Schedule of Matters Arising Changes (NMC): Chapter 7.2 Managing Growth and Development – Living Sustainably

NMC Number	Policy/Para /Map	Matters Arising Changes
NMC 78	7.2.2	***Delete in order to streamline the Plan:*** ~~The purpose of the land use planning system is to help achieve sustainable development:~~ ~~Sustainable development means making sure that people can satisfy their basic needs in the present, while ensuring that future generations can also look forward to the same quality of life.~~ ~~There are three interconnected 'pillars' of sustainable development, which need to be considered together to deliver development that is truly sustainable:~~ ~~ECONOMIC~~ ~~SOCIAL~~ ~~ENVIRONMENTAL~~
NMC 79	7.2.3	***Delete in order to streamline the Plan:*** ~~Planning Policy Wales (2014) sets out the principles underpinning the Government's approach to planning policy for sustainable development and reflect those principles that it expects all those involved in the planning system to adhere to. As the Plan is a key tool to achieve this aim an overarching strategic policy to promote sustainable development in all its forms throughout the Plan area is required. Detailed application of the objectives set out in the strategic policy is clarified in a suite of other strategic polices and in a suite of detailed policies, which will also provide more specific relevant requirements to achieve the objectives.~~

NMC	80	7.2.4	***Delete in order to streamline the Plan:*** ~~The Plan provides guidance as to how the area will contribute to national and European objectives to reduce carbon emissions, which is a principal cause of global warming. We must try to mitigate and reduce the impacts of climate change as well as adapting to the predicted impacts we are likely to see in the future. The Plan will seek to, amongst other things, support carbon management measure, including maximising renewable and low carbon energy development, support transition to a low carbon economy, support energy efficient improvements that require planning consent to existing buildings and avoid inappropriate development in areas at risk from flooding. These policies ensure that climate change is addressed as an overarching theme.~~
NMC	**81**	PS 5	***Delete criterion 1 and criterion 15 to avoid repetition of criteria included in Policy PCYFF 1 and Policy PCYFF 4, respectively:*** **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.** ~~Accord with national planning policy and guidance in accordance with Policy PCYFF1;~~ **2. Alleviate the causes of climate change and adapting to those impacts that are unavoidable in accordance with Strategic Policy PS 6;** **3. Give priority to effective use of land and infrastructure, prioritizing wherever possible the reuse of previously developed land and buildings within the development boundaries of Sub Regional Centre, Urban and Local Service Centres, Villages or in the most appropriate places outside them in accordance with Strategic Policy PS 15, PS 10 and PS 11;** **4. Promote greater self-containment of Centres and Villages by contributing to balanced communities that are supported by sufficient services; cultural, arts, sporting and entertainment activities; a varied range of employment opportunities; physical and social infrastructure; and a choice of modes of travel;**

		5. Protect, support and promote the use of the Welsh language in accordance with Strategic Policy PS 1; **6. Preserve and enhance the quality of the built and historic environment assets (including their setting), improving the understanding, appreciation of their social and economic contribution and sustainable use of them in accordance with Strategic Policy PS 17;** **7. Protect and improve the quality of the natural environment, its landscapes and biodiversity assets, including understanding, and appreciating them for the social and economic contribution they make in accordance with Strategic Policy PS 16;** **8. Reduce the effect on local resources, avoiding pollution and incorporating sustainable building principles in order to contribute to energy conservation and efficiency; using renewable energy; reducing / recycling waste; using materials from sustainable sources; and protecting soil quality;** **9. Reduce the amount of water used and wasted; reduce the effect on water resources and quality; manage flood risk and maximise use of sustainable drainage schemes; and progress the objectives of the Western Wales River Basin Water Management Plan.** **Proposals should also where appropriate:** **10. Meet the needs of the local population throughout their lives in terms of their quality, types of tenure and affordability of housing units in accordance with Strategic Policy PS 13;** **11. Promote a varied and responsive local economy that encourages investment and that will support our Centres, Villages and rural areas in accordance with Strategic Policy PS 10;** **12. Support the local economy and businesses by providing opportunities for lifelong learning and skills development in accordance with Strategic Policy PS 10;** **13. 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; **14. Promote high standards of design that make a positive contribution to the local area, accessible places, that can respond to future requirements and that reduce crime, antisocial behaviour and the fear of crime in accordance with Policy PCYFF 2.** 15. ~~Promote co-location of developments to optimise opportunities for renewable energy where appropriate.~~
NMC 82	PS 6	***Delete criteria to avoid repetition of criteria included in other Policies and to improve clarity:*** **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 and zero carbon energy technologies energy wherever practical and viable and consistent with the need to engage and involve communities, protect visual amenities, the natural, built and historic environment and the landscape.** **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 ~~(in line with Policy PCYFF1)~~; **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 2);** **6. Safeguarding the best and most versatile agricultural land and promoting allotments, support opportunities for local food production and farming in order to reduce the area's contribution to food miles;** ~~**7.** Providing additional carbon management measures such as natural shelter and cooling and provide networks of green infrastructure and tree planting to compensate for CO2 emissions (in line with Policy PCYFF4);~~ **8. 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;** **9. 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 5);** ~~**10.** Protecting soil in order to ensure that the effects of climate change can be withstood.~~
NMC 83	New policy	***Include new policy after Policy PS 6 to demonstrate the role of development boundaries as a focus for most development:*** **New Policy – 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 polices 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.**

NMC	**84**	New paragraph 7.2.4a	***Include explanatory text to follow new policy about role of development boundaries:*** **Explanation - 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.**
NMC	**85**	New paragraph 7.2.4b	***Include second paragraph in the explanatory text to follow new policy about role of development boundaries:*** **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.**
NMC	**86**	New paragraph 7.2.4c	***Include third paragraph in the explanatory text to follow new policy about role of development boundaries:*** **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.**

NMC 87	PCYFF 1	***Delete criteria 3 as it is superseded with a new policy relating to development boundaries and delete criterion 8, 9, 10, 12 and 13 as the matters are covered in Policy PCYFF 2, Policy TRA 4 and Policy PS 6, respectively:*** **POLICY PCYFF 1: DEVELOPMENT CRITERIA** **A proposal should demonstrate its compliance with:** **1. relevant policies in the Plan;** **2. national planning policy and guidance.** **Proposals should** ~~3. give priority to sites will be approved within defined development boundaries or the built form of identified clusters listed in the settlement framework set out in Strategic Policy PS15, unless a rural location is essential or there is a specific locational requirement, subject to detailed material planning considerations;~~ **4. ~~Should~~ make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density);** **5. ~~Must~~ provide appropriate amenity space to serve existing and future occupants;** **6. ~~Should have regard to the generation, treatment and disposal of waste~~ include provision for storing, recycling and waste management during the construction period and occupancy period;** **7. 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:** 8. ~~Prominent public views into, out of, or across any settlement or area of open countryside~~; ~~9. Vehicular access to and from the highway network and public transport, cycling and pedestrian infrastructure~~

		~~(in line with Policy TRA4);~~ ~~10. The highway network as a result of the volume and type of traffic generated from a proposal (in line with Policy TRA4);~~ **11. The health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance;** ~~12. The quality of ground or surface water;~~ ~~13. The best and most versatile agricultural land~~ 14. **Land allocated for other development/ uses**.
NMC 88	PCYFF 2	***Remove criteria 4, 7, and 11 to avoid repetition of criteria included in Policy PCYFF 4, Policy AMG2 & AMG 4, Policy PCYFF 1*** **POLICY PCYFF 2: 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 PCYFF3; 4. ~~Important local features (including buildings, amenity areas, green spaces and green infrastructure, biodiversity and ecological connectivity) are retained and enhanced as far as possible, in line with Policy PCYFF3;~~ 5. **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);** **6. 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;** 7. ~~It uses resources, including land and energy, as efficiently as possible by:~~ ~~i. Making the best and most efficient use of the land available through being of appropriate density taking into account the character and appearance of the area;~~ ~~ii. Not preventing Precluding the reasonable use of other adjacent land because of the layout and form of the development;~~ ~~iii. Developing brownfield land in preference to greenfield land where possible;~~ ~~iv. Minimising building exposure while maximising solar gain.~~ 8. **Its drainage systems are designed to limit surface water run-off and flood risk and prevent pollution;** **9. 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;**

		10. Where practical, include infrastructure for modern telecommunications and information; 11. ~~Be legible, providing a sense of place;~~ 12. **Encourage active frontages at ground level where development is non-residential;** **13. It helps create healthy and active environments, and considers the health and well-being of future users.**
NMC 89	PCYFF 3	***Amend criterion 1 to clarify how various assessments will be applied and delete reference to other assessments in order to improve clarity:*** **POLICY PCYFF 3: 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 ~~conforms with~~ the Landscape Character Area Assessment or Seascape Character Area Assessment ~~or other detailed assessments adopted by the Local Planning Authority;~~** **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.**
NMC 90	PCYFF 4	***Replace Policy PCYFF 4 with an alternative Policy to provide clarity in terms of expectation at a planning application stage:*** ~~POLICY PCYFF4: CARBON MANAGEMENT~~ ~~Developers should carefully consider the most appropriate carbon management measure, or group of measures, at the conception of a development scheme. This may be an individual measure or a combination of both energy efficiency and renewable energy measures. The most appropriate technology for the site and the surrounding area should be used. In all cases, schemes should be of the highest aesthetic quality in line with Policy PCYFF2 and take into consideration the potential cumulative impacts of a combination of carbon management measures.~~ ~~An energy assessment can help identify the most suitable carbon management options for a development and should be undertaken prior to deciding upon the most suitable course of action to take. The potential options for energy efficiency and renewable energy generation are listed below:~~ ~~Potential Options for Energy Efficiency:~~ ~~1. New build construction~~ ~~i. The energy efficiency of building fabric (including the whole building envelope which includes the ceiling, walls, windows, floors, roofs, foundations and doors);~~ ~~ii. Passive design (including natural lighting, passive cooling and passive solar heating).~~

		2. Existing buildings i. The upgrading of existing building elements such as doors, floors, roofs, walls and windows. Potential Options for Renewable Energy: Biomass, heat pumps (air, ground and water), solar photovoltaic, solar thermal, marine, waste, water and wind, including micro-generation and free-standing apparatus. The lists of energy efficiency and renewable energy measures are not exhaustive and are likely to evolve as technological advances are made in carbon management techniques. Carbon management schemes will be permitted, provided that they conform to the criteria set out below. 3. Carbon management measures must: i. Be sympathetic to the character and appearance of buildings and their surroundings, especially when dealing with buildings in the historic environment; ii. Be sympathetic to the character and appearance of the surrounding landscape; iii. Be sympathetic to nature conservation sites and wildlife. 4. Carbon management measures must not: i. Compromise and/or damage the architectural/ historic integrity of buildings; ii. Detrimentally impact upon residential amenities. 5. Appropriate mitigation and reversibility measures will be expected to be demonstrated in schemes involving renewable technology apparatus. 6. The application of carbon management measures must be detailed within accompanying Design and Access Statements with reference to the hierarchy approach included in Technical Advice Note 12: Design to reduce carbon and other greenhouse gas emissions associated with development. Where appropriate, the Council will consider imposing a planning condition on consents granted for renewable technologies to ensure that all apparatus are removed at the end of their lifespan and that any affected building fabric is repaired, if necessary.

		Policy PCYFF 4 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 though 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 CO^2 savings;** **ii. The proposed technology's capacity and size;** iii. **Location of the technology plotted on site plans.**
NMC 91	7.2.14 – 7.2.20	***Delete existing explanation to Policy PCYFF 4 and replace with new text (included as NMC 92 and NMC 93 below) to align with the new policy.*** ~~Climate change, caused by increasing levels of greenhouse gases, poses a significant challenge of the plan area. The predicted impacts of climate change include hotter and drier summers and wetter winters. The pattern of rainfall is~~

		~~likely to fall in more intense storms.~~ ~~Whilst the Plan can have little impact on global CO_2 levels, it can have a significant impact at a local level through ensuring that carbon emissions from new development are limited to the minimum practicable amount.~~ ~~It is important that new development responds to the challenges posed by climate change. Part of this response should involve the consideration of carbon management in new build applications, including energy efficiency and renewable energy measures.~~ ~~Existing buildings also have a role to play in reducing the plan area's overall carbon footprint and appropriate carbon management retrofitting measures are encouraged.~~ ~~Carbon management is the measurement and management of emission of the greenhouse gases covered by the Kyoto Protocol. These greenhouse gases are translated into CO_2 equivalents in determining reductions in emissions.~~ ~~Carbon management measures, comprising of both energy efficiency and renewable technologies, are essential in helping to reduce the carbon footprint of the plan area and are strongly encouraged in both new build construction and the retrofitting of existing buildings. Schemes including carbon management measures will be supported, provided that they are of the highest standard in terms of both design and energy performance.~~ ~~A holistic approach to carbon management is encouraged and can be applied to a wide range of both energy efficiency and renewable technology measures. The overall energy performance of a building envelope should be taken into consideration at the start of the conception of a development scheme.~~

NMC 92	New paragraph 7.2.14a	***Include new text to support new Policy PCYFF 4:*** **Explanation** **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.**
NMC 93	New paragraph 7.2.15a	***Include new text to support new Policy PCYFF 4:*** **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.**
NMC 94	7.2.24	***Delete wording that describes a Ministerial letter and intention to undertake research and replace with alternative wording to reflect current situation:*** In 2012 Renewable Energy Capacity Studies were prepared for Gwynedd (county) and Anglesey to assess the potential capacity for renewable sources of energy. The purpose of the Studies was to help each Council understand the potential resources from each renewable energy technology. The Studies considered a number of on-shore technologies, e.g. onshore wind, hydropower, biomass. Off-shore resources were acknowledged in the Studies but they do not contribute to the renewable energy capacity figures of the Plan area. **The Studies were updated during 2016 (Potential Renewable Energy Study – towards renewable energy targets".** ~~In September 2015 the Welsh Government provided an updated 'Practice Guidance: Planning for Renewable and Low Carbon Energy – A Toolkit for Planners'. This had an additional~~

			~~section on how to assess the potential for solar farm developments. A letter dated the 10 December 2015 by the Minister for Natural Resources stated his expectations for energy policies in LDPs. He expects allocations or identification of areas of search for local authority scale (5MW to 25MW) renewable energy schemes or other low carbon technologies. In light of this the Councils have commissioned additional work to ascertain any potential areas for solar farm development. In addition an assessment against the areas Landscape Sensitivity and Capacity Study will ascertain whether any local authority scale areas of search should be identified in the Plan.~~ **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**.
NMC	**95**	7.2.24a	***Include additional text to provide an overview of the results of the studies in terms of renewable energy technology opportunities:*** **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, tidal. This table provides details of the potential opportunities:** ~~The Studies found that while the Plan area had a high natural resource for renewable energy, it also has a large number of high quality landscapes that reduces what is deployable. The following Strategic Policy provides a positive framework to deliver energy from renewable energy resources.~~
NMC	**96**	New table	***Include a table that sets out the opportunities under different scenarios to generate renewable electricity:*** **Table 12A – Renewable Electricity Potential for 2026**

Energy Technology	Existing Installed Capacity (MWe)	Potential Capacity (MWe)	Existing Energy Generated (GWh)	Additional Potential for Energy Generated (GWh)	% 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%

NMC 97 | New table

Include a table that sets out the opportunities under different scenarios to generate renewable heat:

Table 12B – Renewable Heat for 2026

Energy Technology	Existing Installed Capacity (MWt)	Potential Capacity (MWt)	Existing Energy Generated (GWh)	Additional Potential for Energy Generated (GWh)	% Delivered by 2026	Total Additional Potential for Renewable Energy Delivered by 2026 (GWh)
Microgeneration	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		9.3		40.7	0%	0
Biomass		60.5		264.7	13.8%	36.5
Total	12.4	545.7	Unknown	1,129	4.67%	52.795
Projected Gas Demand (2026)						647.2
Renewable Energy contribution % of heat demand (currently supplied by Gas)						8.2%

NMC 98 | New paragraph 7.2.24b

Include new paragraph after the tables to set out the renewable energy targets within the Plan area:

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 biomas 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 are 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 271% of the electricity needs and 8.1% of the heating needs of the Plan area by 2026.
NMC	**99**	New paragraph 7.2.24c	***Include new paragraph to describe the policy framework to facilitate renewable energy technology, subject to external factors that are outwith the Plan:*** **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 1A, Policy ADN 2 as well Policy PCYFF 4 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.**
NMC	**100**	PS 7	***Amend text by deleting reference to residential and holiday accommodation from criterion 2 i as its inclusion does not align with Policy PS 16, and amend criterion 2 iii to refer to holiday accommodation in order to highlight importance of amenity of visitors who occupy properties whilst on holiday in the Plan area:*** **STRATEGIC POLICY PS7: 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:** **i. ensuring that installations in areas covered by international or national landscape designations and visible beyond their boundaries, or areas of local landscape value, in accordance with Strategic Policy PS 16 do not individually or cumulatively compromise the objectives of the designations especially with regard to landscape character, and visual impact ~~residential amenity and amenity of housing used by visitors on holiday~~;** **ii. ensuring that installations in accordance with PS 16 do not individually or cumulatively compromise the objectives of international, national and local nature conservation designations;** **iii. supporting installations outside designated areas provided that the installation would not cause significant demonstrable harm to landscape character, biodiversity, or amenity of residential or holiday accommodation ~~amenity~~, ~~amenity of housing used by visitors on holiday,~~ 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.**
NMC 101	ADN 1	***Amend criteria 2 & 3 to remove reference to the setting of SLAs in order to better reflect national policy and guidance; amend criteria i & ii to better reflect the higher level of protection afforded to national or International designations; clarify relationship with the typology table, i.e. that the height and size element of the typology is the key determinant:*** **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, SLA ~~and~~ <u>provided they don't have a significant detrimental effect on</u> the setting of the AONB, ~~SLA,~~ National Park and World Heritage Site.** **3. In the AONB <u>and the</u> SLA and <u>sites that affect</u> the setting of the AONB, ~~SLA,~~ 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.~~ ~~the proposal will not have an unacceptable impact upon visual amenity or landscape character through: the number, scale, size, design and siting of turbines and associated infrastructure especially in areas designated for their historic or landscape value;~~** **ii. ~~the proposal will not result in demonstrable harm to biodiversity including statutorily protected sites and **species in particular bats and birds**~~ <u>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</u>;** **iii. 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;** **iv. the proposal will not result in significant harm to the residential visual amenities of nearby residents;** **v. the proposal will not result in unacceptable electromagnetic interference to communications installations, radar or air traffic control systems, emergency services communications, or other telecommunication systems;** **vi. the proposal will not have unacceptable cumulative impacts in relation to existing wind turbines, ~~those~~**

			~~implemented~~ **and those which have permission, and other prominent landscape features;** **vii. 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 ~~and an appropriate land restoration and aftercare scheme agreed~~.** **Where required, the proposal should be informed by a Landscape and Visual Impact Assessment** **A proposal will be considered as falling within the typology ~~category~~ that represents the biggest type (height and scale) for which it qualifies.**
NMC	**102**	7.2.27	***Include additional text to clarify the Policy's objective:*** **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
NMC	**103**	7.2.30 – 7.2.33	***Delete paragraphs to streamline the explanation, avoiding repetition of criteria in the Policy:*** ~~The study concluded that in both the AONB and SLA and areas contributing to their setting, there is no capacity for wind energy development with the exception of very infrequent domestic scale development which should relate well to existing settlements/buildings. The setting of the National Park and World Heritage Site limits the capacity/scale of developments in such locations.~~ ~~For areas outside the AONB, SLA or the setting of a sensitive location there is potential for either Micro or Small scale developments as defined in the table below.~~ ~~Medium scale wind farms / turbines will be limited to development on suitable urban / industrial brownfield sites or~~

<table>
<tr><td></td><td></td><td>~~subject to suitable justification as a repowering scheme for an existing wind farm / turbine.~~

~~Since no Strategic Search Area has been identified within the area no Large or Very Large scale wind farms / turbines will be supported.~~</td></tr>
<tr><td>NMC 104</td><td>New paragraph 7.2.33a</td><td>Include alternative paragraph to explain the typology table:

<u>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.</u></td></tr>
<tr><td>NMC 105</td><td>Tabl 13</td><td>Amend wind turbine typology table to clarify:

<table>
<tr><th>Wind Energy Typology</th><th>Indicative Output (broad output category)</th><th>Supplementary Criteria <u>(to be read in conjunction with Policy ADN 1)</u>

(meets one or more of the criteria)
(determines whether this typology applies or whether a larger one does)</th></tr>
<tr><td>DOMESTIC</td><td>Under 10kW</td><td>• Single turbine applications
• Turbine up to 15m to blade tip
• Turbine may be roof-mounted or pole-mounted</td></tr>
</table>
</td></tr>
</table>

			MICRO	under 50kW	• Single or twin turbine applications • Turbine up to 20m to blade tip	
			SMALL	under 5MW	• 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	• Turbines up to 9 in number • Turbines up to 80 metres to blade tip • Viewed as a large group	
			LARGE	over 25MW	• 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	• Turbines over 110 metres to blade tip • Viewed as a very large scale wind farm	
NMC	**106**	7.2.34	***Delete in order to improve clarity:*** ~~Encouragement is given towards community based projects in appropriate locations. The LPA will seek to negotiate Community Benefits in respect of wind farms / turbine development as a means to off-set or compensate for community impacts.~~			
NMC	**107**	7.2.36	***Delete in order to improve clarity:*** ~~Regard should be given to other policies within the plan especially those in relation to natural and historic environment. Supplementary Planning Guidance will be prepared to provide advice on the matter.~~			

NMC	**108**	New paragraph 7.2.38a	***Insert additional paragraph after Table 14 to describe different types of community benefit:*** **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.**
NMC	**109**	New paragraph 7.2.38b	***Include additional paragraph to explain that other policies in the Plan will also be relevant and that a Supplementary Planning Guidance will provide detailed guidance:*** **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 placement of separate development of renewable energy.**
NMC	**110**	New Policy ADN 1A	***Include new policy to provide a framework to address proposals for PV solar energy:*** **POLICY ADN 1A: 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.**
NMC	**111**	New paragraph 7.2.38c	***Include new paragraph as an explanation to new Policy ADN 1A*** **Explanation:** **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.**
NMC	**112**	New paragraph 7.2.38ch	***Include new paragraph as an explanation to new Policy ADN 1A*** **Based upon a strategic level assessment it identified potential opportunity areas that could deliver schemes of 5MW or more. As search areas, they 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**

<table>
<tr><td></td><td></td><td><u>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.</u></td></tr>
<tr><td>NMC 113</td><td>New Table</td><td>Include a tabl to identify the potential opportunity areas shown on the Proposals Maps:
<u>Table 14A : Potential Opportunity Areas</u>
<table><tr><th><u>Potential Opportunity Area Number</u></th><th><u>Location of Area (Nearest Settlement)</u></th><th><u>Total Site Area (Ha)</u></th></tr><tr><td><u>S1</u></td><td><u>Rhoslan</u></td><td><u>117.3</u></td></tr><tr><td><u>S2</u></td><td><u>Rhoslan</u></td><td><u>90.9</u></td></tr><tr><td><u>S3</u></td><td><u>Llangefni</u></td><td><u>14.4</u></td></tr><tr><td><u>S4</u></td><td><u>Pentraeth</u></td><td><u>13.2</u></td></tr><tr><td><u>S5</u></td><td><u>Pentraeth</u></td><td><u>27.0</u></td></tr><tr><td><u>S6</u></td><td><u>Gwalchmai</u></td><td><u>54.9</u></td></tr><tr><td><u>S7</u></td><td><u>Gwalchmai</u></td><td><u>44.1</u></td></tr><tr><td><u>S8</u></td><td><u>Llanddeusant</u></td><td><u>126.7</u></td></tr><tr><td><u>S9</u></td><td><u>Llanddeusant</u></td><td><u>19.3</u></td></tr><tr><td><u>S10</u></td><td><u>Caergeiliog</u></td><td><u>115.0</u></td></tr><tr><td><u>S11</u></td><td><u>Caergeiliog</u></td><td><u>12.3</u></td></tr></table></td></tr>
<tr><td>NMC 114</td><td>7.2.38d

New paragraph</td><td>Include text to ensure clarity:

<u>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.</u></td></tr>
</table>

NMC	**115**	ADN 2	***Amend policy to better align with Policy PS 7:*** **POLICY ADN 2: OTHER RENEWABLE ENERGY AND LOW CARBON TECHNOLOGIES** **Proposals for ~~non-wind~~ renewable and low carbon energy technologies, other than wind or solar, which contribute a low carbon future will be permitted ~~within development boundaries~~ provided ~~they do not cause unacceptable impact to the character or amenity of the area~~ 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.** ~~Small scale proposals located outside development boundaries are required to justify the need to be sited in such a location.~~

			~~Large scale proposals located outside development boundaries will be permitted in exceptional circumstances where there is an overriding need for the scheme which can be satisfactorily justified or there are specific locational circumstances for the siting of the development.~~ ~~In all cases proposals should not cause an unacceptable harm to the landscape, biodiversity, archaeology and areas of historic value or their settings. In addition the potential effect of cumulative impact of renewable energy technologies should be considered.~~
NMC	**116**	7.2.39	***Include additional text to clarify the scope of the Policy:*** This policy covers a range of renewable energy technologies including ~~solar,~~ 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 1A.**
NMC	**117**	7.2.41	***Amend to clarify scope of the Policy***: **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.** ~~In considering proposals within development boundaries, consideration will be given towards the potential impact upon the amenity of adjacent land, properties, residents and the community. Proposals will not be permitted if they have an unacceptable impact upon archaeology, conservation area or the setting of a conservation area, listed buildings or other features or areas of historical value. In line with criterion 3 of policy PS5 Sustainable Development, priority will be given towards the use of previously developed land and buildings for renewable energy technologies.~~

NMC	**118**	7.2.42	***Delete in order to streamline the explanatory text/ Plan:*** ~~Small scale developments outside development boundaries should be located in close proximity to existing buildings and structures and will not cause unacceptable harm to the landscape, biodiversity, archaeology and areas of historic value or their setting.~~
NMC	**119**	7.2.43	***Delete in order to streamline the explanatory text/ Plan:*** ~~Large scale developments outside development boundaries should provide justification over the need to locate the development in the open countryside as well as not cause an unacceptable harm to the landscape, biodiversity, archaeology and areas of historic value or their setting.~~
NMC	**120**	7.2.45	***Delete in order to streamline the explanatory text/ Plan:*** ~~The Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study was commissioned to manage development such as field scale solar PV energy development by identifying and protecting sensitive and distinct areas from inappropriate development.~~
NMC	**121**	7.2.46	***Delete in order to streamline the explanatory text/ Plan:*** ~~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.~~

NMC	**122**	7.2.47	***Delete in order to streamline the explanatory text/ Plan:*** ~~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).~~
NMC	**123**	7.2.48	***Delete in order to streamline the explanatory text/ Plan:*** ~~Regard should be given towards the Sensitivity and Capacity Study in relation to the potential scale of development that could be accommodated in the different LCA.~~
NMC	**124**	ARNA 1	***Amend to improve clarity:*** **POLICY ARNA 1: COASTAL CHANGE MANAGEMENT AREAS** **Coastal Change Management Areas (CChMA) are identified in Appendix 6.** **<u>New Residential Development</u>** **Proposals for new dwellings, replacement dwellings, subdivision of existing buildings to residential use or conversion of existing buildings to residential use will be refused in the CChMA.** **<u>Relocation of existing permanent dwellings in the countryside</u>** **Proposals for the relocation of existing permanent dwellings in the countryside located in the CChMA predicted to be affected by coastal erosion <u>and/or flood risk</u> will be permitted provided they conform to the following criteria:**

		1. The development replaces a permanent dwelling which is affected or threatened by erosion <u>and/or flood risk</u> 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 either cleared and made safe; and** **4. The proposal should result in no detrimental impact on the landscape, townscape or biodiversity of the area.** **<u>New or Existing Non-Residential Buildings</u>** **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, <u>will be permitted</u> 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) <u>and that the development complies with TAN 15 over the period of its permission</u>** **<u>Extensions to Existing Dwellings, Community Facilities or Services or Infrastructure</u>** **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.** **<u>New or Replacement Coastal Defence Schemes</u>** **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.**

		<u>Managing Development</u> **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.**