	45	PU16.26	Bridge to Garth		NAI	NAI	
		PU16.30	Penrhyn Headland		NAI	NAI	
	46	PU16.31	Afon Ogwen to Madryn		NAI	NAI	
		PU16.32	Afon Aber	Adapt defences to maintain natural sediment drift with long term intent to protect transport route from potential flooding.	MR	MR	
	17	47	PU17.1	Trwyn y Parc Headland		NAI	NAI
			PU17.2	Traeth mawr	Maintain natural function of dune system and estuary	NAI	NAI
PU17.3			Aberffraw	Adapt road and quay to support natural function of the estuary	HTL	MR	
PU17.4			Aberffraw cliffs	This might not preclude appropriate management of the road at Porth Trecastell	NAI	NAI	

PDZ	SMP2 Policy Boundaries			Preferred Policies			
	MAN	PU	Policy Name	Policy Comments	2025	2055	
	48	PU17.5	Porth Nobla to Rhosneigr	This would not preclude management of defences at Cerrig Defaid in the first two epochs.	MR	MR	
		PU17.8	Traeth Crigyll and Traeth Cymyran	Relocation of facilities to RAF Valley	NAI	NAI	
	49	PU17.9	General policy for Southwest	Management to local bays is defined below.	MR	MR	
		PU17.10	Borthwen	This would not preclude local private defence subject to normal approvals	MR	MR	
		PU17.14	Northwest coast		NAI	NAI	
	50	PU17.16	Penrhos Bay	Examination of potential flood risk	MR	MR	
		PU17.17	Penrhos Headland	This would not preclude local private defence subject to normal approvals	NAI	NAI	
	51	PU17.19	General policy for Inland Sea	Local defence to sustain Four Mile Bridge and local defence against flood within hinterland	MR	MR	
	52	PU17.21	Newlands	Co-ordinated approach to slowing erosion	MR	MR	
		PU17.22	Afon Alaw	Long term planning to reduce residual flood risk	MR	MR	
		PU17.23	Traeth Gribin to Trwyn Cliperau	This would not preclude local private defence subject to normal approvals	MR	MR	
	18	53	PU18.1	Twyn Cliperau to Wylfa Head	Overarching policy for whole area, with local policy as set out below	NAI	NAI
			PU18.2	Porth Tywynmawr	Local adaption	NAI	NAI
			PU18.3	Porth Trefadog	Local adaption	MR	NAI
			PU18.4	Porth Trwyn		NAI	NAI
PU18.5			Porth Swtan		NAI	NAI	
PU18.6			Cemlyn Bay and Headland	Requires a development of a detailed management plan	MR	NAI	
54		PU18.8	Cemaes Bay west		NAI	NAI	
		PU18.12	Pig y Barcud Cliffs		NAI	NAI	
55		PU18.13	Trwyn y Parc to Trwyn Cwmryd	Overarching policy for whole area, with local policy as set out below	NAI	NAI	
		PU18.14	Porth Wen Brickworks	Critically examine need for maintain defence to support key historic feature	MR	MR	
		PU18.16	Trwyn Costog	Develop a planning frame to minimise future need for defence	MR	MR	
		PU18.18	Porth Elian	Relocate road and necessary.	HTL	MR	
56		PU19.1	General	Overarching policy for whole area with local policy as set out below.	NAI	NAI	
		PU19.2	Portobello	Local private management subject to normal approvals.	MR	MR	
		PU19.3	Traeth Dulas	Allow natural development of the estuary	NAI	NAI	
57		PU19.4	Porth Lydan	This would quite specially not exclude local works subject to normal approvals	MR	MR	
		PU19.6	Moelfre to Traeth Bychan		NAI	NAI	

Appendix 6: Coastal Change Management Area

PDZ	SMP2 Policy Boundaries			Preferred Policies		
	MAN	PU	Policy Name	Policy Comments	2025	2055
		PU19.7	Traeth Bychan Centre	Local management towards allowing natural development of the beach	MR	NAI
		PU19.8	Traeth Bychan South		NAI	NAI
	58	PU19.9	Borth Wen Cliffs		NAI	NAI
		PU19.11	Trwyn Dwlban		NAI	NAI
		PU19.13	Croesfryn		NAI	NAI
		PU19.14	Afon Nodwydd	Development of a local management plan	MR	MR
		PU19.15	Llanddona Beach		NAI	NAI
		PU19.16	Trwyn Penmon Cliffs		NAI	NAI
		PU19.17	Puffin Island		NAI	NAI

Key:

PDZ = Policy Development Zones
 MAN = Management Area
 PU = Policy Unit
 HTL = Hold the Line
 NAI = No Active Intervention
 MR = Managed Realignment

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>)

Special Areas of Conservation (SAC)	
<p>Gwynedd</p> <ol style="list-style-type: none"> 1. Aber Woodlands 2. Pen Llŷn Seacliffs 3. Afon Gwyrfai and Llyn Cwellyn 4. Eifionydd Fens 5. Eryri 6. Llŷn Fens 7. Meirionnydd Oakwood and Bat Sites 8. Glynllifon 9. Migneint – Arenig - Dduallt 	<ol style="list-style-type: none"> 10. Llŷn Peninsula and the Sarnau 11. River Dee and Bala Lake 12. Y Berwyn <p>Anglesey</p> <ol style="list-style-type: none"> 13. Anglesey Fens 14. Cemlyn Bay 15. Glan-traeth 16. Anglesey Coast: Saltmarsh
<ol style="list-style-type: none"> 17. Giannau Ynys Gybi/Holy Island Coast 18. Llŷn Dinam <p>Gwynedd & Anglesey</p> <ol style="list-style-type: none"> 19. Abermenai to Aberffraw Dunes 20. Menai Strait and Conway Bay 	
Special Protection Areas (SPA)	
<p>Gwynedd</p> <ol style="list-style-type: none"> 1. Aberdaron Coast and Bardsey Island 2. Mynydd Cilan, Trwyn y Wylfa and Ynysoedd Sant Tudwal 3. Migneint – Arenig - Dduallt 4. Lavan Sands, Conway bay 5. Y Berwyn 	<p>Anglesey</p> <ol style="list-style-type: none"> 6. Holy Island Coast 7. Ynys Feurig, Cemlyn Bay and The Skerries 8. Puffin Island
<p>RAMSAR</p>	<p>Gwynedd & Anglesey</p> <ol style="list-style-type: none"> 9. Liverpool Bay
<p>Gwynedd & Anglesey</p> <ol style="list-style-type: none"> 1. Anglesey and Llŷn Fens 	

Sites of Special Scientific Interest (SSSI)		
Gwynedd		
1. Aber Geirch	30. Cors y Sarnau	60. Mynydd Penarfynnydd
2. Aber Mawddach Estuary	31. Cors y Wlad	61. Mynydd Tir y Cwmwd a'r Glannau at Garreg yr Imbill
3. Afon Dyfi near Machlwyd	32. Dinas Dinlle	62. Pant Cae Haidd
4. Afon Dyfrdwy	33. Dyfi	63. Pen Banar
5. Afon Gwyrfai a Llyn Cwellyn	34. Eithinog	64. Penmaen
6. Afon Seiont	35. Eryri	65. Porth Ceiriad, Porth Neigwl ac Ynysoedd Sant Tudwal
7. Barmouth Hillside	36. Foel Gron a Thir Comin Mynytho	66. Porth Dinllaen i Borth Pistyll
8. Mwynfa Benallt a Nant y Gadwen	37. Gallt y Bwlch	67. Porth Towyn i Borth Wen
9. Berwyn	38. Glanllynau a Glannau Pen-Ychain to Criccieth	68. Rhiw-For-Fawr
10. Broadwater	39. Glannau Aberdaron	69. Rhosgyll Fawr
11. Caeau Tan y Bwlch	40. Glannau Tonnau to Friog	70. Rhyllech Uchaf
12. Caeau Tyddyn Dicwm	41. Glaslyn	71. Talhenbont
13. Caerau Uchaf	42. Glynllifon	72. Tan y Grisiau
14. Capps Lwyd	43. Gwydir Bay	73. Tiroedd a Glannau rhwng Criccieth and Afon Glaslyn
15. Carreg y Llam	44. Llwyn y Coed	74. Traeth Lafan
16. Chwarel Gwenithfaen Madoc	45. Llyn Glasfryn	75. Tryweryn River Sections
17. Coed Cwmgwared	46. Llyn Padarn	76. Tyddyn Gyrfwr
18. Coed Dinorwic	47. Llyn Peris	77. Tyn-Llan
19. Coed Elerion	48. Llystyn Isaf	78. Wern Road Section
20. Coed Tremadog	49. Maen Gwyn	79. Wig Bar a'r Glannau i Borth Alwrm
21. Coedydd Aber	50. Migneint – Arenig - Dduallt	80. Y Foryd
22. Coedydd Afon Menai	51. Moel Tryfan	81. Ynys Enlli
23. Coedydd Dyffryn Ffestiniog (Gogleddol)	52. Moelypenmaen	82. Ynysoedd y Gwylanod, Gwylan Islands
24. Coedydd Nanmor	53. Morfa Abererch	83. Yr Eifl
25. Cors Geirch	54. Morfa Dinlle	
26. Cors Gyfelog	55. Mynydd Tir y Cwmwd a'r Glannau at Garreg yr Imbill	
27. Cors Hirdre	56. Morfa Dyffryn	
28. Cors Llanllyfni	57. Morfa Harlech	
29. Cors Llyferin	58. Mountain Cottage Quarry	
	59. Mwyngloddiau Llanfrothen	

Conservation Areas	
Gwynedd	
1. Aberdaron	19. Llandwrog
2. Barmouth	20. Llanestyn
3. Aberpwll	21. Llandygai
4. Bangor	22. Llanengan
5. Bontnewydd	23. Llangian
6. Bryn Eglwys	24. Llangybi
7. Braichmelyn	25. Llanllechid
8. Caernafon	26. Llanwnda
9. Clynog Fawr	27. Llanystumdwy
10. Criccieth	28. Lôn y Graig-Bethesda
11. Dolbenmaen	29. Llwybr Main/Tan y Bwlch-Mynydd Llandygai
12. Glasinfryn	30. Porthdinllaen
13. Glynllifon	31. Porthmadog
14. Porthmadog	32. Pwllheli
15. Portmeirion	33. Rhes Elfed-Bethesda
16. Pwllheli	34. Rhes Gordon-Bethesda
17. Nefyn	Tanysgafell-Bethesda
18. Llanaelhaearn	35. Trefor
	36. Tregarth
	37. Tremadog
	38. Y Faenol
	39. Ynys Enlli
	Anglesey
	40. Aberffraw
	41. Amlwch
	42. Amlwch Port
	43. Beaumaris
	44. Bodedern
	45. Cemaes
	46. Holyhead Central
	47. Holyhead Mountain
	48. Holyhead/ Newry Beach
	49. Llanfechell
	50. Llangefni
	51. Menai Bridge
Historical Gardens and Parks	
Gwynedd	
1. Boduan	8. Glasinfryn
2. Broom Hall	9. Glynllifon
3. Caernarfon: Comin Morfa	10. Plas Bodegroes
4. Castell Bryn Bras	11. Plas yn Rhiw
5. Castell Penrhyn	12. Portmeirion
6. Cefnamlwch	13. Tan yr Allt
7. Faenol	14. Rhiwlas
	Anglesey
	15. Bodorgan
	16. Bodowen
	17. Carreglwyd
	18. Cestyll
	19. Llanidan
	20. Plas Berw
	21. Plas Gwyn
	22. Plas Newydd

Historical Landscapes	
Gwynedd	
1. Aberglaslyn	10. North Arllechwedd
2. Ardudwy	11. Llyn a Bardsey Island
3. Bala & Bala Lake	Anglesey
4. Blaenau Ffestiniog	12. Penmon
Local Nature Reserves	
Gwynedd	
1. Morfa Aber,	9. The Dingle, Llangefni
2. Lafan Beach,	10. Llangoed Commons
3. Morfa Madryn,	11. Mawr common, Llandegfan
4. Y Foryd,	12. Aberlleiniog
5. Parc Dudley,	13. Cynol Woods, Menai Bridge
6. Lôn Cob Bach,	
7. Pen y Banc,	
8. Parc y Borth	
Wildlife Sites¹	
Gwynedd	
1. Nant Meillionydd	101. Plas Maes-y-groes
2. Caerdydd woods	102. Roman Camp
3. Mur-Serchog	103. Nant Porth Farm copses
4. Nyffryn Bella	104. Penrhyn Arms Wood
5. Pen-y-foel	105. Bangor Mountain
6. Ty Engan	106. Golf course scrub & woodland
	107. Lon Pobty
	108. Llandegai Estate
	203. Dyffryn Nantlle Slate Quarries (East)
	204. Quarry below Marchlyn Bach
	205. Tan-yr-allt woods
	206. Allt-wen woods
	207. Cefn Du
	208. Bwlch-y-groed Quarry
	209. East Talysarn Quarry
	210. Cegin Woods

¹ Please note that the list of Wildlife Sites 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 Cofnod's webpage (i.e. the Local Biological Record Centre) <http://safelol.lrcwales.org.uk/> and/ or the Plan's interactive Constraints Map

43. Bodgale Woods	145. Lon Penrallt	247. Llainwen Isaf
44. Quarry Wood	146. Lon Tan-y-Bryn	248. Penmaen-mawr woods
45. Bodlendeab	147. Tuhwnt-i'r-gors	249. Waggoner's Covert
46. Bryn teg	148. Bodlondeb Home Woods	250. Tai-draw woods
47. Clawdd Mawr	149. Plas Brereton	251. Llannerch yr Eryr woods
48. Mynydd Nefyn 2	150. Bont y Chrychddwr	252. Craig Wenallt woods
49. Mynydd Nefyn 1	151. Dol-wenith	253. North west of Ty isaf
50. Mynydd Nefyn 4	152. Brithdir-isaf	254. Ty-nant woods
51. Bodeillas Quarry	153. Coed Bryn Llwyd	255. Craig-crogan woods
52. Mynydd Nefyn 3	154. Bryn Llwyd	256. Bryn Melyn woods
53. Cerniog Bach & Isaf	155. Gorphwysfa (Brewery Fields)	257. Wern Dywyll
54. Penmaen Bridge	156. Treborth Road Woodlands	258. Caecano Mawr
55. Pensarn Bridge	157. Ty'n y Clwt	259. Carreg Ddu
56. Felin Bach Fountain	158. Faenol School	260. Cefn Trwsgl
57. Gwynfryn	159. Railway cuttings (Treborth)	261. Ffestiniog Slate Quarry
58. By Penlon Caernarfon	160. Treborth Woods	262. Cwmorthin Lake
59. Marian-y-mor (Lon Cob Bach)	161. Treborth Botanic Gardens	263. Oakeley Square
60. Yr Ala, Pwllheli	162. Goetra Isaf	264. Mynydd Cymerau
61. Pont y Carreg-fechan	163. Bryniau-heulog	265. Ffridd Coed
62. Pwllheli Harbour	164. Mausoleum woodland and pasture	266. Tan-yr-allt
63. Farchog Woods	165. Vaynol Wood	267. Corris quarry
64. Hafodlon	166. Vaynol Park woodlands and lake	268. Braich Goch woods northwards
65. Glyddyn Mawr	167. Ty-newydd	269. Aber Corris
66. Bryn Golau	168. Tyddyn-Heilyn	270. Abercwmiddaw Quarry
67. Tyddyn Ronnen	169. Nant y Garth woods	271. Mynydd Cymerau Quarry
68. Covered Reservoir	170. Pont Ladi-wen woods	272. Ty'n-y-pant woods
69. Nr. Bryn Llangedwydd	171. Gwyndy	273. Garregwen
70. Pont Hendre-garcin	172. Llanfair Wood & nearby copses	274. Seiont River, Caernarfon
71. Bryn-penrhyn	173. Cefn-Cynrig	275. Glan-gynfi
72. Pencraig (North)	174. Rhos-chwilog (North)	276. Porth Penrhyn Mudflats
73. Llwyn	175. Rhos-chwilog (South)	277. Glan-y-don
74. Llanarmon	176. Pont-rug	278. Sports ground & Sewage works
75. Bryn Gwynt	177. Pen-yr-orsedd	279. Groeslon South
76. Plas Llanarmon	178. Cadnant River	280. Above Bron Ogwen
77. Gwinllan y Gromlech	179. Lon-glai	281. Henbarc
78. Llys Padrig	180. Penrhyn Stud	282. Bontuchaf

79.	Ty'r Allt Farm	181.	Gallt-y-sil farm	283.	Gerlan
80.	Rhos Broneifon	182.	Waenfawr Road	284.	Gwaun-y-gwiall (West)
81.	Gell Farm	183.	Seint River Mosaic (South)	285.	Gwernydd
82.	Coed Mawr	184.	Seint River Mosaic (East)	286.	Bryn Derwen
83.	Coed Trefan (South)	185.	Maes-merddin	287.	Bryn Meurig woods
84.	Nr. Talsarn	186.	Gwredog	288.	Glasgoed woods
85.	Below Ty'n-y-coed	187.	Pen-y-groes	289.	Pen y Buarth
86.	Nant Stigallt	188.	Pen y Castell	290.	Deiniol House
87.	Below Talsarn	189.	Craig y Pandy	291.	Blaen-y-cae woods
88.	Gwinllan Tyddyn	190.	Corbri	292.	Baron Hill
89.	Clogwyn Melyn	191.	Parc y Moch	293.	Glan y Gors
90.	Mynydd y Cilgwyn	192.	Ymwlich Fawr	294.	Llyn Pant Afon
91.	Nant-noddfa	193.	Ymwlich Bach	295.	Tan-y-coed
92.	Dyffryn Nantle Slate Quarries (West)	194.	Rhydd Rhos 1	296.	Glanffynnon
93.	Bryn Beddau	195.	Rhydd Rhos 2	297.	Rhos ddu
94.	Dolau Gwyn	196.	Coed y Chwarel	298.	Clwt y Bont (West)
95.	Pen-y-bryn quarries	197.	Cae Canol	299.	Clwt y Bont massif
96.	Dyffryn Nantle	198.	Nursery Wood	300.	Bron-y-foel
97.	Woodlands in Penrhyn Park 2	199.	Carreg-goch		
98.	Penrhyn Bridge Swamp Llandegai woodlands	200.	Parc y Borth		
99.	Tal-y-bont woodlands	201.	Gwernddwyryd		
100.	Felin Cochwillan to Talybont	202.	Glan Morfa Bach		
Anglesey					
A01	Porth Diana i Arfordir Cefn y Borth a Rhos Ty'n y Mynydd	G07	Tir Gwlyb Teilia Neuadd	K05	Arfordir Llam Carw - Porthyrchen
A02	Pwll Porth Diana	G08	Arfordir Trwyn y Buarth - Porth Wen	K06	Arfordir Point Lynas/ Freshwater Bay
A03	Cors Cerrig-moelion	G09	Tir Lleidiog Llanlleiana	K07	Pyllau Pentrefelin/ Dyffryn Adda
A04	Glan Tywyn	G10	Tir Lleidiog Ty Du	K08	Mynydd Parys
A05	Coedydd Ystad Bodior	G11	Mynydd y Garn	K10	Mynydd Eilian
A06	Craig Dinas	G12	Trwyn Pencarreg	K11	Arfordir Porthyrchen - Porth Eilian
A08	Rhostir Ty'n Mynydd	G13	Arfordir Mynydd y Wylfa – Trwyn Penrhyn	L01	Coed Glanrafon
A09	Tywyn Bryn-y-Bar	H01	Tir Gwlyb Dwyran/ Afon Braint	L02	Llwyn Padog/ Llwyn Bonc
A10	Cae-Barcdy	H02	Gwinllan y Gors	L03	Coed Moel y Don
		H03	Rhos y Llyn	L04	Coed yr Ardd
		H04	Chwarel Llanidan	L05	Coed Odyn Calch
		H05	Bryn Rhedyn, Niwbwrch	L06	Llwyn Chwarel-Goch

A11	Arfordir Bwth Corwgl – Bae Trearddur	H06	Gwydryn	M01	Coed Bryncelli Ddu
B01	Cors Trewilmot	I01	Cors Llynfaes	M02	Cors Bod-Ynys
B02	Chwarel Morglawdd Caergybi	I02	Llyn Frogwy	M03	Coed Plas Gwyn
B03	Rhostir Mynydd Celyn	I03	Coed Henblas	M04	Coed Ty Fry
B04	Cors Pont Hwfa	I04	Dingle (Nant y Pandy)	M05	Coed Braint/ Siglen/ Dyfnia
B05	Gwely Brwyn Cliperau	I05	Gorchuddden Gylched	M06	Afon Nodwydd/ Traeth Coch
B06	Tywyn Gwyn/ Penial Dowyn	I06	Fferam Parc	M07	Bryn Hyrddin
C01	Arfordir Penbryn yr Eglwys	I07	Cytir Llangristiolus	M08	Planhigfa Clyddyn
D01	Arfordir Porth Nobla - Traeth Mawr	I08	Cors Hendre Fawr	M09	Coed Vivian/ Cors Wiber
D02	Coedydd Ystad Bodorgan	I09	Clegydy-bach/Neuadd Wen/Ty'n Beudy	M10	Cors Durlley Dene
E01	Gwely Cyrs Caergeiliog	I10	Cors Tregarnedd Fawr	M11	Coed Plas Cadnant
E02	Cae Ifan	I11	Tir Pori Talwrn	M12	Cytir Llandegfan
E03	Tywyn Llyn/ Tywyn Fferam	J01	Coed Cae Mawr	M13	Coed Plas
E04	Tyn Morfa	J02	Tir Gwilyb Glan-y-gors / Ty'n-y-mynydd	M15	Yr Orchuddden Wastad
E05	Cors Ysgwydd	J03	Coed Bodafon-y-Glyn	M16	Llyn Pen-y-Parc
E06	Cors Fferam-Bach	J04	Maen Eryr	M17	Coedydd Ystad Baron Hill
E07	Tyddyn Harri	J05	Mynydd Bodafon	M18	Ty'n y Berllan
E08	Cors Rhosbadrig	J06	Coed Cefn Du	M19	Ty'n-y-mynydd/ Rhos/ Glan-yr-afon
E10	Cors Tafarn-y-Grib	J07	Cors Traeth Dulas	M20	Rhostir Bwlch
E11	Tywyn Trewan	J08	Rhostir Ponciau	M21	Cefn Llech
E12	Tyddyn Gwyn	J09	Cors Frigan	N01	Cae Marl
E13	Rhostir/ Pwll Caergeiliog	J10	Coed Llysdulas	N02	Y Bonc
E14	Cors Plas	J11	Llyn Llwyn-Crwn/ Sgarp Caerhos Lligwy	N03	Coedlas Marian-glas
F01	Coed Carreglwyd	J12	Prysan/ Galchfaen/ Fagwyr Fawr	N04	Cors y Bwlch
F02	Clwch Dernog	J13	Chwarel Frigan	N05	Cors Efail Newydd
F03	Llyn Cors Goch	J14	Pont Lligwy	N06	Breeze Hill
F04	Coed Tre Iorwerth	J15	Nant y Perfedd/ Traeth Lligwy	N07	Coed y Wern
F05	Llyn Bwch	J16	Coedydd Plas Lligwy	N08	Dingle Hafod-y-Rhug
F06	Cors Tre'r Ddol	J17	Afon y Marchogion ac Ynys Isaf	N09	Rhos Castell/ Bryn Offa
F07	Rhostir Mynydd Mechell	J18	Caeau Brynteg	N10	Parc Newydd
F08	Cors y Bol	J19	Tir Pori Traian	N11	Tir Pori Hen Dy
G01	Tir Lleidiog Mynydd y Garn	J20	Caeau Capel Brynrefail	N12	Cae Tan Rallt Wen / Bwlch y Ffos
G02	Cors Mynachdy	J21	Graigfryn	N13	Arfordir Tan Dinas
G03	Cors Bonw	K01	Arfordir Porth Wen - Porth Llechog	O01	Dolydd Lleiniog
G04	Cors Cromlech	K02	Porth Llechog	P01	Chwarel Flagstaff/ Chwarel Penmon
G05	Afon Wygyr	K03	Llyn Llaethdy	P02	Chwarel Penhwnlllys

G06 Cors Cae Owen	K04 Cors Tal-y-Dyffryn
UNESCO Global GeoPark	
Anglesey	
1. GeoMôn	
UNESCO World Heritage Sites	
Gwynedd	
1. Caernarfon Castle	2. Beaumaris Castle

6.1 SAFE, HEALTHY, DISTINCTIVE AND VIBRANT COMMUNITIES

Welsh language and culture		37 - 39
PS 1	Welsh language and culture	

Infrastructure and developer contributions		39 - 45
PS 2	Infrastructure and developer contributions	
ISA 1	Infrastructure provision	
ISA 2	Community facilities	
ISA 3	Further and higher education development	
ISA 4	Safeguarding existing open space	
ISA 5	Provision of open spaces in new housing developments	

Information and communications technology		45 - 46
PS 3	Information and communications technology	

Sustainable transport, development and accessibility		46 - 53
PS 4	Sustainable transport, development and accessibility	
TRA 1	Transport network developments	
TRA 2	Parking standards	
TRA 3	Safeguarding disused railway lines	
TRA 4	Managing transport impacts	

6.2 SUSTAINABLE LIVING

Sustainable development and climate change		54 - 62
PS 5	Sustainable development	
PS 6	Alleviating and adapting to the effects of climate change	
PCYFF 1	Development boundaries	
PCYFF 2	Development criteria	

PCYFF 3	Design and place shaping	
PCYFF 4	Design and landscaping	
PCYFF 5	Carbon management	
PCYFF 6	Water conservation	
Renewable energy technology		62 - 70
PS 7	Renewable energy technology	
ADN 1	On-shore wind energy	
ADN 2	PV solar energy	
ADN 3	Other renewable energy and low carbon technologies	
Coastal change management		71 - 74
ARNA 1	Coastal Change Management Area	

6.3 ECONOMY AND REGENERATION		
National significant infrastructure projects and related development		75 - 77
PS 8	Proposals for national significant infrastructure projects and related developments	
Wylfa Newydd and Related Development		78 - 84
PS 9	Wylfa Newydd and related development	
PS 10	Wylfa Newydd – Campus style temporary accommodation for construction workers	
PS 11	Wylfa Newydd – logistics centre	
PS 12	Wylfa Newydd – park and ride facility and park and share facilities	

Providing Opportunities for a Flourishing Economy		84 - 97
PS 13	Providing opportunity for a flourishing economy	
CYF 1	Safeguarding, allocating and reserving land and units for employment use	
CYF 2	Adwy'r Hafan, Pwllheli	
CYF 3	Ancillary Uses on Employment Sites	
CYF 4	New large single user industrial or business enterprise on sites which are not safeguarded or allocated for employment purposes	
CYF 5	Alternative uses of existing employment sites	
CYF 6	Reuse and conversion of rural buildings, use of residential properties or new build units for business/ industrial use	
CYF 7	Regeneration Sites	
CYF 8	Holyhead Regeneration Area	
The Visitor Economy		97 - 106
PS 14	The Visitor Economy	
TWR 1	Visitor Attractions and Facilities	
TWR 2	Holiday Accommodation	
TWR 3	Static caravan and chalet sites and permanent alternative camping accommodation	
TWR 4	Holiday Occupancy	
TWR 5	Touring caravan, camping and temporary alternative camping accommodation	
Town Centres and Retail Development		106 - 114
PS 15	Town centres and retail	
MAN 1	Proposed town centre developments	
MAN 2	Primary retail areas (Retail Core)	
MAN 3	Retailing outside defined town centres but within development boundaries	

MAN 4	Safeguarding village shops and public houses
MAN 5	New retailing in villages
MAN 6	Retailing in the countryside
MAN 7	Hot food take-away uses

6.4 SUPPLY AND QUALITY OF HOUSING

Scale of housing		115 - 116
PS 16	Housing provision	

Location of housing		116 - 135
PS 17	Settlement strategy	
TAI 1	Housing in Sub-regional Centre & Urban Service Centres	
TAI 2	Housing in Local Service Centres	
TAI 3	Housing in Service Villages	
TAI 4	Housing in Local, Rural & Coastal Villages	
TAI 5	Local market housing	
TAI 6	Housing in Clusters	
TAI 7	Conversion of traditional buildings in open countryside to residential use	

Type of housing		135 - 148
TAI 8	Appropriate housing mix	
TAI 9	Subdivision of existing properties to self-contained flats & Houses in Multiple Occupation (HMOs)	
TAI 10	Campus style accommodation for construction workers	
TAI 11	Residential care homes, extra care housing or specialist care accommodation for the elderly	
TAI 12	Purpose built student accommodation	
TAI 13	Replacement dwellings	

TAI 14	Residential use of caravans, mobile homes or other forms of non-permanent accommodation
Affordable housing	
148 - 155	
PS 18	Affordable housing
TAI 15	Affordable housing threshold & distribution
TAI 16	Exception sites
Gypsy and Traveller accommodation	
155 - 159	
TAI 17	Safeguarding existing gypsy & traveller sites
TAI 18	Gypsy and Traveller site allocations
TAI 19	Sites for new permanent or transit pitches or temporary stopping places for Gypsies and Traveller

6.5 NATURAL AND BUILT ENVIRONMENT	
Conserving and enhancing the natural environment	
160 - 173	
PS 19	Conserving and where appropriate enhancing the natural environment
AMG 1	Area of Outstanding Natural Beauty Management Plans
AMG 2	Special Landscape Areas
AMG 3	Protecting and enhancing features and qualities that are distinctive to the local landscape character
AMG 4	Coastal Protection
AMG 5	Local Biodiversity Conservation
AMG 6	Protecting Sites of Regional or Local Significance
Preserving and enhancing heritage assets	
173 - 183	
PS 20	Preserving and where appropriate enhancing heritage assets
AT 1	Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

AT 2	Enabling development
AT 3	Locally or regionally significant non-designated heritage assets
AT 4	Protection of non-designated archaeological sites and their setting
Waste management	
	183 - 188
PS 21	Waste management
GWA 1	Provision of waste management and recycling Infrastructure
GWA 2	Waste management and allocated sites
GWA 3	Radioactive waste management
Minerals	
	188 - 196
PS 22	Minerals
MWYN 1	Safeguarding mineral resources
MWYN 2	Preferred areas
MWYN 3	Mineral developments
MWYN 4	Local building stone
MWYN 5	Buffer zones around mineral sites
MWYN 6	Railhead and wharf facilities
MWYN 7	Exploration works
MWYN 8	Borrow pits
MWYN 9	Restoration and after care

The following table provides a schedule of proposed Supplementary Planning Guidance to be prepared at different stages and the anticipated timetable for their adoption.

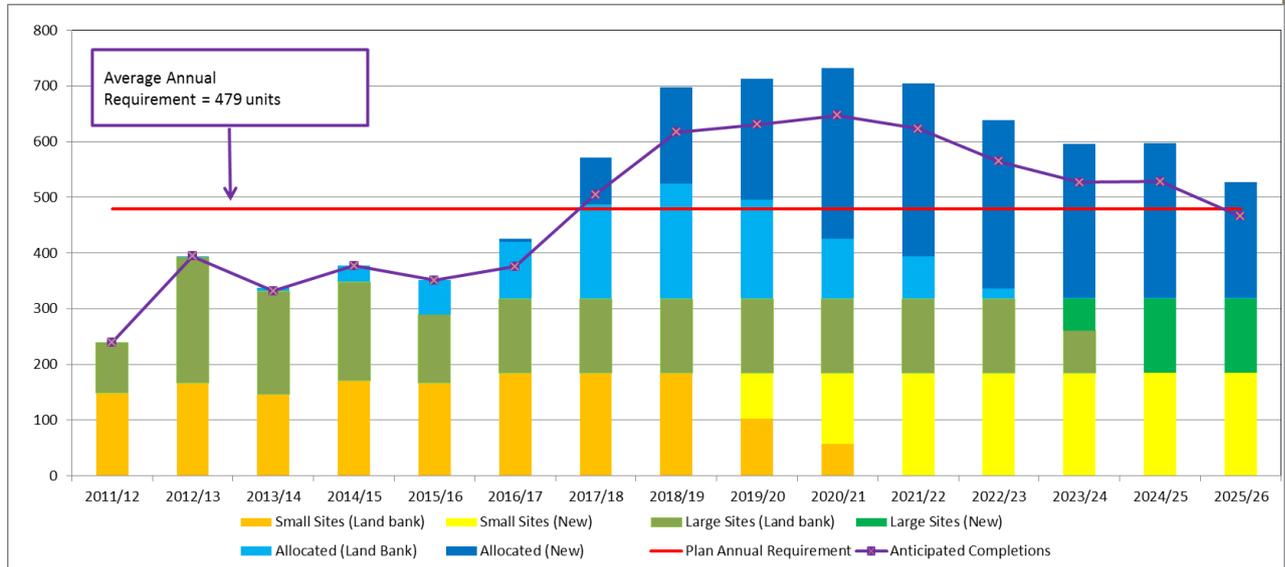
Title	Relevant Plan Policies	Timescale to adoption
Planning obligations, incorporating developer contributions for a range of infrastructure	PS 2 and ISA 1 plus use specific policies, e.g. ISA 5 (open spaces), TA1 15 (affordable housing)	Quarter 3 2017/ 18
Maintenance and creation of distinctive and sustainable communities	PS 1, ISA 1, PS 5, TAI 8	Quarter 3 2017/ 18
Affordable housing	PS 17, PS 18, TAI 18, TAI 16	Quarter 3 2017/ 18
Local market housing	TAI 5	Quarter 3 2017/ 18
Type and mix of housing	TAI 8	Quarter 3 2017/ 18
Open spaces in new residential development	ISA 5	Quarter 4 2017/ 18
Tourism development – attractions and accommodation	TWR 2, TWR 3, TWR 4, TWR 5	Quarter 3 2018/ 19
Design, incorporating carbon management, accessibility, infill sites, lighting (this list is not exhaustive)	PS 5, PS 6, PCYFF 2, PCYFF 3, PCYFF 4, PCYFF 5, PCYFF 6	Quarter 4 2017/ 18
Site/ area specific development briefs	TAI 8, PCYFF 2, CYF 7, CYF 8	Quarter 4 2017/ 18 – Quarter 2 2018/ 19
Conversion of buildings into self- contained flats or housing in multiple occupation	TAI 9, PCYFF 2, PCYFF 3	Quarter 4 2017/ 18
Conversion of buildings in the countryside	TAI 7, CYF 6	Quarter 2 2018/ 19
Change of use of community facilities and services, employment sites, retail units	ISA 2, CYF 3, CYF 4, MAN 2, MAN 4	Quarter 2 2018/ 19

Appendix 9: Schedule of proposed Supplementary Planning Guidance

Title	Relevant Plan Policies	Timescale to adoption
Best Practice in Biodiversity Conservation in Planning and Development	AMG 5, AMG 6	Quarter 4 2017/ 18
Heritage assets	AT 1	Quarter 2 2018/ 19
Locating Stand- alone renewable energy development	PS 7, ADN 1, ADN 2, ADN 3	Quarter 2 2018/ 19
Wylfa Newydd	PS 9, PS 10, PS 11, PS 12	Quarter 3 2017/ 18
Parking standards	TRA 2	Quarter 2 2018/ 19

The Councils prepared a Housing Trajectory as part of the supporting evidence base. This sets out the past performance on housing supply and anticipated rates of supply over the entire lifespan of the Joint Local Development Plan. The annual monitoring report will allow the Councils to review the actual completion rates seen against the anticipated rates of supply in the housing Trajectory.

Graph 1 – Housing Supply Bar Chart



Terms used in Housing Supply Bar Chart

Term	Definition
Total Completions	The number of Housing Units completed in the period 1-4-2011 to 31-3-2015. For the purpose of the Trajectory Graph these Completions have been split down to the relevant Land Bank categories listed below to help identify from which category they have been delivered.
Small Sites (Land bank)	Sites below 5 units either completed prior to April 2015 or with an existing planning permission at April 2015. None of these sites are allocated in the JLDP.
Small Sites (New)	Sites below 5 units without planning permission at April 2015. None of these sites are allocated in the JLDP.
Large Sites (Land bank)	Sites of 5 or more units either completed prior to April 2015 or with an existing planning permission at April 2015. None of these sites are allocated in the JLDP. ¹
Large Sites (New)	Sites of 5 or more units without planning permission at April 2015. None of these sites will be allocated in the JLDP.
Allocated (Land bank)	Sites Allocated as Housing Sites in the JLDP either completed prior to April 2015 or with an existing planning permission at April 2015.

Term	Definition
Allocated (New)	Sites Allocated as Housing Sites in the JLDP without planning permission at April 2015.
Anticipated Completions	The level of completions without the slippage allowance

¹ These are mainly sites within Villages where the Plan has not allocated housing sites.

Table A – Housing Development Indicative Trajectory and housing Land Supply 2011-26

Housing development indicative trajectory and housing land supply 2011-26										
LDP Year/ JHLAS period	JLDP housing requirement	Year end completions	Anticipated completions	Total cumulative completions	JLDP years remaining	Residual requirement without slippage allowance	5 year requirement	Annual building requirement	Total land available	Total land supply in years
	a			b	c	d = (a - b)	e = (d/c)*5	f = e/5	g	h = g/f
2011/12	7,184	240		240	15	6944	2315	463		
2012/13	7,184	394		634	14	6550	2339	468		
2013/14	7,184	337		971	13	6213	2390	478		
2014/15	7,184	377		1348	12	5836	2432	486		
2015/16	7,184	351		1699	11	5485	2493	499		
2016/17	7,184		376	2075	10	5109	2555	511	2776	5.4
2017/18	7,184		505	2580	9	4604	2558	512	3023	5.9
2018/19	7,184		617	3197	8	3987	2492	498	3083	6.2
2019/20	7,184		631	3828	7	3356	2397	479	2993	6.2
2020/21	7,184		647	4475	6	2709	2258	452	2890	6.4
2021/22	7,184		623	5098	5	2086	2086	417	2709	6.5
2022/23	7,184		565	5663	4	1521	2565*	513*	2565**	5
2023/24	7,184		527	6190	3	994	2480*	496*	2479**	5
2024/25	7,184		528	6718	2	466	2430*	486*	2431**	5
2025/26	7,184		466	7184	1	0	2380*	476*	2382**	5

* - Building requirement based on the guidance noted in paragraph 5.2 of TAN 1 .

** - From 2022/23 onwards, the total land available for a 5 year period cannot be established. As such, to calculate the land available, for any subsequent year beyond the end of the Plan period, the figure of 479 units per annum is used i.e. the average annual requirement figure for the Plan period.

TERM	ACRONYM (where appropriate)	DESCRIPTION
5 year supply		Technical Advice Note (TAN) 1 states that Local Planning Authorities must ensure that sufficient land is genuinely available to provide a 5 year supply of land for housing. This land supply must inform the strategy contained in the development plan.
A1, A2 and A3 Use Class		These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. A1 refers to establishments categorised as shops, A2 are establishments categorised as Financial and professional services and A3 are categorised in Wales as restaurants, cafés, drinking establishments and hot food takeaways.
Adoption		The final confirmation of a development plan status by a local planning authority (LPA). All previous structure, local, unitary development plans and interim planning policies are then superseded.
Affordable housing (In accordance with the definition of TAN 2)		<p>Housing provided to those whose needs are not met by the open market.</p> <p>Affordable housing should:</p> <ul style="list-style-type: none"> • 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 • include provision for the home to remain affordable for future eligible households. <p>This term breaks down into two sub-categories:</p> <ul style="list-style-type: none"> • 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 • intermediate housing - where prices or rents are above those of social rented housing but below market housing prices or rents. <p>A planning mechanism e.g. a Section 106 agreement, is used to control the price and occupancy of the houses.</p>
Affordable Housing for Local Need (In Local, Coastal or Rural Villages, Clusters or in relation to the		<p>The Affordable Housing element will be consistent with the definition of 'Affordable Housing (in accordance with the definition in TAN 2)' which is in this glossary of terms.</p> <p>Local Need in a Local, Coastal or Rural Village - people in need of an affordable house who have resided within the Village or in the surrounding rural area for a continuous period of 5 years or more,</p>

TERM	ACRONYM (where appropriate)	DESCRIPTION
conversion of traditional buildings in the open countryside to residential use)		<p>either immediately before submitting the application or in the past.</p> <p>Local Need in Clusters and the conversion of traditional buildings in the open countryside - people in need of an affordable house who have resided within the Cluster or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past.</p> <p>This is to ensure that growth in these settlements will not draw people with no connection to the settlement out of Service Centres / Villages.</p>
Affordable Housing Viability Study		A study that identifies the level of affordable housing that is viable to be provided on open market housing sites within different Housing Price Areas in the plan Area.
After-Use		The land-use to which former mineral or waste sites are returned.
Aggregates		Sand, gravel, crushed rock and other bulk materials used by the construction industry.
Aggregates Safeguarding		The protection of aggregate resources from unnecessary sterilisation by other types of development.
Anglesey Energy Island Programme		The Anglesey Energy Island Programme is a collective effort between several stakeholders within the public and private sector working in partnership to put Anglesey at the forefront of energy research and development, production and servicing, in order bring significant economic rewards.
Annual Monitoring Report	AMR	A report submitted to the Welsh Government by the local planning authorities which assess the effectiveness of the Plan against a series of indicators and targets.
Appropriate Assessment	AA	A more detailed assessment that needs to be carried out if the Habitat Regulations Assessment Screening Report finds that there is likelihood that the Plan will have a significant effect on an international site, alone or in-combination with other plans or projects.
B1, B2 and B8 Use Class		These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. B1 refers to establishments categorised as 'business', B2 are establishments categorised as 'general industry' and B8 refers to establishments categorised as 'storage or distribution'.

TERM	ACRONYM (where appropriate)	DESCRIPTION
Baseline		A description of the present state of the area against which to measure change.
Biodiversity		A term used to describe the variety of life on Earth, including the wide variety of ecosystems and living organisms, animals, plants, their habitats and their genes.
Bond		A security payment to ensure that any maintenance or restoration of a site is secured.
Borrow Pits		Temporary mineral workings developed to supply a particular construction project.
Brownfield land/ sites		Land which is, or was, previously occupied by a permanent structure (excluding agriculture or forestry buildings) and associated fixed surface infrastructure. This includes the curtilage of development, defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made.
Bulky Goods		A category of consumer goods that are of a large physical nature (for example DIY, furniture, carpets) that sometimes require large areas for storage or display.
C2 and C3 Use Class		These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. C2 refers to establishments categorised as Residential Institutions and C3 are categorised as Dwelling Houses.
Cadw		The Welsh Government's historic environment service working for an accessible and well-protected historic environment.
Candidate Sites		The Local Development Plan Manual (Welsh Government 2006) recommends that local planning authorities engage with developers and landowners at the evidence gathering stage of the Plan process to obtain information about potential development sites that may be included in the plan. Accordingly, in October 2011, the Councils formally invited developers, landowners, agents, Council departments and others with an interest in land to submit sites they wished to be considered for development or reuse through the Plan, for a range of uses, including housing, employment, retail, leisure, waste, transport (e.g. park and ride sites), open space and other community uses.
Caravans: Static Caravan		A caravan that can only be moved by an articulated vehicle.
Caravans: Touring Caravan		A caravan that can be towed by a motor vehicle.

TERM	ACRONYM (where appropriate)	DESCRIPTION
Chalet		A one storey semi-permanent construction which is still moveable. A chalet will be classed as a single unit if it can only be occupied by one person/family in a single instance despite having two axles.
Change of Use		A change in the way that land or buildings are used. Planning permission is usually necessary in order to change from one 'use class' to another.
Climate change		Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
Clusters		Settlements with at least 10 housing units in a group that is sufficiently tightly placed to be easily defined and with links to settlements higher up in the settlement hierarchy.
Coastal Change Management Area		A defined area where the accepted shoreline management plan policy is for 'no active intervention' or 'managed realignment' during the Plan period.
Commitments (Land Bank) (Housing)		<p>The amount of units with current planning consent for housing (units in the process of being built or units that have not been started).</p> <p>This figure does not include units that are unlikely to be completed.</p>
Community		People living in a defined geographical area, or who share the same interests.
Community Infrastructure Levy	CIL	CIL is a method of securing generalised contributions from developers. The Government legislated for CIL in the 2008 Planning Act. Implementing Regulations followed, and CIL came into force in England and Wales on 6 April 2010.
Comparison Goods		Goods for sale which are not short-lived, often available in a range of sizes, styles, colours or quality, including furniture, carpets, television, etc.
Compensation		Providing for the equivalent of what has been lost. In biodiversity, compensation may be bigger or more than the actual original habitat due to the time delay, often years, for the compensation habitat to reach the size/quality of the original habitat.

TERM	ACRONYM (where appropriate)	DESCRIPTION
Completed housing units		Total of all completed residential units since the Plan's base date (1/4/11). These units contribute to the housing need noted in the Plan; however, planning permission was granted for them based on previous development plans.
Conservation Area		Area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
Conservation Area Character Appraisals		A published document defining the special architectural or historic interest that notes the reasoning for the area being designated.
Consultation		Formal process where comments are invited on a particular topic or set of topics, or a draft document.
Convenience Goods		Consumer goods which are bought frequently, quickly and with a minimum of emotional involvement; the category includes goods such as sweets, cigarettes, prescription drugs, magazines, and most grocery products.
Conversion		Generally means the physical work necessary to change of use of a building from a particular use, classified in the use classes order, to another use. Can also mean the sub-division of residential properties into self-contained flats or maisonettes.
Cultural Heritage		Relates to both the physical artefacts and intangible attributes of a group or society that are inherited from past generations, maintained in the present for the benefit of future generations.
D1 and D2 Use Class		These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. D1 refers to establishments categorised as Non-residential institutes and D2 are establishments categorised as Assembly and Leisure.
Delivery Agreement	DA	A document comprising the local planning authorities' timetable for the preparation of the Plan together with its Community Involvement Strategy, submitted to the Welsh Government for agreement.

TERM	ACRONYM (where appropriate)	DESCRIPTION
Development		Development, as it is defined in planning law is the carrying out of building, engineering, mining or other operations in, on, over or under land. (Section 55 of the 1990 Planning Act as amended).
Elderly Mentally Infirm		Is an umbrella term to help classify a range of illnesses mainly affecting the elderly.
Employment land/site		Land used for employment purposes by one or more of the following: offices, manufacturing, research and development, storage and distribution.
Enhancements		Biodiversity enhancements are an improvement to a habitat/species population over and above what is already there. This could be through increasing/restoring habitats or increasing/improving opportunities for species.
Enterprise Zone		A specially designated area within which businesses are granted numerous advantages and incentives such as income tax credits, equipment tax refunds and property tax credits. At its core, the enterprise zone is a means to targeting a specific geographical area for economic revitalisation. Creating an enterprise zone encourages investment and promotes economic growth in that area.
European Directive		A legislative act of the European Union which requires member states to achieve a particular outcome/target.
European/ International Sites		Any site that has been designated as a site of international nature conservation importance either as a Special Protection Area (SPA), a Special Area of Conservation (SAC), candidate SACs (cSACs), or a Ramsar Site.
Exception Site		Small scale sites either within or immediately adjacent to the development boundary which provides 100% affordable housing.

TERM	ACRONYM (where appropriate)	DESCRIPTION
Extra Care Homes		Similar to sheltered housing, offering independent living but with the benefit of on-site care provision.
Geodiversity		The range of rocks, fossils, minerals, soils, landforms and natural processes that go to make up the Earth's landscape and structure.
Green / Blue Infrastructure		A green/ blue infrastructure can be defined as an interconnected network of land and water features that support native species, maintains natural ecological processes, prevents flooding, sustains air and water resources, and contributes to the health and quality of life of local communities.
Greenfield Sites		Land that hasn't previously been developed, usually including farmland, grassland and moorland.
Gypsies and Travellers		<p>a. persons of a nomadic habit of life, whatever their race or origin, including</p> <p>(i) persons who, on grounds only of their own or their family's or dependent's educational or health needs or old age, have ceased to travel temporarily or permanently, and</p> <p>(ii) members of an organised group of travelling show people or circus people (whether or not travelling together as such), and</p> <p>b. all other persons with a cultural tradition of nomadism or of living in a mobile home.</p>
Habitats Regulation Assessment	HRA	A HRA is a requirement of European Directive 92/43/EEC which assesses the potential effects a Local Development Plan may have on one or more European sites (Natura 2000 sites). The assessment should conclude whether or not a proposal or policy in a Plan would adversely affect the integrity of the site in question.
Heritage Assets		Encompasses structures and open spaces considered to be of special historic, archaeological, architectural or artistic interest (Listed Buildings, Historic Parks and Gardens and Scheduled Ancient Monuments) along with World Heritage Sites.
Historic Landscape		Landscapes of national historic value and importance which have been included on Cadw/ Natural Resource Wales (NRW)/ ICOMOS Register of Landscape of Historic Interest in Wales. In two volumes, it identifies 58 landscapes of outstanding or special historic interest, which are considered to be the best examples of different types of historic landscapes in Wales.

TERM	ACRONYM (where appropriate)	DESCRIPTION
Historic Parks and Gardens		These are parks and gardens which are thought to be of national importance and have been included on the Cadw/ Natural Resource Wales/ ICOMOS Register of Parks and Gardens of Special Historic Interest in Wales. The Register was compiled in order to aid the informed conservation of historic parks and gardens by owners, local planning authorities, developers, statutory bodies and all concerned with them. It is non-statutory and has been issued in six volumes.
Houses in Multiple Occupation	HMO	Planning legislation defines neither multiple occupation nor HMOs, as such, but relies on both the concept of a “single household” and “family” in making distinctions for land-use purposes.
Housing Land Availability		The total amount of land reserved for residential use awaiting development
Housing Market Areas		The North West Wales Local Housing Market Assessment identified housing market areas within the sub-region based upon travel to work areas and local knowledge to be able to understand the levels of demand and need within these areas.
Housing Needs Study		A survey of a particular area or settlement to support a reasonable mix and balance of house types and sizes so as to cater for a range of housing needs within the locality.
Housing Price Areas		Different house price areas within the plan area identified in the Affordable Housing Viability Study.
ICOMOS		International Council on Monuments and Sites.
Infrastructure		Infrastructure includes services such as roads, transport facilities, water supplies, sewerage and associated waste water treatment facilities, waste management facilities, energy supplies (electricity and gas), and distribution networks and telecommunications infrastructure. Soft infrastructure includes ICT and telecommunications.
Key diagram		The diagrammatic interpretation of the Plan’s spatial strategy.

TERM	ACRONYM (where appropriate)	DESCRIPTION
Land Use Planning		The framework for how land is used and developed is largely provided by the planning system. The system aims to secure the most efficient and effective use of land in the public interest, and to ensure that necessary services and facilities are built where they are most needed.
Landbank (Minerals)		A stock of planning permissions (usually relating to non-energy minerals) to provide for continuity of production in spite of fluctuations in demand. Normally expressed in terms of the number of years reserves based on recent rates of supply.
LANDMAP		The national information system, devised by the former Countryside Council for Wales (now Natural Resources Wales), for taking landscape into account in decision-making.
Listed Building		A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures.
Local Development Plan	LDP	The required statutory development plan for each local planning authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004. A land use plan that is subject to independent examination, which will form the statutory development plan for a local authority area. It should include a vision, strategy, area wide policies for development types, land allocations, and where necessary policies and proposals for key areas of change and protection.
Local Housing Market Assessment	LHMA	A study that identifies evidence about housing need and demand in the area.
Local Market Housing (in accordance with paragraph 9.2.4 Planning Policy Wales)		Housing units either to rent or that are for sale within the defined settlements listed in Policy TAI 5. A planning mechanism, e.g. a planning condition, is used to control the occupancy of a house to households that have a specific local connection but a mechanism is not used to control the price of the house.
Local Nature Reserve		Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.

TERM	ACRONYM (where appropriate)	DESCRIPTION
Local Planning Authority	LPA	A planning authority responsible for the preparation of the LDP.
Local / Rural / Coastal Villages		There are generally fewer services and facilities offered within them, which means they have less influence. Some Coastal Villages have comparatively more services and facilities, but the existence of a higher proportion of holiday homes or second homes means there is a need to control further change in them.
Local Service Centres		These are recognized as centres for facilities and services meeting the needs of their own populations and their direct catchment areas. They have some employment and retail opportunities and very good links with either an Urban Service Centre or the Sub-Regional Centre, whichever is nearest.
Low Impact Development		Development associated with lifestyles that, through low environmental impact, either enhance or do not significantly diminish environmental quality and are integrally connected with sustainable land management. This is also known as One Planet Development (see PPW).
Micro-generation		The small-scale production of heat and/or power from low carbon sources.
Mineral Buffer Zone		Areas of protection around permitted and proposed mineral workings where new developments which would be sensitive to adverse impact, including residential areas, hospitals and schools should be resisted.
Mineral resource		A mineral deposit (the basic raw materials of the Earth) that has a value to society and is capable of being extracted economically, or which may be viable in the foreseeable future.
Minerals Safeguarding		The protection of mineral resources from unnecessary sterilisation by other types of development.
Mitigation		Measures to avoid, reduce or offset significant adverse effects.
Mixed use		Developments or proposals comprising more than one land use type on a single site.

TERM	ACRONYM (where appropriate)	DESCRIPTION
Natura 2000		A network of protected areas across the European Union, comprising SACs, SPAs and Ramsar Sites.
Need (in retail terms)		The balance of supply and demand between retailers and consumers. Often expressed as personal expenditure available to support additional shops and/or extensions to existing shops.
Non-shared residential accommodation (see policy TAI 9)		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.
Nursing Homes		An establishment which provides residential accommodation with health care, especially for elderly people.
Objective		A statement of what is intended, specifying the desired direction of change in trends.
Open Market Housing (in accordance with the definition of TAN2)		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. A planning mechanism is not used to control the occupancy of the houses.
Permitted Development Rights		Certain types of minor changes can be made to your house or business without needing to apply for planning permission.
Phasing		The development of a site in gradual stages over a period of time rather than all at once
Place making		A design process aimed at creating integrated communities that are based upon high quality, distinct, accessible areas, which will help generate a strong sense of community enabling healthy lifestyles.
Planning agreements or obligations or contributions		Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken. For example, the provision of highways. Sometimes called "Section 106" agreements.

TERM	ACRONYM (where appropriate)	DESCRIPTION
Planning gain		The benefits or safeguards, often for community benefit, secured by way of a planning obligation as part of a planning approval and usually provided at the developer's expense. For example, affordable housing, community facilities or mitigation measures.
Planning Inspectorate		An executive agency of the Government responsible for the public examination of the Plan.
Planning Policy Wales	PPW	A document setting out the land use planning policies of the Welsh Government.
Population and household projections		The prediction of future populations based on the present age-sex structure, and with the present rates of fertility, mortality and migration.
Preferred Search Zone		An area of Bangor identified as the preferred area for the location of purpose built student accommodation.
Preferred Strategy		Part of the pre-deposit suite of documents that outlines the Councils' preferred strategy for growth and change.
Previously Developed Land		<p>Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure.</p> <p>The curtilage of the development is included, defence buildings, and land used for mineral extraction and waste disposal where provision for restoration has not been made through development management procedures.</p> <p>Excluded from the definition are:</p> <ul style="list-style-type: none"> • land and buildings currently in use for agricultural or forestry purposes; • 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; • 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;

TERM	ACRONYM (where appropriate)	DESCRIPTION
		<ul style="list-style-type: none"> • previously developed land the nature conservation value of which could outweigh there-use of the site; and • previously developed land subsequently put to an amenity use. (PPW, Edition 9, November 2016, Figure 4.4)
Primary Shopping Area		An area within the defined town centre where retailing and the number of shops is most concentrated.
Proposals Map		Part of the Local Development Plan showing the location of proposals on an Ordnance Survey base map.
Protected species		Plants and animal species afforded protection under certain Acts and Regulations.
Ramsar Sites		Sites designated under the Ramsar Convention to protect wetlands that are of international importance, particularly as waterfowl habitats.
Reclamation (in terms of mineral operations)		Operations designed to return an area to an acceptable environmental state, whether for the resumption of the former land use or for a new use. It includes restoration, aftercare, soil handling, filling and contouring operations.
Recycling		The recovery of materials from the waste stream for re-use or conversion into other products.
Regionally Important Geodiversity Sites	RIGS	A non-statutory regionally important geological or geo-morphological site (basically relating to rocks, the Earth's structure and landform).
Registered Social Landlord		Independent societies, bodies of trustees or companies established for the purpose of providing low-cost social housing for people in housing need on a non-profit-making basis. Any trading surplus is used to maintain existing homes and to help finance new ones.
Representation		Comments in support of, or in opposition to, the Plan
Residential Care Home		Setting where a number of older people live, usually in single rooms, and have access to on-site care services providing personal care only - help with washing, dressing and giving medication.

TERM	ACRONYM (where appropriate)	DESCRIPTION
Restoration (in terms of minerals operations)		Steps to restore land affected by mineral extraction to a high standard suitable for an agreed after-use and including the carefully managed replacement of subsoil, topsoil or soil-making material.
Restore/achieve condition (in terms of biodiversity)		To restore a habitat that has significant relics of original habitat back to its former state. Achieving condition requires a habitat to go from poor condition to good.
Rural Enterprise Dwelling		Qualifying rural enterprises comprise land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site.
Scheduled Ancient Monuments	SAM	Nationally important monuments, usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
Secured by Design		An initiative with the objective of designing 'out' crime during the planning process and can be retrofitted to existing housing stock.
Section 106 Agreement	S106	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Self-contained flat		A separate and self-contained premises constructed or adapted for use for residential purposes.
Serviced Plots		Plots of land that have the required services in place to allow for future development usage.
Service Villages		They contain a number of local facilities and services, which include at least one key service or facility. They are obviously able to meet the day to day needs of households within them and in their area.
Shared house (see policy TAI 9)		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).

TERM	ACRONYM (where appropriate)	DESCRIPTION
Shoreline Management Plan	SMP	A non-statutory document that sets out strategic guidance designed to assist coastal defence decision making for a defined length of coast over the next 50 years with revisions typically every 5 years.
Single Integrated Plan	SIP	This incorporates the vision and action plan of the Local Services Board for both Counties. The purpose of the Plan is to promote joint working in order to improve economic, social and environmental well-being. It seeks to tackle complex issues that cannot be solved by one organization working alone. The plan has therefore been created in partnership, taking input from partners, service users, communities and residents.
Sites of Special Scientific Interest	SSSI	A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features
Slippage Allowance		To allow for an element of choice, a lower than anticipated number of units on allocated sites or a delay in certain sites being implemented within the plan period a slippage allowance of 10% has been included in relation to the overall housing figure.
Soundness		To be considered sound, a Local Development Plan must be justified (founded on robust and credible evidence and be the most appropriate strategy) and effective (deliverable, flexible and able to be monitored). There are three tests of soundness set out in guidance issued by the Welsh Government and the Planning Inspectorate against which the Plan will be assessed.
Spatial		A characteristic that relates to a location/area
Special Areas of Conservation	SAC	A site designated under the European Community Habitats Directive, to protect internationally important natural habitats and species.

TERM	ACRONYM (where appropriate)	DESCRIPTION
Special Landscape Area	SLA	A non-statutory conservation designation used by local authorities in some parts of the United Kingdom to categorise sensitive landscapes which are, either legally or as a matter of policy, protected from inappropriate development or other man-made influences.
Special Protection Areas	SPA	Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.
Specialist Care Accommodation		Accommodation which provides care for those with high support needs in a particular sector e.g. dementia.
Stakeholders		Any individual or group with a vested interest in the outcome of the Plan.
Strategic Environmental Assessment	SEA	Generic term used to describe environmental assessment as applied to policies, plans and programmes. The SEA Regulations require a formal "environmental assessment of certain plans and programmes, including those in the field of planning and land use."
Strategic Search Area	SSA	An area that has been identified at a strategic level by TAN 8: Planning for Renewable Energy (2005) as having the general characteristics that lend it to the accommodation of large wind farms.
Sub-Regional Centre		It plays a cross-boundary and local role in terms of employment, education, health and leisure opportunities. It is a retail centre not only for its own population but also for a wider area.
Sui-Generis		A term given to the use of land or buildings, not falling into any of the use classes identified by the Use Classes Order, for example theatres, launderettes, car showrooms and filling stations.
Supplementary Planning Guidance	SPG	Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan.
Sustainable Development		Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

TERM	ACRONYM (where appropriate)	DESCRIPTION
Sustainable Transport		This usually means walking, cycling and the use of public transport (and car sharing in some circumstances), which are assumed to be less damaging to the environment and result in less traffic congestion compared to an individual travelling by car.
Sustainable Urban Drainage System	SUDS	A drainage system developed in line with sustainable development principles that take account of quantity, quality and amenity.
Sustainability Appraisal	SA	A tool for appraising policies and proposals to ensure they reflect sustainability development objects (i.e. social, environmental and economic factors). Each LPA is required by S62(6) of the Act to undertake an SA of the Plan. This form of SA fully incorporates the requirements of the SEA Directive. The term used in the Plan includes Strategic Environmental Assessment, unless otherwise made clear.
Tai Teg		Tai Teg is a register of people in Gwynedd and Ynys Môn interested in homeownership who cannot currently afford to buy outright on the open market.
Technical Advice Notes	TANs	Documents produced by the Welsh Government to supplement Planning Policy Wales, which give detailed technical guidance to Local Planning Authorities on particular planning issues. They should be taken into account by LPAs in the development plan preparation process and deliberation of planning applications.
Test of Soundness		Concept against which the Plan is examined under Section 64(5)(b) of the 2004 Act.
Town Centres		Includes the core within a range of different-sized shopping and commercial centres.
Transport Implementation Strategy	TIS	Required by TAN 18 'Transport' (2007) as part of the transport assessment process providing the information necessary to assess the suitability of an application in terms of travel demand and impact. The TIS should set objectives and targets relating to managing travel demand for the development and set out the infrastructure, demand management measures and financial contributions necessary to achieve them. The TIS should set a framework for monitoring the objectives and targets, including the future modal split of transport to development sites.
Travel Plan		A travel plan is a package of actions designed by a workplace, school or other organisation to encourage safe, healthy and sustainable

TERM	ACRONYM (where appropriate)	DESCRIPTION
		travel options. By reducing car travel, Travel Plans can improve health and wellbeing, free up car parking space, and make a positive contribution to the community and the environment.
Unacceptable harm		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.
UNESCO		United Nations Education, Scientific and Cultural Organisation.
Urban Capacity Study		This study establishes the capacity within the Sub-regional Centre and the Urban and Local Service Centres that have been identified within the Plan, to provide new residential units. It contributes to establishing the potential for additional housing development within these Centres.
Urban Service Centres		These have a sub-county role in terms of providing a wide range of services and facilities for their own population and parts of the counties. Some, i.e. Llangefni and Caernarfon also have an administrative function for their counties.
Use Classes Order		The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class, but may be required for change of use from one use class to another.
Utilities		Public services: gas, electricity, water, sewerage, telephones.
Vacancy rates		<p>The relationship between households and dwellings are modelled using 'vacancy rates', which come from the 2011 Census. The rate of vacancies includes second homes and holiday homes. The vacancy rate is calculated by dividing the number of places in occupied households (table KS401) with the total number of houses (QS418). In the case of part of the Plan area that is within the Gwynedd Planning Authority, it was necessary to exclude parts of Gwynedd county that are inside the Snowdonia National Park. The total statistics for the Census Output Areas that are not within the SNP were used.</p> <p>Empty spaces in households and households that are used as second homes are described in the Census as 'places in households without regular residents'. Because there are many holiday homes and second</p>

TERM	ACRONYM (where appropriate)	DESCRIPTION
		homes in Anglesey and Gwynedd, the vacancy rates are higher than places that have fewer households of this type.
Vision		An agreed statement of the overall aims of the Plan.
Wales Spatial Plan	WSP	A plan prepared and approved by the Welsh Government under S60 of the Planning and Compulsory Purchase Act (2004), which sets out a strategic framework to guide future development and policy interventions, whether or not these relate to formal land use planning control. Under S62 (5) (b) of the Act a local planning authority must have regard to the WSP in preparing a Local Development Plan.
Waste		Waste is any material or object that is no longer wanted and requires disposal. If a material or object is re-usable, it is still classed as waste if it has first been discarded.
Welsh Index of Multiple Deprivation	WIMD	The official measure of deprivation in small areas in Wales. It is a relative measure of concentrations of deprivation at the small area level. It looks at issues such as income, housing, employment, access to services, health, environment, education and community safety.
Windfall Site		A site not specifically allocated for development in the Plan, but which becomes available for development during the lifetime of the Plan. Most "windfalls" are referred to in a housing context.
World Heritage Site	WHS	A site (such as a forest, mountain, lake, desert, monument, building, complex, or city) that is on the list maintained by the international World Heritage Programme administered by the UNESCO World Heritage Committee. The programme catalogues names, and conserves sites of outstanding cultural or natural importance to the common heritage of humanity.

