

The proposed focused changes table contains the following information;

Focused Change Reference: This is a unique code for each proposed focused change (e.g NF1, NF2, NF3....).

Proposed Focused Change (Text): The section of text affected by one or more proposed focused change is shown with ‘tracked changes’. The proposed addition of text shown as **bold and underlined** and the proposed deletion of text shown with a ~~strike through~~. This allows readers to clearly see how the text is being changed so they do not have to refer back to the original Deposit Plan document.

Proposed Focused Change (Maps): Changes to the inset maps and constraint maps are shown using a dashed line to represent the amended boundary, a brief description of the change is also shown on the map.

Justification for change: A broad indication of why a change is being suggested. Changes are proposed as a result of the objections received during the Deposit Draft consultation period, and are mainly made to reflect the latest available information, to ensure accuracy or to ensure consistency throughout the Plan.

APPENDIX B – CHAPTERS 1 - 6

Chapter 1 – Executive Summary

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
NF 1	1.32 table 3	1098	Supporting the energy sector - by supporting development (e.g. nuclear, biomass, solar power and wind development) where any significant adverse impacts (e.g. noise, air quality, traffic and visual impact) have been avoided <u>or mitigated to acceptable levels.</u>	To ensure internal consistency

Chapter 3: Policy Context (National, Regional and Local)

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
NF 2	3.7 – 3.9	1099, 1100,	3.7 A site near the Wylfa nuclear power station in the north of the island of Anglesey has been identified by the UK Government in the National Policy Statement as a	For correctness

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
		1101	<p>possible potentially suitable site for a new nuclear power station by 2025. Because of its importance to the UK constructing the new nuclear power station is a Nationally Significant Infrastructure Project under the Planning Act 2008. Because of its importance to the UK, As a Nationally Significant Infrastructure Project the development of a nuclear power station on this site will be the subject of a different approval process to the one that a local planning authority usually goes through. Under the new Nationally Significant Infrastructure Project consenting procedure in the Planning Act 2008, an application for a Development Consent Order will be submitted to the National Infrastructure Department within the Planning Inspectorate. The Planning Inspectorate will consider the application and make a recommendation to the Secretary of State for Energy as to and they will decide whether the application should be approved or not. The Secretary of State will then decide to grant the Development Consent Order or not.</p> <p>3.8A In Wales the Development Consent Order cannot except in very limited circumstances also consent development that is classed as “associated development”. Instead in Wales such associated development is consented under the Town and Country Planning Act 1990 by In contrast to the procedure in England, it will be the local planning authority that determines applications for developments associated with the main site. Although not strictly associated development in terms of how it is defined under the Planning Act this Plan uses the term for such development which supports the Nationally Significant Infrastructure Project. Associated developments for the Wylfa Newydd Project may include:</p> <ul style="list-style-type: none"> • Facilitating work on the main site • Route Road improvements along the A5025 on or from the existing route • Transport and freight logistics Logistical infrastructure and park and travel • Temporary construction worker accommodation for construction workers 	

Ref	Section	Rep. ID	Proposed Focussed Change	Justification	
			<p>3.9 In July 2011, six National Policy Statements were approved for Energy. The National Policy Statement provides the national policy that is used to assess proposals for major energy projects and decisions on them are made by the Secretary of State National Infrastructure Department. National Policy Statements EN1 (Overarching National Policy Statement for Energy) EN-3 (National Policy Statement for Renewable Energy), EN-5 (National Policy Statement for Electricity Networks Infrastructure) and EN-6 (National Policy Statement for Nuclear Power Generation) are those which are likely to be related to the Plan area because of the likely development of major infrastructure projects with land use implications, e.g. construction of a new nuclear power station at Wylfa; improvements to the National Grid electricity transmission network. Volume II of National Policy Statement EN-6 identifies the indicative boundary of the site for the new nuclear power station on Anglesey; EN-6 does however recognise that such boundaries shown in the NPS may vary from the site boundary which is ultimately is proposed for development consent to account for changes required by detailed layout, additional construction land, etc</p> <p>3.9 Although the main objective of The Planning Act 2008 and National Policy Statements create a framework within which the Secretary of State must assess and determine nationally significant infrastructure projects. Local development plans are expected to be prepared in accordance with the national policy statements and is to provide guidance to the Planning Inspectorate to make decisions on relevant major projects, as such the process of preparing the Plan must address these National Policy Statements fully and interpret them when preparing any relevant policies.</p>		
NF	3	3.10 Table 5	1081	Replace reference to North Wales Transport Plan (TAITH) and Mid Wales Transport Plan (TRACC) with a reference to the North Wales Joint Local Plan and the Mid Wales	For correctness

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			Joint Local Plan	

Chapter 5: Vision and Strategic Objectives

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
NF 4	5.4	1103	<p>In Anglesey, the Anglesey Energy Island Programme has identified the following vision in the New Nuclear Build at Wylfa Supplementary Planning Guidance (2014) in order to set the Council’s aspirations for Wylfa Newydd, which is essential to transform the Island’s economy in the future and provide a long term and sustainable quality of life for Anglesey’s residents:</p> <p>“The New Nuclear Station at Wylfa is a positive driver for the transformation of the economy and communities on Anglesey, providing sustainable employment opportunities, improving the quality of life for the existing and future generations and enhancing local identity and distinctiveness.”</p> <p><u>The Councils consider that the Wylfa Newydd Project provides a unique and unprecedented opportunity for Anglesey and project promoters to work together to contribute to the socio-economic transformation of Anglesey and the wider North Wales region, providing sustainable employment opportunities, improving quality of life for existing and future generations and enhancing local identity and distinctiveness.</u></p>	To ensure internal consistency
NF 5	Vision – bullet point 5	1104	<p>By 2026</p> <ul style="list-style-type: none"> • which boasts an appropriately skilled workforce • where its residents and businesses are able to grasp new transformational economic 	To ensure internal consistency

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<p>opportunities in order to thrive and prosper</p> <ul style="list-style-type: none"> • 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, <u>including hosting a new generation nuclear power station, generating low carbon energy and catalysing regeneration in the Plan area</u> 	
NF 6	Theme 3	1105	<p><u>SO[x] support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating a suitable network of Wylfa Newydd Project-related associated development sites while ensuring that adverse effects of the Wylfa Newydd Project on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided.</u></p>	For clarity and to ensure internal consistency
NF 7	Theme 4 SO14	116	<p>SO14 To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy <u>to support economic growth.</u></p>	For clarity and to ensure internal consistency
NF 8	Theme 5 Key Outputs	306	<p>Key outputs:</p> <ul style="list-style-type: none"> • developments given permission in Conservation Areas will have maintained or improved their historic character; • no Scheduled Ancient Monument will have been lost due to development; 	To ensure internal consistency

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<ul style="list-style-type: none"> no development given planning permission will have resulted in a loss of a site of international or national nature conservation value <u>or damage to any of their features.</u> Development permitted within or adjacent current or future World Heritage Sites will have maintained or improved their historical character. 	

Chapter 6: The Strategy

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
NF 9	6.11	302	It seeks to establish a strong network of settlements that make the Plan area more self-sufficient in terms of access to jobs, affordable homes, and services such as education and training, shops, and leisure. The priority will be to meet needs as locally as possible and to retain as much benefits as possible from investment locally, recognising that the magnitude of investment in Wylfa Newydd has the potential to benefit areas beyond the Plan area. The Plan balances the importance of sustaining rural economies with the need to protect the countryside, <u>including the natural environment</u> . A full list of settlements, where they sit in the settlement hierarchy and the implications is included in Appendix 4.	To ensure internal consistency of the Plan
10	6.24 & 6.25	959,960, 972, 973, 985, Council	6.24 The Gwynedd and Anglesey Single Integrated Plan (2014) identifies the need to ensure that the Welsh language thrives. Gwynedd's Welsh Language Strategy (2013) and Planning Policy Wales recognise that the land use planning system can contribute to sustaining and strengthening the Welsh language in communities. <u>The Planning (Wales) Act introduces legislative provision for the Welsh language in the planning system. Section 11 requires local planning</u>	

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			<p><u>authorities to take the Welsh language into account when undertaking a sustainability appraisal, as part of Plan preparation. This ensures that the appraisal must include an assessment of the likely effects of the plan on the use of Welsh language in the community.</u></p> <p><u>Therefore, having assessed the densities of Welsh language use across the Plan area, and the legislative and policy context it is considered to be an issue that requires addressing in the Plan.</u> Subsequently, sustaining and strengthening the Welsh language is an objective within the Sustainability Appraisal (SA) framework. An iterative Welsh Language Impact Assessment (WLIA) has informed the SA. The results of the WLIA are recorded in a report of its findings, which is published alongside the Deposit Plan. <u>Strategic objective SO1 re-enforces the sustainability objective.</u></p> <p>6.25 It is therefore considered necessary for the Plan to contain a specific policy to <u>set out the circumstances where the Councils will need to consider the impact of development on the Welsh language and culture</u> address the Welsh language. Additionally the protection and enhancement of the language within the Plan area is promoted through various policies in the Plan. <u>Table 7 in Chapter 3 draws attention to these policies.</u> The policies facilitate the type of development that can <u>help</u> create the right circumstances to contribute to maintaining and creating Welsh speaking communities, e.g. mixture of housing (tenure and type), employment opportunities, community services and facilities. Supplementary Planning Guidance will be prepared that will expand on relevant Policies in the Plan in order to achieve sustainable communities.</p>	
NF	11 6.26	1113	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	To ensure internal

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			status will be the biggest driver of spatial and social change over the Plan period. It is important that the Plan acts as a facilitator of economic development. This will be achieved through a policy framework that supports the principles of each Authority's Strategic Plans, the Anglesey and Gwynedd Single Integrated Plan, Employment Plans and the Anglesey Energy Island Programme. <u>Specifically, the Plan will facilitate the timely development of the Wylfa Newydd Project in accordance with the National Policy Statements.</u>	consistency of the Plan
NF 12	6.28	1114	Delivery of Wylfa Newydd and other major strategic projects will require significant private sector investment. They will require major investments in infrastructure, bringing major economic, social and environmental opportunities, as well as challenges. The Plan has an important role in facilitating the sustainable development of these projects whilst protecting the unique culture, heritage and natural environment of the area. The Councils in partnership with Welsh Government, <u>project promoters</u> , and business organisations will promote and support sustainable economic development. In order to boost economic activity on Anglesey the Island has been identified as an Enterprise Zone. As indicated in Chapter 3, the assignment of Enterprise Zone status to the island of Anglesey complements the existing Anglesey Energy Island Programme, set up to bring high skilled jobs to the area from major energy investments and establish the island as a world renowned centre of excellence in low carbon energy generation. Nine key sites on the Island have been identified in respect of being subject to focussed support. The Welsh Government has also identified the Snowdonia Enterprise Zone, which, although located in the Snowdonia National Park, could help spread prosperity beyond the Park's administrative boundaries.	For clarity
NF 13	6.40	117, 218	The basic housing requirement (the target) for the Plan area, i.e. 7,184, <u>which includes a vacancy provision</u> , is based on assessment of all the evidence and is directly related	For clarity

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			<p>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.</p>	

APPENDIX B – CHAPTER 7.1

Chapter 7.1 – Managing Growth and Development – Safe, Healthy Distinctive and Vibrant Communities

Welsh Language and Culture

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
NF 14	7.1.3	959, 960, 972, 973, 985	<p>7.1.3 Where development is proposed, consideration must be given to the enhancement and protection of the language and culture. <u>Key to this is sustaining existing communities. The Plan, along with national planning policy and guidance, offers a number of policy approaches that although not directly referring to the Welsh language, along with other partner initiatives, will have a positive impact. The strategy recognises that a large proportion of the existing population live in rural settlements and therefore supports rural as well as urban communities.</u></p> <p><u>Probably of most importance to sustaining local communities and strengthening the language is the need to promote healthy local economies. This approach provides opportunities for people to remain within the Plan area rather than seeking jobs elsewhere. The Plan includes a series of Policy that will facilitate this objective, encouraging economic opportunities close to where people live which will have a positive effect on the vibrancy of the community and the Welsh language. Additionally, it is expected that any retail, industrial or commercial development demonstrates an understanding of the linguistic composition of the area where the planning application relates and recognition of the status of Welsh as the official language in Wales. There should be a commitment to treat Welsh and English on an equal basis. Policies will help ensure that the right level and type of need is met</u></p>	To ensure internal consistency

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<p><u>and that the rate at which the development comes forward allows the development to be absorbed without damaging the character of the community. Additionally policies will aim to retain existing community facilities and facilitate replacement facilities or new facilities, as appropriate.</u></p> <p>7.1.4 Strategic Policy PS1 sets the context for the assessment of the potential impact of proposals upon the language and culture and will also inform the scale and location of new development as proposed within the settlement strategy.</p>	
NF 15	Strategic Policy PS1	127, 800, 937, 955, 958, 1115, 959, 960, 972, 973, 985	<p>STRATEGIC POLICY PS1: WELSH LANGUAGE AND CULTURE</p> <p>The Councils will promote and support the use of the Welsh Language in the Plan area. This will be achieved by:</p> <ol style="list-style-type: none"> 1. <u>Requiring a Welsh Language Statement, which will set out how the proposed development will protect, promote and enhance the Welsh language, where the proposed development falls within one of the following categories:</u> <ol style="list-style-type: none"> a) <u>Retail, industrial or commercial development employing more than 50 employees and/ or with an area of 1000 sq m or more; or</u> b) <u>Residential development which will individually or cumulatively provide more than the indicative housing target set out for the settlement in Policies TAI 14 – 18; or</u> c) <u>Residential development of 5 or more housing units on allocated</u> 	For clarity and to ensure internal consistency of the Plan

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<p><u>or windfall sites that doesn't propose to provide an adequate range of sizes and types of housing units;</u></p> <p>2. <u>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:</u></p> <p>a) <u>involves a windfall site; and</u></p> <p>b) <u>will attract or accommodate significant numbers of people than originally anticipated in the Plan's policies and proposals;</u></p> <p>3. Using appropriate mechanisms to ensure that suitable measures that mitigate negative impacts are provided or a contribution is made towards them <u>mitigating those impacts;</u></p> <p>4. Refusing proposals that due to its size, scale or its location, would cause significant harm to the character and language balance of a community;</p> <p>5. Requiring Encouraging all <u>operational</u> signage by public bodies and by commercial and business companies to be bilingual;</p> <p>6. Encouraging the use <u>Expect that</u> of Welsh place names <u>are used</u> for new developments, house and street names.</p>	
NF	16 7.1.4	800, 937,	<p><u>It is intended that all of the measures outlined in the paragraphs that precede this Policy will support communities and the Welsh language.</u></p>	For clarity and to ensure

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
		955, 958, 1115, 959, 960, 972, 973, 985	<u>Nonetheless, in order to make informed judgment at a planning application stage information will be sought in relation to applications where development, if permitted, would come forward at a rate or scale different to that envisaged at the Plan preparation stage, as set out in criteria 1 and 2. Pre-application advice should be sought from the LPA as to whether a Statement or an Assessment should be provided</u> The Welsh Language will be promoted through different policies within the Plan. The range of opportunities provided by the strategic and detailed policies, including a variety of different dwelling types, local employment growth and protecting and enhancing the cultural heritage will contribute towards improving the vitality of the Welsh language. Supplementary Planning Guidance will be published to provide further advice on the matter.	internal consistency of the Plan

Infrastructure and developer contributions

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
NF 17	7.1.7 – 7.1.9	1118 1119 1120	7.1.7 A new planning charge came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. These Regulations allow local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes transport schemes, flood defences, schools, hospitals and other health and social care facilities, parks, green spaces and leisure centres. 7.1.8 After the 6th April 2015 only 5 contributions from section 106 agreements, since 6th April 2010, can be included within a fund for sharing resources, for example contribution towards play areas from a	To add clarity and accuracy to the Plan.

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<p>number of developments within a settlement.</p> <p>7.1.8 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 is a voluntary mechanism. 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 However, evidence is required to show that the market is viable to allow for this it.</p> <p>7.1.9 However the CIL Regulations do limit the use of section 106 agreements from 6th April 2015. From this date the Councils may only pool contributions from up to five section 106 agreements (entered into from 6th April 2010) to a fund or to provide infrastructure. Previously unlimited contributions, could be included within a fund for sharing resources, for example contribution towards play areas from a number of developments within a settlement could be pooled.</p> <p>7.1.9A 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 the Regulations continue to allow this (see paragraph above). The Councils are investigating the possibility of introducing a CIL, by having regard to the impact upon viability of development. The CIL will be subject to a separate process and documents to the Plan. Information will be gathered upon the costs of preparing strategic infrastructure, the different sources to pay for the infrastructure and viability of sites. Discussions will also be held with other developers and stakeholders who have an interest and information about the area.</p>	

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
NF 18	Strategic Policy PS2	1122, 119	<p>The Councils will expect new development to ensure sufficient provision of essential infrastructure (either on-site or to service the site) is either already available or provided in a timely manner to make the proposal acceptable, by means of a planning condition or obligation. Subject to meeting the statutory tests, maintenance payments may be required pursuant to section 106 agreements It may happen that planning obligations are required for maintenance payments in order to meet the initial costs of running services and facilities and to compensate communities for loss or damage caused by development.</p> <p>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.</p>	To add clarity and accuracy to the policy in accordance with the regulations.
NF 19	Policy ISA1	697, 1115, 511, 959, 960, 972, 973, 985	<ol style="list-style-type: none"> 1. Affordable housing 2. Sports and leisure facilities 3. Education facilities 4. 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 	<p>For clarity and ensure internal consistency</p> <p>To demonstrate that appropriate regard is made to National Policy and Guidance.</p>

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<p>14. Regeneration Public Realm</p> <p>15. Flood risk management measures</p> <p>16. Service and utilities infrastructure, including water supply, drainage, sewers, gas and electricity</p> <p>17. Other contribution considered appropriate to the proposal</p> <p>Archaeological and historic assets</p>	
NF 20	7.1.10 – 7.1.12	1125 1126 1127 121 439 469 1060	<p>7.1.10 New development will often require new or rely on existing infrastructure, services and facilities to make proposals acceptable in land use planning terms. <u>The list included in the Policy is not intended to be exhaustive or limiting, but it gives an indication of the potential scope of infrastructure which may be required.</u> <u>Statutory</u> community benefits, related to proposed development and necessary for the grant of planning permission, can be sought from developers providing they <u>meet the meet the tests in the Community Infrastructure Levy Regulations 2010 as set out in paragraph 7.1.6</u> are fairly and reasonably related in scale and in kind to the proposal. <u>Topic Paper 13 on Community infrastructure differentiates between essential and preferred infrastructure.</u> It is important that the provision of infrastructure for a development site is located and designed in such a way as to minimise the impact on the natural and built environment. The amenities of local residents should also be protected. Statutory Bbenefits community infrastructure contributions will be secured either through planning <u>Section 106</u> obligations as set out in <u>under</u> the Town and Country Planning Act 1990, <u>as planning permission conditions</u> or, <u>in the event a CIL charging regime is introduced by the Councils,</u> through levy CIL receipts under the Community Infrastructure Levy Regulations 2010.</p> <p><u>Where the deliverability of a development may be compromised by the scale of planning obligations and other costs, a viability assessment may be necessary. This should be informed by the particular circumstances of the site and proposed development in</u></p>	To ensure clarity and consistency

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<p><u>question. Assessing the viability of a particular site requires more detailed analysis than at plan level</u></p> <p>7.1.11 <u>Statutory Benefits</u> A planning obligation is a legally binding agreement entered into between a local authority and a developer. Planning obligations are a means by which <u>financial and non financial</u> contributions can be secured to enhance the quality of a development, provide community benefits and infrastructure, and mitigate any negative impacts that may arise as a consequence of development. The type and value of <u>Statutory Benefits</u> planning obligations sought in connection with a <u>development</u> planning permission will be considered on a case by case basis. <u>Particularly the Councils will look to use Statutory Benefits to secure appropriate contributions from developers where existing</u> Where infrastructure provision is not available or is inadequate, the Council will look to the developer to make an appropriate contribution.</p> <p>7.1.12 The tests set out in Circular 13/97 and the Community Infrastructure Levy Regulations 2010 will be used to determine when it would be appropriate to seek <u>Statutory Benefits</u> planning obligation. Supplementary Planning Guidance will be published to provide further advice on the matter.</p>	
NF 21	7.1.15	959, 960, 972, 973, 985	7.1.15 Policy ISA2 aims to protect existing community facilities and encourage the development of new facilities where appropriate. Local leisure and community facilities are important to the health, social, educational, <u>linguistic</u> 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	For clarity

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			of serving the community.	
NF 22	Policy ISA5	304	2. Contribute financially towards new facilities including equipment, improving existing facilities on readily accessible sites or improving accessibility to existing open spaces or improved facilities including equipment elsewhere	To add clarity and accuracy to the Plan.

Sustainable transport, development and accessibility

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
NF 23	Strategic Policy PS4 Sustainable Transport	148, 664, 1131	<p>Development will be located so as to minimise the need to travel. The Councils will support improvements that maximise accessibility for all modes of transport, but particularly by foot, cycle and public transport. This will be achieved by securing convenient access via footways, cycle infrastructure and public transport where appropriate, thereby encouraging the use of these modes of travel for local journeys and reducing the need to travel by private car.</p> <p>The Council will endeavour to improve accessibility and seek to change travel behaviour. This will be achieved by working with our partners to:</p> <ol style="list-style-type: none"> 1. Maintain an appropriate public transport service, recognising alternative ways of maintaining travel opportunities; 2. Maintain and improve stations, infrastructure and services on the main Railway Lines including access to disabled people and other rail-related improvements; 3. Where possible safeguard, improve, and enhance and promote the public footpaths and public rights of way (including footpaths, bridleways and byways) and cycleway networks to improve safety, 	To ensure clarity.

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<p>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;</p> <p>4. Support schemes that will improve park and ride / share facilities for areas of employment, new development and freight transfer facilities; and other rail related improvements</p> <p>5. Allocating or safeguarding land where appropriate to facilitate the key strategic transport schemes.</p> <p>The Councils will also require appropriate transport infrastructure elements to be delivered as part of major infrastructure development schemes either in kind or through section 106 obligations.</p> <p>Planning obligations or other appropriate mechanisms for development on all major development sites will be sought to mitigate their impact on the Plan area's transportation system in accordance with Strategic Policy PS2 in addition to promoting an integrated transport system.</p>	
NF 24	Policy TRA1 Transport Network Developments	1132	<p><u>1). Improvements to Existing Infrastructure</u></p> <p>Improvements to the existing transport network will be granted provided they conform to the following criteria:</p> <ul style="list-style-type: none"> i. The choice of route and/or site minimises the impact on the built and natural environment, landscapes and property; and ii. Permanent land-take is kept to the minimum that is consistent with good design and high quality landscaping; and iii. In the case of cycle ways, park and ride schemes, roads and roadside service areas, the scheme will help to improve road safety; and iv. In the case of new roads a full range of practicable solutions to the transport problem has been considered and road enhancement provides the optimum solution; and 	To ensure clarity.

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<p>v. In the case of roadside service areas, the scheme must adjoin the strategic road network, focus primarily on serving the needs of motorists, not impede the movement of strategic traffic and in line with Strategic Policy PS12 not undermine retail provision in the Sub-Regional Centre, Urban and Local Service Centres or Villages.</p> <p><u>2. Transfer Between Transport Modes</u></p> <p>In order to facilitate the transfer between transport modes and help to minimise travel demand and reduce car dependency, the following proposals will be granted:</p> <p>i. Improvements to existing rail and bus interchanges, including measures to facilitate access by active travel modes and disabled people with particular access needs;</p> <p>ii. Strategically located park and ride facilities, supported by attractive, frequent and reliable bus services;</p> <p>iii. Strategically located facilities for overnight lorry parking and freight transfer;</p> <p>iv. High quality driver and passenger facilities including but not limited to, seating, information, toilet facilities;</p> <p>v. Facilities for park and share in appropriate locations in or near settlements on the strategic highway network;</p> <p>vi. Facilities for coach parking, taxis and passenger drop off;</p> <p>vii. Facilities for interchange with water-based transport.</p> <p><u>3. Transport Assessments</u></p> <p><u>Proposals for large-scale development or developments in sensitive areas that substantially increase the number of journeys made by private vehicles will be refused unless they include measures as part</u></p>	

Ref	Section	Rep. ID	Proposed Focussed Change	Justification	
			<p>of a Transport Assessment and/or a Travel Plan In line with Policy PCYFF1, a Transport Assessment should be provided. Where the Transport Assessment reveals the need for a Transport Implementation Strategy this will need to be secured through a planning obligation.</p> <p><u>4. Transport Schemes</u></p> <p>Improvements to the strategic transportation network in the plan area will be secured through safeguarding and provision of land. Schemes include:</p> <p>i. A487 Caernarfon to Bontnewydd ii. Llangefni Link-Road iii. A5025 Valley to Wylfa Newydd / Amlwch to Wylfa Newydd and other transport infrastructure improvements associated with new nuclear development at Wylfa Newydd including a Corporate Hub</p>		
NF	25	7.1.44	1133	<p>7.1.44 The number of trips along the road network to Wylfa Newydd could be reduced by creating a Corporate Hub. Employees who do not need to attend the site could conduct meetings and training with the Corporate Hub, which could be combined with a Park and Ride facility to allow onward travel to the Wylfa Newydd site. Councils will work with the promoter of the Wylfa Newydd Project to develop an appropriate scheme of transport solutions to mitigate the effects of the construction and operation of the new power station. In addition to the road upgrades referred to above such solutions are likely to include development of park and ride schemes and construction logistics centres to control the numbers and timing of traffic movements to the power station site. The promoter and the Councils will work together in partnership to develop an appropriate Integrated Traffic and Transport Strategy (ITTS) in respect of the Wylfa Newydd Project.</p>	To ensure clarity.

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
NF 26	Policy TRA2 Parking Standards	1096	7.1.44A <u>In line with national policy and guidance, maximum car parking standards should be used within the Plan area as a form of demand management.</u> [New paragraph inserted before paragraph 7.1.45]	To demonstrate that appropriate regard is made to national policy and guidance.
NF 27	Policy TRA3 Disused Railway Lines	161	Proposals that inhibit the potential of re-opening of disused or redundant railway infrastructure for railway use or for alternative transport purposes will be refused. <u>Where appropriate and viable, the possible re-opening of disused railway infrastructure for railway use or alternative transport purposes will be promoted and encouraged.</u>	To ensure clarity.

APPENDIX B – CHAPTER 7.2

Chapter 7.2 – Managing Growth and Development – Sustainable Living

Sustainable development and Climate Change

Ref	Section	Rep ID	Proposed Focussed Change	Justification
NF 28	Strategic PS5	1056, 167, 168, 852, 853, 768	<p>STRATEGIC POLICY PS5: SUSTAINABLE DEVELOPMENT</p> <p>Development will be supported Proposals will only be permitted where it is demonstrated that they are consistent with the principles of sustainable development. All proposals should are required to:</p> <ol style="list-style-type: none"> 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 PS6; 3. Give priority to effective use of land and infrastructure, prioritizing wherever possible the reuse of previously developed land and buildings within the development boundaries of Sub Regional Centre, Urban and Local Service Centres, Villages or in the most appropriate places outside them in accordance with Strategic Policy PS15, PS10 and PS11; 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 PS1; 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 	<p>To ensure clarity and accuracy to the Plan.</p> <p>To demonstrate that appropriate regard is made to National Policy and Guidance.</p>

Ref	Section	Rep ID	Proposed Focussed Change	Justification
			<p>PS17;</p> <p>7. Protect and improve the quality of the natural environment, its landscapes and biodiversity assets, including understanding, and appreciating them for the social and economic contribution they make in accordance with Strategic Policy PS16;</p> <p>8. Reduce the effect on local resources, avoiding pollution and incorporating sustainable building principles in order to contribute to energy conservation and efficiency; using renewable energy; reducing / recycling waste; using materials from sustainable sources; and protecting soil quality;</p> <p>9. Reduce the amount of water used and wasted; reducing the effect on water resources and quality; managing flood risk and maximizing use of sustainable drainage schemes; and progressing the objectives of the Western Wales River Basin Water Management Plan.</p> <p>Proposals should also where appropriate:</p> <p>10. Meet the needs of the local population throughout their lives in terms of their quality, types of tenure and affordability of housing units in accordance with Strategic Policy PS13;</p> <p>11. Promote a varied and responsive local economy that encourages investment and that will support our Centres, Villages and rural areas in accordance with Strategic Policy PS10;</p> <p>12. Support the local economy and businesses by providing opportunities for lifelong learning and skills development in accordance with Strategic Policy PS10;</p> <p>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 PS4;</p> <p>14. Promote high standards of design that make a positive contribution to the local area, accessible places, that can respond to future requirements and that reduce crime, antisocial behaviour and the fear of crime in accordance with Policy PCYFF2</p> <p><u>15. Promote co-location of developments to optimise opportunities for renewable energy where appropriate.</u></p>	

Ref	Section	Rep ID	Proposed Focussed Change	Justification
NF 29	PCYFF1	1136, 774, 124, 123, 171, 172	<p>POLICY PCYFF1: DEVELOPMENT CRITERIA</p> <p>A proposal <u>should demonstrate its compliance with</u></p> <ol style="list-style-type: none"> 1. Must comply with all relevant policies in the Plan; 2. Must comply with national planning policy and guidance. <p><u>Proposals should</u></p> <ol style="list-style-type: none"> 3. <u>give priority to sites</u> will be approved within defined development boundaries or the built form of identified clusters listed in the settlement framework set out in Strategic Policy PS15, <u>unless a rural location is essential or there is a specific locational requirement</u> subject to detailed material planning considerations; 4. make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances <u>or site constraints</u> that dictate a lower density); 5. provide appropriate amenity space to serve existing and future occupants; 6. have regard to the generation, treatment and disposal of waste; 7. Include, where applicable, provision for the appropriate management and eradication of invasive species; <p>Additionally, planning permission will be refused where the proposed development would have an unacceptable adverse impact on:</p> <ol style="list-style-type: none"> 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); 	

Ref	Section	Rep ID	Proposed Focussed Change	Justification
			<p>10. The highway network as a result of the volume and type of traffic generated from a proposal (in line with Policy TRA4);</p> <p>11. The health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance;</p> <p>12. The quality of ground or surface water;</p> <p>13. The best and most versatile agricultural land</p> <p>14. Land safeguarded allocated for other development/ uses, or impairs the development and use of adjoining land.</p>	
NF 30	PCYFF 2	778	7.ii Not preventing precluding the reasonable use of other adjacent land because of the layout and form of the development.	To ensure accuracy
NF 31	PCYFF3	943	1. Demonstrate how the proposed development conforms with the Landscape Character Assessment, or Seascape Character Area Assessment <u>or other detailed assessments adopted by the Local Planning Authority;</u>	To ensure clarity.
NF 32	PCYFF4	1057 1058	<p>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.</p> <p><u>An energy assessment can help identify the most suitable carbon management options for a</u></p>	To ensure clarity and accuracy

Ref	Section	Rep ID	Proposed Focussed Change	Justification
			<p><u>development and should be undertaken prior to deciding upon the most suitable course of action to take. The potential options for energy efficiency and renewable energy generation are listed below:</u></p> <p>Potential Options for Energy Efficiency:.....</p>	

Renewable Energy Technology

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)	Justification
NF 33	7.2.24	Council	<p>7.2.24 In 2012 Renewable Energy Capacity Studies were prepared for Gwynedd (county) and Anglesey to assess the potential capacity for renewable sources of energy. The purpose of the Studies was to help each Council understand the potential resources from each renewable energy technology. The Studies considered a number of on-shore technologies, e.g. onshore wind, hydropower, biomass. Off-shore resources were acknowledged in the Studies but they do not contribute to the renewable energy capacity figures of the Plan area. <u>In September 2015 the Welsh Government provided an updated 'Practice Guidance: Planning for Renewable and Low Carbon Energy – A Toolkit for Planners'. 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</u></p>	To demonstrate that appropriate regard is made to National Policy and Guidance.

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)	Justification
			<p>should be identified in the Plan. The Studies found that while the Plan area had a high natural resource for renewable energy, it also has a large number of high quality landscapes that reduces what is deployable. The following Strategic Policy provides a positive framework to deliver energy from renewable energy resources.</p>	
NF 34	PS7	607, 765	<p>STRATEGIC POLICY PS7: RENEWABLE ENERGY TECHNOLOGY</p> <p>The Councils will seek to ensure that the Plan area wherever feasible and viable realises its potential as a leading area for initiatives based on renewable or low carbon energy technologies by promoting:</p> <ol style="list-style-type: none"> 1. renewable energy technologies within development proposals which support energy generation from a variety of sources which include biomass, marine, waste, water, ground, solar and wind, including micro generation; 2. free-standing renewable energy technology development <p>This will be achieved by:</p> <ol style="list-style-type: none"> i. ensuring that installations in areas covered by international or national landscape designations and visible beyond their boundaries, or areas of local landscape value, in accordance with Strategic Policy PS16 do not individually or cumulatively compromise the objectives of the designations especially with regard to landscape character, visual impact, and residential amenity and amenity of housing used by visitors on holiday; ii. ensuring that installations in accordance with PS16 do not individually or cumulatively compromise the objectives of international, national and local nature conservation designations; 	To ensure consistency

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)	Justification
			<p>iii. supporting installations outside designated areas provided that the installation would not cause significant demonstrable harm to landscape character, biodiversity, residential amenity, <u>amenity of housing used by visitors on holiday</u>, either individually or cumulatively.</p> <p><u>To lessen the visual impact of new overhead lines associated with such installations, especially in sensitive locations, the lines should be placed underground unless this causes significant harm to other acknowledged interests or the viability of the scheme, which cannot be negated or mitigated.</u></p>	
NF 35	ADN1	608, 711, 713, 894, 950	<p>POLICY ADN1: ON-SHORE WIND ENERGY</p> <p>No Large-Scale or Very Large-Scale wind farms / wind turbines will be permitted in the Plan area.</p> <p>Other on shore wind turbine proposals will be permitted subject to an assessment of their environmental and sustainability impacts:</p> <ol style="list-style-type: none"> 1. Medium-Scale wind farms / wind turbines will only be granted on urban / industrial brownfield sites or when the proposal involves the repowering of existing wind farms / wind turbines. 2. Micro-Scale and Small-Scale wind turbine proposals will be granted outside the AONB, SLA and the setting of the <u>AONB, SLA</u>, National Park and World Heritage Site. 3. In the AONB, SLA and the setting of the <u>AONB, SLA</u>, National Park and World Heritage Site only Domestic-Scale wind turbine proposals well related to existing settlements / buildings will be granted. 	<p>To ensure that the policy can be easily interpreted.</p> <p>To demonstrate that the Plan has full regard to emerging data and evidence.</p> <p>[Note – the Welsh version has additional minor changes in relation to the term</p>

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)	Justification
			<p>All proposals should conform to the following criteria</p> <ul style="list-style-type: none"> <li data-bbox="674 336 1812 496">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; <li data-bbox="674 496 1812 576">ii. the proposal will not result in demonstrable harm to biodiversity including statutorily protected sites and species in particular bats and birds; <li data-bbox="674 576 1812 703">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; <li data-bbox="674 703 1812 783">iv. the proposal will not result in significant harm to the residential visual amenities of nearby residents; <li data-bbox="674 783 1812 911">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; <li data-bbox="674 911 1812 1038">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; <li data-bbox="674 1038 1812 1166">vii. turbines and associated infrastructure will, at the end of the operational life of the facility, be removed and an appropriate land restoration and aftercare scheme agreed. <p>A proposal will be considered as falling within the category that represents the biggest type for which it qualifies.</p>	<p>‘turbines’ replacing the term ‘windmills’ within the policy]</p>

Coastal Change Management

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)	Justification						
NF 36	7.2.33	713, 950, 1066	<p>7.2.33 Since no Strategic Search Area has been identified within the area no Large or Very Large scale wind farms / turbines will be supported.</p> <p>[The only change within the table is in relation to Very large typology and this is shown below]</p> <p>Table 13: wind turbine typology used in policy ADN1</p> <table border="1"> <thead> <tr> <th>Wind Energy Typology</th> <th>Indicative Output (broad output category)</th> <th>Supplementary Criteria (meets one or more of the criteria) (determines whether this typology applies or whether a larger one does)</th> </tr> </thead> <tbody> <tr> <td>VERY LARGE</td> <td>Over 25MW</td> <td> <ul style="list-style-type: none"> • Turbines over and including 10 in number • Turbines over 110 metres to blade tip • Viewed as a very </td> </tr> </tbody> </table>	Wind Energy Typology	Indicative Output (broad output category)	Supplementary Criteria (meets one or more of the criteria) (determines whether this typology applies or whether a larger one does)	VERY LARGE	Over 25MW	<ul style="list-style-type: none"> • Turbines over and including 10 in number • Turbines over 110 metres to blade tip • Viewed as a very 	<p>To ensure clarity.</p> <p>To ensure consistency.</p> <p>[Note – the Welsh version has additional minor changes in relation to the term ‘turbines’ replacing the term ‘windmills’ within the table]</p>
Wind Energy Typology	Indicative Output (broad output category)	Supplementary Criteria (meets one or more of the criteria) (determines whether this typology applies or whether a larger one does)								
VERY LARGE	Over 25MW	<ul style="list-style-type: none"> • Turbines over and including 10 in number • Turbines over 110 metres to blade tip • Viewed as a very 								

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)				Justification
						large scale wind farm	
NF 37	7.2.49	771	<p>Local planning authorities should demonstrate that they have considered Shoreline Management Plans, which provide a large-scale assessment of the risks associated with coastal processes, and should provide the primary source of evidence in defining the coastal change management area and inform land allocation within it. The West of Wales Shoreline Management Plan (SMP) 2 sets a range of policies for the coastline, which are ‘hold the line’, ‘no active intervention’ or ‘managed realignment’, per policy epoch. The policy epochs are up to 2025, 2026 to 2055 and 2056 to 2105. A copy of the SMP 2 can be viewed at http://www.westofwalesmp.org/content.asp?nav=23&parent_directory_id=10. Planning Policy Wales states that Local Authorities should help reduce the risk of flooding and the impact of coastal erosion by avoiding inappropriate development in vulnerable areas. A Coastal Change Management Area (CChMA) is defined where the accepted shoreline management plan policy is for ‘no active intervention’ or ‘managed realignment’ during the Plan period. Appendix 6 provides a schedule of coastal areas defined as the Coastal Change Management Area. <u>The coastal areas included in the CChMA are those where the SMP 2 set a ‘no active intervention’ or ‘managed realignment’ policy approach either up to 2025 or between 2026 and 2055 policy epochs or both policy epochs.</u></p>				For clarity and to ensure internal consistency of the Plan
NF 38	Policy ARNA1	771, 864, 1070	<p>A Coastal Change Management Area (CChMA) is identified in Appendix 6.</p> <p>New <u>Residential</u> Development</p> <p>Proposals for new dwellings, replacement dwellings, subdivisions of existing buildings to residential use or conversion of existing buildings to residential use will be refused in the CChMA.</p>				For clarity

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)	Justification
			<p>Relocation of Existing Permanent Dwellings in the Countryside</p> <p>Proposals for the relocation of existing permanent dwellings in the countryside located in the CChMA predicted to be affected by coastal erosion will be permitted provided they conform to the following criteria:</p> <ol style="list-style-type: none"> 1. The development replaces a permanent dwelling which is affected or threatened by erosion within 20 years of the date of the proposal; and 2. The relocated dwelling is located an appropriate distance inland with regard to CChMA and other information in the Shoreline Management Plan and where possible it is in a location that is: <ol style="list-style-type: none"> (i) in the case of an agricultural dwelling, within the farm holding or within or immediately adjacent to existing settlements, 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. <p>New or Existing Non-Residential Buildings, Extensions to Existing Dwellings, Community Facilities or Services or Infrastructure</p> <ol style="list-style-type: none"> 5. New non-residential permanent buildings not associated with an existing use or building will not be permitted in areas within the CChMA predicted identified as 	

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)	Justification
			<p>being at risk from coastal change during the first indicative policy epoch up to 2025</p> <p>6. (outside the indicative policy epoch up to 2025) <u>Proposals for the following types of new non-residential development will be permitted on sites within the CChMA predicted as being at risk from coastal change during the second indicative policy epoch (2026 – 2055), subject to a compliant Flood Consequence Assessment or a Stability Assessment:</u></p> <ul style="list-style-type: none"> i. <u>development</u> directly linked to the coastal area (e.g. beach huts, cafés, tea rooms, shops, short let holiday accommodation, <u>touring caravan sites</u>, camping sites, leisure activities); and ii. providing substantial economic and social benefits to the community; and iii. where it can be demonstrated that there will be no increased risk to life, nor any significant risk to property; <u>and</u> iv. subject to either time-limited and/ or season-limited planning permission, as appropriate. <p>7. Redevelopment of, or extensions to, existing non-residential property or intensification of existing non-residential land uses <u>on sites within the CChMA</u>, where it can be demonstrated <u>by a TAN15 compliant Flood Consequences Assessment or a Stability Assessment</u> that there will be no increased risk to life, nor any significant risk to property and subject to a time-limited planning permission (where appropriate).</p> <p>Extensions to Existing Dwellings, Community Facilities or Services or Infrastructure</p> <p>Proposals for the following types of development will be permitted in the CChMA, subject to a TAN 15 compliant Flood Consequences Assessment <u>or a Stability Assessment:</u></p>	

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)	Justification
			<p>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;</p> <p>9. ancillary development within the curtilage of existing dwellings that require planning permission subject to prior consent from Natural Resources Wales if it is located within 7m of a main river;</p> <p>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;</p> <p>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.</p> <p>New or Replacement Coastal Defence Schemes</p> <p>Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the Shoreline Management Plan, and there will be no material adverse impact on the environment.</p> <p>Managing Development</p> <p>Planning conditions will be applied or a planning obligation will be secured where there is a need to: limit the planned life of a development or seasonal use; remove a time-limited development or existing dwellings on cessation of use; review relevant planning permissions; manage the</p>	

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)	Justification
			occupancy of a relocated dwelling.	
NF 39	7.2.54	1070	<u>In terms of non-residential development,</u> subject to the timeframe anticipated for loss of the property as a result of coastal erosion, appropriate uses could include holiday lets, community facilities, business uses, sports pitches and playing fields, sites for events such as markets and show grounds, subject to their location and accessibility. Occupants and/or owners would be expected to acknowledge that the use could be for a restricted time or season only in the risk assessment and consider the benefits against the risks associated with taking over a property with a limited lifetime.	For clarity

APPENDIX B – CHAPTER 7.3

Chapter 7.3 Managing Growth and Regeneration – Economy and Regeneration

Major Infrastructure Projects

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
NF 40	Para 7.3.1 – 7.3.9	866	<p>*Some of the amendments made to this section of the Plan relate to rearranging the section within the Deposit Draft version*</p> <p style="text-align: center;">MAJOR INFRASTRUCTURE PROJECTS <u>NATIONAL SIGNIFICANT INFRASTRUCTURE PROJECTS AND ASSOCIATED DEVELOPMENTS</u></p> <p>7.3.1 Context</p> <ul style="list-style-type: none"> • The UK has a legally binding target to cut emissions by 80% by 2050, with an interim target of at least 34% below base year levels by 2020 (Climate Change Act 2008) • 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 <u>(NSIPs – as defined by the Planning Act 2008), including specifically for power generation</u> • A site adjacent to Wylfa has been selected by the UK Government as <u>a potentially suitable site</u> for construction of a new nuclear power station. <u>This forms NSIP, as does the separate National Grid NSIP to provide transmission lines from the new nuclear station,</u> • These known NSIPs national significant infrastructure project could have major infrastructure implications for the Plan area in the form of new electricity transmission lines and associated development 	<p>To ensure the internal consistency of the Plan this section will be reworded and restructured.</p> <p>Further, to ensure clarity the terminology used when referring to National Significant Infrastructure Projects will be amended.</p>
		1139		
		1156		
		1140		
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		1148		
		1149		

Ref	Section	Rep. ID	Proposed Focused Change	Justification
		1150 1151 1152 1153	<p data-bbox="786 336 943 363">Introduction</p> <p data-bbox="696 403 1809 507">7.3.2 Major Infrastructure Projects NSIPs) are large-scale projects of national importance such as new trunk roads, airports, ports, power stations (including nuclear), electricity transmission lines, waste water treatment works and chemical works.</p> <p data-bbox="696 579 1809 643">7.3.3 For the purpose of the Plan, Major Infrastructure Projects include those defined as Nationally Significant Infrastructure Projects in the Planning Act 2008.</p> <p data-bbox="696 715 1809 1177">7.3.43 The approval process for a development consent order (being the form of consent for NSIP) is set out in paragraphs 3.7 – 3.10. As noted in those paragraphs while the decision maker for development consent order is the relevant Applications for Development Consent Orders for Nationally Significant Infrastructure Projects are examined by the Planning Inspectorate with the final decision to grant or refuse permission being made by Secretary of State (following examination and recommendation by the Planning Inspectorate) for Energy and Climate Change. Local authorities or other statutory bodies would be are the decision maker for associated or related development not included within the main Development Consent Orders application, and national policy will be a material consideration as appropriate. Where associated or ancillary development is related to the construction or operation of a NSIP, these proposals will be considered under Strategic Policies PS8 and PS9, as well as other relevant policies in the Plan.</p> <p data-bbox="696 1249 1809 1345">7.3.54 The Planning Inspectorate will examine applications for new Nationally Significant Infrastructure Projects development, using the criteria of national need, benefits and impacts as set out in relevant policy. For energy infrastructure this will include</p>	

Ref	Section	Rep. ID	Proposed Focused Change	Justification
			<p>the relevant National Policy Statements for Energy Infrastructure (EN-1- 6). <u>The energy NPSs set out national policy against which proposals for major energy projects will be assessed and examined by the Planning Inspectorate</u> In accordance with the National Policy Statements, the Planning Inspectorate may also consider other matters that are important and relevant to its decisions, including the existing land use development plan, this Plan when it carries sufficient weight as a material planning consideration or the Plan is adopted, the Anglesey Energy Island Programme, Destination Management Plans, Single Integrated Plan, New Nuclear Build Supplementary Planning Guidance and other relevant documents. In terms of a Development Consent Order application, a local authority's role is largely discretionary under the <u>Planning Act 2008</u>; however they will be invited to assess the adequacy of consultation and local impacts and report on these to the Planning Inspectorate in a Local Impact Report. Similarly applications may be made to other <u>statutory bodies</u>. organisations such as for a jetty the Marine Management Organisation, where the Local Authority is also a statutory consultee. In Wales the local planning authorities are the determining authorities for any development associated with the Development Consent Order application, for example, construction workers accommodation, logistic centres, and park and ride facilities.</p> <p>7.3.13 The scale and impact of <u>NSIPs Major Infrastructure Projects will be mitigated through</u> may require an appropriate and comprehensive package of <u>planning permission conditions, section 106 agreement and CIL receipts (if a CIL charging schedule is implemented)</u> developer contributions to mitigate and compensate for any new and increased levels of impact and harm. These contributions will be negotiated as part of the planning process, including through section 106 agreements and the Community Infrastructure Levy if this is implemented.</p> <p>7.3.145 In addition the Councils may require packages of community benefits to be provided</p>	

Ref	Section	Rep. ID	Proposed Focused Change	Justification
			<p>by the developer to offset and compensate the community for the burden imposed by hosting a project. Any such fund will be used to off-set the burden on the locality, and would identify potential legacy uses, including transport, social, economic and community infrastructure which would benefit the community in the long term.</p> <p>7.3.146 Community benefits may be sought through the provisions of the Local Government Acts, the Planning Acts, or other legislation, or alternatively through voluntary agreement with the project provider, or in accordance with an industry protocol.</p> <p>7.3.157 Community benefits contributions are monetary payments from a developer for the benefit of communities hosting a development. Community benefits contributions are separate and distinct from the planning process. They are not a material consideration which can be taken into account in determining whether to grant consent or to respond positively or otherwise to a consultation request. Any payment made is not designed to cover the direct effects of the development and they cannot properly be judged to be necessary to make a development acceptable in planning terms</p> <p>7.3.48 There are currently two proposed NSIP nationally Significant Infrastructure Projects at the pre-application stage which are located within the Plan area:</p> <ul style="list-style-type: none"> i. A new nuclear power station near to Wylfa, Wylfa Newydd, proposed by Horizon Nuclear Power, as identified in the National Policy Statement for Nuclear Power Generation (EN-6); ii. Improvements/ new National Grid Transmission Lines connecting the proposed Wylfa Newydd with Pentir and beyond proposed by National Grid. 	

Ref	Section	Rep. ID	Proposed Focused Change	Justification
			<p>7.3.9 It is important that the emerging Plan sets out a policy framework to assist the Councils to assess and respond to NSIPs Major Infrastructure Projects proposals coming forward, including for example:</p> <ul style="list-style-type: none"> i. providing advice to inform project promoters during the development of their proposals for consultation and project development; ii. responding to formal consultations during project development and on applications to other determining bodies such as Planning Inspectorate and the Marine Management Organisation (MMO); iii. suggesting appropriate requirements for inclusion in the Development Consent Order and obligations (such as Section 106 and Community Infrastructure Levy – if adopted); iv. determining applications for associated, ancillary or related development outside the Development Consent Order; v. assessing commenting on the adequacy of consultation, vi. assessing the impacts of the project both positive and negative in the Local Impact Report that Planning Inspectorate will invite the Council(s) to submit after the application for any Development Consent Order is submitted, 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 	

Ref	Section	Rep. ID	Proposed Focused Change	Justification
			<p><u>permission</u> 'conditions'), and in discharging functions as the enforcing authority.</p> <p>7.3.10 Strategic Policy PS8 is an overarching policy relating to <u>any application for NSIP (other than Wylfa Newydd) or for development proposals associated with or ancillary to such NSIP application</u> Major Infrastructure Projects whether determined by the Secretary of State, the Isle of Anglesey County Council, Gwynedd Council or any other agency.</p>	

Ref	Section	Rep. ID	Proposed Focused Change	Justification
NF 41	Strategic Policy 8	866 1139 1156 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150 1151 1152 1153	<p data-bbox="689 268 1823 336">STRATEGIC POLICY PS8: PROPOSALS FOR LARGE INFRASTRUCTURE PROJECTS NATIONAL SIGNIFICANT INFRASTRUCTURE PROJECTS AND ASSOCIATED DEVELOPMENTS</p> <p data-bbox="689 376 1823 587">In their role as authorities giving permission for associated development or as a consultees for applications to other bodies, within the context of national policy statements and national planning policy, the Councils will aim to ensure that development makes a positive contribution to achieving the vision and strategic objectives set out in the Plan. In doing so, consideration will be given to the nature, scale, range and possible impact of any development.</p> <p data-bbox="689 627 1823 695">The Councils will therefore aim to ensure conformity, as far as is appropriate or relevant, with the following criteria:</p> <ol data-bbox="763 735 1823 1592" style="list-style-type: none"> <li data-bbox="763 735 1823 906">1. The development and associated/ancillary infrastructure, including any proposals for accommodation, education and training facilities, employment, supply chains, and transport, community, environmental and green infrastructure, will contribute to a balance of positive outcomes for local communities, visitors and the environment; and <li data-bbox="763 914 1823 983">2. An assessment is submitted of how a consideration of alternative options influenced the proposals; and <li data-bbox="763 991 1823 1201">3. A comprehensive assessment is provided of the proposal's environmental (landscape, built, historic and natural), social (including health and amenity), linguistic and cultural, transport and economic impacts (positive, negative and cumulative) during the construction, operation and decommissioning and restoration (if relevant) phases, as well as measures to be achieved where appropriate to avoid, reduce, alleviate and/or off-set the harm done; and <li data-bbox="763 1209 1823 1404">4. Provision of contributions to the Council or other appropriate and agreed organization to offset any adverse impacts and harm caused by the project through effective engagement with local communities and the Council at the pre-application stage. The objective will be to identify measures, projects and services to enhance the long term well-being and sustainability of the communities affected; and <li data-bbox="763 1412 1823 1592">5. In recognition of any burden and disturbance borne by the community in hosting <u>significant</u> a major national infrastructure project, the Council may require appropriate packages of community benefits to be provided by the developer to offset and compensate the community for the burden imposed by hosting the project; and 	<p data-bbox="1841 268 2121 462">To ensure the internal consistency of the Plan this section will be reworded and restructured.</p> <p data-bbox="1841 571 2121 845">Further, to ensure clarity the terminology used when referring to National Significant Infrastructure Projects will be amended.</p>

Ref	Section	Rep. ID	Proposed Focused Change	Justification
NF 42	Para 7.3.10 – 7.3.19	1139	<u>WYLFA NEWYDD AND ASSOCIATED DEVELOPEM</u>	To ensure the internal consistency of the Plan this section will be reworded and restructured.
		1156	INTRODUCTION	
		1140	7.3.410 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 associated with it where either the Isle of Anglesey County Council or Gwynedd Council is the determining planning authority on planning applications. It is also applicable to Nationally Significant Infrastructure Projects (such as the proposed Wylfa Newydd), where the Secretary of State makes the decision as well as other applications to other agencies (such as to the Marine Management Organisation for a wharf), where the Council is a statutory consultee.	
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		1147	7.3.12 7.3.511 Although the Councils are not the consenting authorities for the Wylfa Newydd Project Development Consent Order Major Infrastructure Projects , it is considered important to explain their approach as a planning authority when consulted upon with a Development Consent Order application. They will also ensure that related associated development conforms with the relevant policies and strategies included in this Plan, when it is adopted . In the period before the Plan is adopted or before weight can be given to the policies as material planning consideration the Isle of Anglesey County Council will ensure that development associated with Wylfa Newydd reflects policies included in the current Development Plan, the Stopped Unitary Development Plan, national planning policies and the New Nuclear Build at Wylfa Supplementary Planning Guidance. <u>The New Nuclear Build at Wylfa Supplementary Planning Guidance (SPG), brings together the Isle of Anglesey County Council's vision and objectives for the New Nuclear Build and is</u>	
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Ref	Section	Rep. ID	Proposed Focused Change	Justification
		1154	<p><u>an important material consideration in assessing planning application: linked to the Project.</u></p> <p>7.3.13 <u>The New Nuclear Build at Wylfa SPG document will help the County Council to:</u></p> <ul style="list-style-type: none"> • <u>make robust decisions on all enabling works and associated development planning applications</u> • <u>ensure that the potential impacts of the New Nuclear Build and its associated developments are identified and mitigated where possible</u> • <u>ensure that the socio-economic benefits linked with the construction and operation of the power station are fully realised.</u> <p>7.3.14 On the basis of the information currently available it is clear that this Project will be a significant development with numerous significant impacts, some positive whilst others could be negative. It is <u>currently</u> anticipated that the Wylfa Newydd construction period will be <u>around</u> 12 years, with around 8,500 construction workers during the peak construction periods (<u>although it is recognised that the Project is still undergoing detailed design</u>). There will be significant HGV movement during the construction period, especially along the A55 and A5025. After construction it is foreseen that Wylfa Newydd will employ a workforce of around 1,000. The requirement for construction workers' accommodation is a matter that the Isle of Anglesey County Council has given detailed consideration. An sudden influx of workers is expected during the construction period. It is considered important that accommodation is consistent with the general objectives of the Plan and that it won't prejudice the spatial strategy. It is anticipated that the workforce will be accommodated via various means, private housing units to buy or rent, holiday accommodation and purpose built holiday accommodation provided by Horizon or through a third party. Further information regarding this viewpoint is given in http://www.anglesey.gov.uk/business/energy-island/energy-island-news/wylfa-nuclear-new-build-construction-workers-accomodation-position-statement/114494.article?redirect=false and in the New</p>	

Ref	Section	Rep. ID	Proposed Focused Change	Justification
			<p data-bbox="804 268 1809 368">Nuclear Build at Wylfa Supplementary Planning Guidance http://www.anglesey.gov.uk/Journals/2014/08/11/q/k/h/Wylfa-NNB-SPG-Adopted-July-2014.pdf</p> <p data-bbox="692 443 1809 756">7.3.4415 It is anticipated that accommodation will be required for a substantial number of construction workers employed during the construction period of Wylfa Newydd. It is also anticipated that land will be required in relation to the Wylfa Newydd Project, e.g. site(s) for offices, short stay accommodation and other purposes related to logistics, storage and off-site fabrication. Mitigation of the impacts of the project would be optimised if such development were located in accordance with the Plan's Spatial Strategy as set out in Chapter 6 and other relevant policies included in the Plan, depending on the type of use, in order to be consistent with the principle of sustainable development.</p> <p data-bbox="692 831 1809 1327">7.3.4416 The Councils' position is that accommodation for the transient temporary construction workers should as far as possible be provided within or adjacent to the development boundaries of the Centres identified in the Plan's Settlement Hierarchy, in locations that relate well to the main transport routes and transport modes, especially the railway. They should also contribute towards sustainable regeneration programmes and support the vitality and viability of town centres. Project promoters should consider re-using existing buildings where feasible. The Councils also consider that the potential for after use of sites used initially for construction workers accommodation or any other temporary use of land should be considered at the planning and design stage, e.g. laying out of sites at the outset so that they are capable of beneficial after use, construction of permanent buildings capable of being adapted for future community or commercial use. Appropriate All Proposed legacy uses must comply with the relevant policies within this Plan. Potential legacy uses include serviced plots for affordable</p>	

Ref	Section	Rep. ID	Proposed Focused Change	Justification
			<p>housing, elderly or special needs accommodation, student accommodation, offices or hotels, or buildings that can be refurbished for similar uses. If the project promoter and the Council agree that an after use is not feasible, structures or buildings should be removed and the land reinstated to the satisfaction of the Local Planning Authority within a specific period of time which would be controlled by planning condition. <u>Policy TAI 3 sets out the approach for accommodation for temporary construction workers and Policy TAI 8 sets out the approach relating a residential use of holiday accommodation for temporary construction workers</u></p> <p>7.3.1417 Strategic Policy PS9 applies to the proposed new nuclear power station Wylfa Newydd Project including development associated with it. The project level HRA should be informed by the findings and conclusions of the HRA: Site Report for Wylfa¹ as well as the HRA process for the Joint LDP.</p>	
NF 43	Strategic Policy 9	1139 1156 1140 1141 1142	<p>STRATEGIC POLICY PS9: WYLFA NEWYDD RELATED PROJECT ASSOCIATED DEVELOPMENT</p> <p>In their role either as determining authorities for associated development, or as consultees <u>for the DCO applications and</u> applications to other bodies, and within the provisions of national policy, when assessing and responding to emerging proposals for <u>Wylfa Newydd and its associated</u> nuclear related development including that associated with or ancillary to the existing or proposed Wylfa Newydd, the Councils will seek to ensure compliance, where appropriate or relevant, with the following criteria:</p> <p>1. Any relevant policies included in the Plan, and any relevant supplementary planning guidance should shape the approach to the development of the <u>nuclear power station</u></p>	To ensure the internal consistency of the Plan this section will be reworded and restructured.

¹ Department of Energy and Climate Change (2010) Habitats Regulations Assessment: Site Report for Wylfa. EN-6: Revised Draft National Policy Statement for Nuclear Power Generation.

Ref	Section	Rep. ID	Proposed Focused Change	Justification
		1143	and proposals for nuclear related development and any associated development or infrastructure; and	
		1144	2. In order to minimise impact and maximize 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; and	
		1145	3. Highways and transport proposals for the Wylfa Newydd Project form part of a robust transport and logistics plan the integrated traffic and transport strategy that has regard to Strategic Policy PS4 and any relevant detailed Policies in the Plan and minimizes adverse transport impacts to an acceptable level, including those arising during the construction and , operation and decommissioning and restoration stages. Proposals should where feasible make a positive contribution to transportation policy objectives in the locality, and should include multi-modal solutions and investment that encourages travel by public transport, walking and cycling; and	
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		1150	4. The accommodation requirements of construction workers should be met in a way that minimizes impact on the local housing market, including the ability of those on low incomes to access the private rented sector, affordable housing and other housing services, or not result in unacceptable adverse economic, social, linguistic or environmental impacts. Proposals should form part of a robust construction workers accommodation strategy that has regard to the Plan’s Spatial Strategy and any relevant policies in the Plan; and	
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		1154	5. The siting and design of associated development should be informed by a consideration of legacy uses, so that investment in elements such as infrastructure, buildings, ecological and landscape works brings long term benefits. Where appropriate, delivery plans should be agreed for legacy uses during the pre-application process that will inform the approach to the design and layout of the associated development sites, as well as the framing of a S106 and/or other agreements and CIL payments (if applicable); and	
			6. The scheme layout and design and the scale of green infrastructure proposed should avoid, minimise mitigate or compensate for visual, landscape and ecological impacts on the local and wider area, as well as on cultural and historic aspects of the landscape, both in the short and longer term. Proposals will be expected to be commensurate with the	

Ref	Section	Rep. ID	Proposed Focused Change	Justification
			<p>scale of the development, and the extent of its impact; and</p> <p>7. Any proposal for development, including all associated ancillary and induced development, <u>must be screened in accordance with</u> accompanied by a project level Habitats Regulations Assessment, which meets the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended) <u>and where required be accompanied by an appropriate assessment;</u> and</p> <p>8. The provision of <u>promoter's</u> procurement, employment, education, training and recruitment strategies and delivery plans should be agreed with <u>by</u> the Council at an early stage of project development, with an objective to maximize employment, business and training opportunities for the local communities both in the short and longer term; and</p> <p>9. Where community infrastructure is provided for construction workers, for example park and ride facilities, shops, healthcare and sports and leisure facilities, where feasible this should be sited and designed so that it can be made available for community use during the construction phase and ultimately, where appropriate, serve a community legacy use. Where there would be additional impacts or demands on existing <u>community</u> facilities the Council will <u>seek either</u> appropriate contributions for off-site facilities or <u>upgrading existing facilities. Legacy use of any additional facilities provided should be considered where that is appropriate;</u> and</p> <p>10. Proposals should include appropriate measures for promoting social cohesion and community safety; and</p> <p>11. The burden and disturbance borne by the community in hosting a major national or regional nuclear related infrastructure project should be recognised; and appropriate packages of voluntary community benefits provided by the developer will be sought to offset and compensate the community for the burden and disturbance imposed by hosting the project; and</p> <p>12. Any proposal (outside a DCO) to treat, store or dispose of Very Low level, Low Level or Intermediate Level Waste or to treat or to store spent fuel arising from the existing nuclear power station or any future nuclear development within or outside the Plan area, in an existing or proposed facility on or off the nuclear site would need to:</p> <ol style="list-style-type: none"> i. Be strongly justified; 	

Ref	Section	Rep. ID	Proposed Focused Change	Justification
			<p>ii. Demonstrate that the planning impacts are acceptable; and</p> <p>iii. Demonstrate that the environmental, social and economic benefits outweigh any negative impacts.</p> <p>It is possible that as the project develops, due to unforeseen consequences resulting from the construction and operation of the Wylfa Newydd Project, the Councils may require additional information from, or works to be carried out by the developer and may, as a result, seek to re-negotiate any mitigation or compensation package in order to off-set any additional impacts or burdens borne by the community affected. The developer should build in review mechanisms to monitor the full range of impacts, and to review the adequacy of mitigation or compensation measures and to make adjustments as necessary.</p>	

Providing Opportunities for a Flourishing Economy

Ref	Section	Rep. ID	Proposed Focused Change	Justification
NF 44	Context- para PARA 7.3.18	959 960 972 973	<p>7.3.18 Context</p> <ul style="list-style-type: none"> • 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 	To ensure the internal consistency of the Plan.

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<p>socially. <u>This will mean that</u> with people of all ages <u>are</u> able to grasp new opportunities and choosing to stay in the area to live and work, <u>thus sustaining rural and urban communities, which will in turn help to promote and support the use of the Welsh language</u></p> <ul style="list-style-type: none"> • It is necessary to give appropriate consideration to the environmental impact of the development against social <u>socio</u>-economic benefits which would be gained from the development. 	
NF 45	Para 7.3.20 – PARA 7.3.22	1139 1156 1140 1141 1142 1143 1144 1145 1146 1147 1148	7.3.19 If a decision is made on a national level to develop Wylfa Newydd, significant employment opportunities will be created during the construction period. There are also a number of proposed infrastructure projects which will offer significant employment opportunities. The Isle of Anglesey County Council launched the Energy Island Programme, which is a collaborative project between a number of stakeholders in the public and private sectors (including the UK Government and the Welsh Government) to place Anglesey at the forefront in terms of energy research and development, generating and servicing and which will be a means of influencing major <u>national significant</u> infrastructure projects due to be located within the Plan area or on its periphery. This includes developing local residents' skills so that they can take advantage of the jobs available as a result of these <u>NSIPs</u> major projects , which in turn is likely to be attractive to new businesses to locate in the area, offering high quality jobs. It aims to particularly capitalise on the £8billion investment in a new nuclear facility at Wylfa, providing a focus for both public and private sector partners' investment plans, while transforming and diversifying the area's economy. With the aim of developing and encouraging the necessary skills to work in the employment sector investment has been made in the Grwp Llandrillo Menai campus in Llangefni, with further prospective investment likely. Another aim of the Energy Island Programme is to attempt to	In order to improve clarity, it is proposed that the wording on the explanation paragraph is amended.

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
		<p>1149</p> <p>1150</p> <p>1151</p> <p>1152</p> <p>1153</p> <p>1046</p>	<p>overcome infrastructure constraints, as a means of attempting to attract internal investment to the area and encouraging future economic growth. Further, there is an intention by Bangor University with the backing of Welsh Government to develop a Science Park. The preferred chosen site for the development is one of the Enterprise Zone sites in Gaerwen The Science Park will would generate employment opportunities in the energy sector and environmental service.</p> <p>7.3.20 Similarly Gwynedd Council with its partners seek to focus on sectors and activities in which the area has competitive advantages, which will yield the greatest economic benefits and which will offer the greatest diversification potential. This will involve combining strengths in the area’s research institutions, its people (and their skills) and the area’s abundant natural resources. Specific sectors that provide an opportunity for the area include:</p> <p>Construction; Environmental – Green sector products and services; Agriculture – produce and food products; Creative Industries – Media and Arts; Care; High Technology and Digital Sectors; Services and Commerce e.g. Retail; Nuclear Energy – Generation, Services and Engineering; Tourism; Alternative Renewable Energy – Generation, Services and Engineering</p> <p>7.3.22 Gwynedd Council’s key aim is to seek to ensure a geographical spread of employment opportunities. The rural economy has an important role in the area in terms of the agricultural sector, tourism and small rural businesses.</p>	

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<p>7.3.23 The 2011 Employment Land Review revealed an excess of existing employment land that is unlikely to meet the requirements of modern business <u>and sites were therefore discounted at the end of the first stage of the Review</u> The Review <u>then</u> estimates that 6ha per annum of business or industrial park type land is required over the Plan period within each local Planning Authority area, based on a combination of indicators of future requirement for different sectors of employment, and allowing for flexibility and choice within the market, in addition to achieving the future aspirations of the Anglesey Energy Island Programme and the Councils' priorities. The Review establishes a hierarchy of <u>existing and new</u> employment sites that could meet the needs of modern business, have prospects of being developed during the Plan period and should be <u>retained safeguarded</u>, as far as is possible, from redevelopment for other uses. Additional provision for employment uses (B1, B2 or B8) in or near to <u>Llangefni, Gaerwen and Y Ffor. The Review identified a need for a new site in or around</u> the Urban Service Centres of Pwllheli and Porthmadog is required in order to redress the current imbalance in the geographical spread of employment land within Gwynedd. <u>Environmental constraints in the Centres requires the Plan to allocate a site at Y Ffor, The Review also advised that</u> as well as some reserve sites <u>are also required</u> to ensure the necessary supply of land relating to <u>NSIPs</u> large infrastructure projects on Anglesey.</p>	

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
NF 46	Strategic Policy 10	1047 1046 826	<p>STRATEGIC POLICY PS10: PROVIDING OPPORTUNITY FOR A FLOURISHING ECONOMY</p> <p>Whilst seeking to protect and enhance the natural and built environment, the Councils will facilitate economic growth in accordance with <u>the spatial strategy of the Plan</u> by:</p> <ol style="list-style-type: none"> 1. Safeguarding 807 638.7ha of current land and units for employment and business (B1, B2, B8 and some sui generis uses), purposes that would require or benefit from business or industrial park type location in relation to B1, B2, B8 and some sui generis uses on sites included in the employment land hierarchy during the Plan period and which have been allocated on the proposal maps (in accordance with Policy CYF1); 2. Allocate 60ha of land for employment and business purposes that would require or benefit from business or industrial park type locations in relation to B1, B2, B8 and some sui generis uses (in accordance with Policy CYF1); 	The wording of the policy will be amended to ensure the internal consistency and accuracy of the Plan.
NF 47	Policy CYF1	1046 1047 1048 826	Please see next page for a copy of the proposed changes to Policy CYF1	The wording of the policy will be amended to ensure the internal consistency and accuracy of the Plan.

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
		1404 1284		

POLICY CYF1: SAFEGUARDING AND ALLOCATING LAND AND UNITS FOR EMPLOYMENT USE

Land and units on existing employment sites listed below are safeguarded for employment/ business enterprises. ~~Additional land is allocated as listed below for employment/business enterprises. All sites~~ and are shown on the Proposals Map.

	Spatial Strategy	Site	Map reference	Vacant land area (ha) ²	Total Area (ha)	Use	Enterprise Zone Site	Regional Plan Status	
Primary Sites	Gwynedd	<u>Sub-regional Centre</u>	Parc Bryn Cegin, Bangor	C1	36	36	B1, B2, B8	Not applicable	Strategic Regional Site
			Llandygai Industrial Estate, Bangor	C2	4	27.6	B1, B2, B8	Not applicable	Not applicable
			Parc Britannia, Bangor	C3	0	7.9	B1	Not applicable	Not applicable
			Parc Menai, Bangor	C4	13.2	32.9	B1	Not applicable	Strategic Sub-regional Site (Secondary)
		<u>Urban service Centre</u>	Cibyn Industrial Estate, Caernarfon	C5	7.3	37.7	B1, B2, B8	Not applicable	Strategic Sub-regional Site (Main)
			Adwy'r Hafan, Pwllheli	C6	1.5	10.5	B1, B8	Not applicable	Not applicable
			Business Park, Penrhyndeudraeth	C7	3.1	11.5	B1	Not applicable	Not applicable
			Business Park, Porthmadog	C8	4	13.5	B1, B2	Not applicable	Not applicable
		<u>Local Service Centre</u>	Pendre Estate, Tywyn	C9	2.7	7.9	B1, B2	Not applicable	Not applicable
		<u>Service Village</u>	Adjacent to the petrol	C10	1.7	1.7	B1, B2,	Not	Not

² Figure correct at the time of carrying out the Employment Survey, 2011

			station, Y Ffor				B8	applicable	applicable
Anglesey	Urban Service Centre		Parc Cybi, Holyhead	C11	53	109.2	B1, B2, B8	Yes	Strategic Regional Site (Main)
			Penrhos Industrial Estate, Holyhead	C12	2.69	5.8	B2, B8	Yes	Strategic Sub-regional Site (Secondary)
			Bryn Cefni Industrial Estate, Llangefni	C13	18	59.5	B1, B2, B8	Yes	Not applicable
Secondary Sites	Gwynedd	Sub-regional Centre	Hirael Bay, Bangor	C16	6.72	9.1	B1	Not applicable	Not applicable
		Urban Service Centre	Peblig, Caernarfon	C19	2.2	6.7	B2	Not applicable	Not applicable
			Former Site of Friction Dynamex, Caernarfon	C20	3	14.6	B2, B8	Not applicable	Not applicable
			Tanygrisiau Site, Blaenau Ffestiniog	C18	2.7	7.4	B1, B2, B8	Not applicable	Not applicable
		Local Service Centre	Felin Fawr, Bethesda	C17	0.4	1.5	B2	Not applicable	Not applicable
			Glyn Rhonwy, Llanberis	C21	3.3	29.8	B1, B2, B8	Not applicable	Not applicable
			Penygroes Industrial Estate	C23	4.3	10	B1, B2, B8	Not applicable	Not applicable
			Nefyn Industrial Estate	C25	1.7	3.5	B1, B2, B8	Not applicable	Not applicable
			Former Site of Ysbyty Bron y Garth, Penrhyndeudraeth	C22	1.50.7	161.6	B1	Not applicable	Not applicable
Griffin Industrial Estate, Penrhyndeudraeth	C39	0.9	4.9	B1, B2, B8	Not applicable	Not applicable			

Ynys Môn	<u>Service Villages</u>	Y Ffôr Industrial Estate	C27	2.8	2.8	B2	Not applicable	Not applicable
	<u>Local Villages</u>	Agricultural Park, Llanystumdwy	C24	1.5	6.6	B1, B2, B8	Not applicable	Not applicable
	<u>Open Countryside</u>	Wynnstay Farmers site, Rhosfawr	C26	1.4	4.9	B2	Not applicable	Not applicable
	<u>Urban Service Centre</u>	Former Shell land, Amlwch	C28	7	19.3	B2, B8	No	Not applicable
		Llwyn Onn Industrial Estate, Amlwch	C29	3.16	15	B1, B2, B8	No	Not applicable
		Anglesey Aluminium land, Holyhead	C30	81.7	90.5	B1, B2, B8	Yes	Strategic Regional Site (Main)
		Former site of Eaton Electrical, Holyhead	C31	2	2	B1, B2	No	Not applicable
		Kingsland site, Holyhead	C32	0.8	0.8	B1, B2, B8	No	Not applicable
<u>Open Countryside</u>	Land near Mona airfield, Mona	C34	8.9	20.5	B2, B8	No	Not applicable	

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
NF 48	Para 7.3.25 – 7.3.28	1046 1047 1048 826 1404	<p>Explanation:</p> <p>7.3.25 To ensure that there is a balanced provision of employment land which is likely to meet the employment needs and opportunities that are facilitated by both Councils’ Strategies, including the Anglesey Energy Island Programme/ Enterprise Island, and the Enterprise Zone Snowdonia, it is intended to protect employment land in accordance with the hierarchy referred to above in Policy CYF1. It is recognized that these sites have an important role in maintaining and securing future employment opportunities, and therefore the intention is to protect them for those purposes. The different strata within the hierarchy are defined as follows:</p> <p style="padding-left: 40px;">Primary Sites Sites that are likely to be more attractive to the market and are likely to be developed in the short term. <u>These sites are located within or near Centres and Service Village which have a range of community services, facilities as well as sustainable transport links.</u></p> <p style="padding-left: 40px;">Secondary Sites that are not in the most attractive location as regards</p>	The wording of the explanation paragraphs will be amended to ensure the internal consistency and accuracy of the Plan.

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<p data-bbox="965 268 1594 847"> Sites access and market presence in comparison to the primary sites. However, they offer important opportunities which address local demand as well as the potential demand arising from Anglesey Energy Island Programme/ Enterprise Island. <u>These sites are mainly located within or near Centres, Service Village and Villages, which have a range of community services, facilities as well as sustainable transport links.</u> </p> <p data-bbox="965 884 1594 1123"> Reserve Sites Sites that have the potential to meet the demand resulting from Wylfa Newydd as well as the rest of the Anglesey Energy Island Programme/ Enterprise Island </p> <p data-bbox="965 1160 1594 1319"> Strategic Regional Site Sites of regional importance with a critical role in achieving regional and contributing to national economic development </p>	

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<p>objectives, supporting key sector development.</p> <p>Strategic Sub-regional Site</p> <p>Sites with a more general and localised focus for economic development than regional strategic sites with a focus on attracting employers that draw a workforce from wider than the local area.</p> <p>7.3.26 It is important that the Plan provides an appropriate portfolio of employment land in terms of range, quality and quantity to meet the local demand for employment land and units. Safeguarding the sites named above is a means of ensuring that this need is met.</p> <p>7.3.27 <u>An Employment Land Review (ELR) has been carried out to assess current employment sites located within the local authorities. The ELR assessed which sites are most likely to meet the current and anticipated requirements for employment land. The approach taken is in keeping with the sustainable objectives of the Plan. The methodology used to assess to carry out the Employment Land Review corresponds with the methodology as outlined in TAN23: Economic Development (2014).</u></p> <p>7.3.28 Traditionally the rate of take up of employment land within the Plan area has</p>	

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<p>been 4ha per annum. To ensure that there is provision for the possibility of slippage and flexibility of economic stimulus that would lead to greater demand for employment land, the Plan provides for the rate of take up of employment land 6ha per annum.<u>The new allocated employment sites equates to 60ha, and existing employment land is also safeguarded which already include development or infrastructure.</u></p>	
<p>NF 49</p>	<p>Policy CYF3 Para 7.3.31 – 7.3.33</p>	<p>959 960 972 973</p>	<p>7.3.31 It is considered that the Plan provides for a sufficient range- in terms of volume, mix, quality and distribution of existing industrial / business within the Plan area to meet demand. However, there may be cases where in the plan’s period where a large employer is unable to find a suitable site on existing or allocated sites. In these cases any applications for industrial or business use, which would be a departure from the Plan, can be considered taking into account the normal planning criteria, <u>as set out, for example in Policy PS1 Welsh Language and Culture; Policy ISA1 Infrastructure Provision, Policy PS5 Sustainable development,</u> and if there is a need for the development.</p> <p>7.3.32 The aim of this policy is to support new large scale initiatives as long as they are located in an appropriate location and are sustainable and that they are well related to settlements. In considering such initiatives, it is essential to follow the sequential test and guidance process contained in Planning Policy Wales along with Technical 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</p>	<p>In order to ensure the internal consistency of the Plan</p>

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<p>policy objectives. Only in exceptional circumstances would new initiatives be permitted on non-safeguarded or allocated sites, and it will be necessary to receive a complete justification of the proposal and the locational need. It is essential that appropriate evidence is presented which proves there is no alternative option of being able to use a site that has been safeguarded or allocated for employment use, or that there are no previously developed sites that could be suitable to meet demand.</p> <p>7.3.33 The Council would need to be convinced that the enterprise concerned is financially viable and that there are local employment benefits arising from it. One way of proving this would be to present a professional Business Plan prepared by an independent expert. Applications which would create an significant unacceptable impact on the language and character and amenities of the local area will not be supported.</p>	
NF 50	Policy CYF4 – Para 7.3.36	959 960 972 973	7.3.36 It would be necessary to receive a full justification for the change of use of land or units allocated for B1-B8 use class purposes for alternative uses, including information regarding the viability of the existing employment use, any attempt that has been made to market the unit/land for employment, impact of reduction of job opportunities for the local community , and information regarding the provision of employment sites which meet local demand.	In order to ensure the internal consistency of the Plan

The Visitor Economy

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
NF 51	Strategic Policy PS11	340, 465 & 761	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;	To ensure the internal consistency of the plan.
NF 52	7.3.59	342 & 1072	7.3.59 Historically national planning guidance and local planning policy (particularly within the Gwynedd Local Planning Authority area) has given priority to the conversion of existing buildings in the countryside for economic use. This means that within some areas there is an abundance of buildings that have been converted to self-serviced accommodation. Clearly it is not the intention of national guidance or the Council for this policy to lead an over-concentration of this type of holiday accommodation within a particular location. <u>Evidence about occupancy rates suggests that good quality self-serviced accommodation continues to be a popular choice for visitors. Nonetheless evidence also suggests that the potential for developing additional self-serviced accommodation is limited within parts of the Plan area. There is some doubt about business sustainability of the existing self-serviced capacity and the Councils should therefore be very cautious about permitting applications for further accommodation. If proposals are based on unrealistic assumptions about a level of occupancy in a potentially saturated market there is a danger that they will make little profit or even fail financially. A further risk is that by adding to the supply of accommodation the occupancy levels and viability of existing providers will be undermined, putting the more vulnerable of them at increased risk of failure. The Councils will seek to prioritise the provision of high quality serviced accommodation over self-serviced accommodation where such opportunities arise. However, opportunities may exist, on a</u>	To ensure the policy can be easily interpreted.

Ref	Section	Rep. ID	Proposed Focused Change	Justification
			<p><u>small scale, to develop some self-serviced accommodation using existing buildings, for example, located near the coastal footpath, required to support a farm or an established and important rural enterprise . Applicants will be required to submit either a full market appraisal or a detailed business plan. This would enable the Council to assess the degree of financial planning that has been undertaken, and provide evidence of the level of occupancy required to make the business viable.</u> Supplementary Planning Guidance will be published to provide more information about the matter.</p>	
NF 53	3.67	515 & 1052	<p><u>7.3.67 For the purposes of this policy permanent alternative camping accommodation are units that because of their degree of physical attachment to the ground and due to the nature of their design cannot be removed from site when not in use. Supplementary Planning Guidance will be published to provide further information on this matter.</u></p>	To ensure that the policy can be easily interpreted.
NF 54	TWR3 & 7.3.62	519, 520, 739, 792 & 518, 865	<p>3. Within the Anglesey Coast Area of Outstanding Natural Beauty, Llyn Area of Outstanding Natural Beauty and the Special Landscape Areas proposals to improve existing static and chalet sites by:</p> <ul style="list-style-type: none"> i. minor extensions to the site area, and/or ii. the relocation of units from prominent settings to less prominent locations, <p>will be permitted providing all of the following criteria can be met:</p> <p><u>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</u></p> <p>7.3.62 The relocation of existing sites within the Coastal Change Management Zone will be permitted where they comply with the criteria in Policy TWR3, Policy ARNA1 and all other relevant policies in the Plan. <u>Consideration will be given for a small increase in units if</u></p>	To ensure the plan can be easily interpreted.

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<u>accompanied by a business case/viability assessment justifying the need for the increase to facilitate the relocation of existing sites located within the Coastal Change Management Area.</u>	

Town Centres and Retail Development

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
55		1067	<p>7.3.82 The Retail Study (2013) undertaken to inform the Plan noted the strong influence of Bangor as a Sub-regional Retail Centre. The study also recognised that the area is serviced by a retail hierarchy which includes centres outside the Plan area, e.g. Llandudno and Chester. The study considered that there was limited quantitative need for some 372 sq. m. convenience floor space to be provided and distributed as set out below. However, in respect of comparison goods, the Study concludes that there was potential for some 9,353 sq. m. floor space to be provided over the Plan period.</p> <p><u>The Retail Study (2013) undertaken to inform the Plan identified the centres within the settlement hierarchy that have significant retail function. The main categories in the retail hierarchy are as follows:- Sub-regional, Urban, and Local. The Settlement Hierarchy in the Plan is not the same as the Retail Hierarchy because it is based on a wider range of factors including housing numbers and the number ,type and scale of existing facilities and services within each community. Appendix 4 of the Plan and Topic Paper 5: Developing the Settlement Hierarchy explain the</u></p>	To ensure clarity

			<u>rationale for the Plan's Settlement Hierarchy.</u>	
NF 56	7.3.82	1067 & 1068	<p>The Retail Study (2013) undertaken to inform the Plan <u>identified the centres within the settlement hierarchy that have a significant retail and commercial function. The categories of Retail Centres are as follows: Sub-regional, Urban and Local.</u> noted the strong influence of Bangor as a Sub-regional Retail Centre. <u>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 settlement. Appendix 4 of the Plan and Topic Paper 5: Developing the Settlement Hierarchy explain the rationale for the Plan's Settlement Hierarchy.</u></p> <p>The study also recognised that the area is serviced by a retail hierarchy which includes centres outside the Plan area, e.g. Llandudno and Chester. The study considered that there was limited quantitative need for some 372 sq. m. convenience floor space to be provided and distributed as set out below:</p> <ul style="list-style-type: none"> • <u>200 sq. m Caernarfon</u> • <u>172 sq. m Pwllheli</u> <p>However, in respect of comparison goods, the Study concludes that there was potential for some 9,353 sq. m. floor space to be provided over the Plan period <u>as set out below:</u></p> <ul style="list-style-type: none"> • <u>7,913 sq. m Bangor</u> • <u>176 sq. m Caernarfon</u> • <u>772 sq. m Pwllheli</u> • <u>492 sq. m Llangefni</u> 	To ensure clarity and consistency with other changes to the Plan
NF 57		1068	STRATEGIC POLICY PS12: TOWN CENTRE AND RETAIL DEVELOPMENT!	To ensure clarity and

		<p>The Councils will work with partner organisations and the local community to protect and enhance the vitality and viability of town centres in the Plan area in recognition of their retail, service and social functions in accordance with the following retail hierarchy:</p> <table border="1" data-bbox="696 448 1727 874"> <tr> <td data-bbox="696 448 857 703">Gwynedd</td> <td data-bbox="857 448 1200 531">Sub-regional Retail Centre</td> <td data-bbox="1200 448 1727 531">Bangor</td> </tr> <tr> <td data-bbox="696 531 857 576"></td> <td data-bbox="857 531 1200 576">Urban Retail Centre</td> <td data-bbox="1200 531 1727 576">Caernarfon, Porthmadog, Pwllheli</td> </tr> <tr> <td data-bbox="696 576 857 703"></td> <td data-bbox="857 576 1200 703">Local Retail Centre</td> <td data-bbox="1200 576 1727 703">Abersoch, Abermaw, Bethesda, Blaenau Ffestiniog, Criccieth, Llanberis, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn</td> </tr> <tr> <td data-bbox="696 703 857 748">Anglesey</td> <td data-bbox="857 703 1200 748">Urban Retail Centre</td> <td data-bbox="1200 703 1727 748">Holyhead, Llangefni</td> </tr> <tr> <td data-bbox="696 748 857 874"></td> <td data-bbox="857 748 1200 874">Local Retail Centre</td> <td data-bbox="1200 748 1727 874">Amlwch, Benllech, Beaumaris, Cemaes, Llanfairpwll, Menai Bridge, Rhosneigr, Valley</td> </tr> </table> <p>The Councils will promote the vitality and viability of city/ town centres in the Sub-regional Retail Centre, Urban Retail Centre and Local Retail Centre, by:</p> <ol style="list-style-type: none"> <li data-bbox="696 1066 1727 1182">1. Encouraging a diverse mix of suitable uses (as defined in PPW and TAN4) in high quality environments that attract a wide range of people at different times of the day, and which are safe and accessible to all; <li data-bbox="696 1206 1727 1278">2. Ensuring that new investment will be consistent with the scale and function of the city/ town centre in accordance with the retail hierarchy; <li data-bbox="696 1302 1727 1342">3. Facilitating the provision of 372 sq. m. net of new convenience floor space and 	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	consistency with other changes to the Plan
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																

			<p>9,353 sq. m. net of comparison floor space by 2026 in the appropriate locations;</p> <p>4. Facilitating the provision of 372 sq. m. net of new convenience floor space by 2026 in the appropriate locations in the following retail town centres;</p> <ul style="list-style-type: none"> • <u>200 sq. m Caernarfon</u> • <u>172 sq. m Pwllheli</u> <p><u>and, in respect of comparison goods, facilitating the provision of the potential for some 9,353 sq. m. of floor space in the following retail centres:</u></p> <ul style="list-style-type: none"> • <u>7,913 sq. m Bangor</u> • <u>176 sq. m Caernarfon</u> • <u>772 sq. m Pwllheli</u> • <u>492 sq. m Llangefni</u> 	
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APPENDIX B – CHAPTER 7.4

Chapter 7.4 – Managing Growth and Development – Supply and Quality of Housing

Supply and Type of Housing

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification
NF 58	7.4.2	959, 960, 972, 973, 985	The Plan is expected to deliver one of the Government’s key housing goals that aim to ensure that more housing of the right type be provided and that more choice should be provided. The creation of a healthy and balanced housing market is also a key objective of both Councils, and together with other strategies and programmes being undertaken by the Councils and other organisations, the Plan should ensure the use of land supports the delivery of sustainable communities, <u>which in turn helps to sustain or strengthen the well-being of the Welsh language. Failing to do this will undermine the Councils’ economic strategies and restrict our ability through the planning system to secure affordable housing to meet the very acute needs of many communities.</u>	To maintain internal consistency
NF 59	7.4.3	130, 1062, 1063	Local authorities can identify the number of homes needed, but the number actually built each year will be heavily influenced by factors outside their control. The Plan period (2011 – 2026) includes a time of continued economic and financial uncertainty. Market conditions continue to be weak and this is likely to mean that house building in the short term will remain subdued. To help progress housing delivery in the short term each Council and its partners are exploring and/or implementing local initiatives. <u>Using the best available information Topic Paper X seeks to provide a housing trajectory incorporating the likely phasing/delivery of housing schemes and indicating the housing land supply position throughout the plan period. In undertaking the exercise it is demonstrated as far as is possible that the requirement to maintain a 5 year land supply will be achieved throughout the Plan period. Planning mechanisms, such as short term consents, will be used where appropriate to seek to ensure that sites with planning consent will deliver the required homes.</u>	For clarity

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification
NF 60	7.4.4	86, 130, 1062, 1063	Nonetheless, parts of the Plan area are anticipated to experience significant employment opportunities during the latter part of the Plan period (post 2018) as a result of the proposed investment in Wylfa Newydd, decommissioning of Wylfa A and other major infrastructure projects. Wylfa Newydd can be expected to provide employment opportunities for existing residents in the Plan area, adjacent communities and beyond. The Plan gives consideration to the linkages between economic and residential development. <u>Our target, which is 7,184 new homes during the Plan period, is based on an analysis of the best available demographic projections and factors that impact on the local housing markets. It is accepted that this is an issue that needs close monitoring and will be reviewed as necessary under the Local Development Plan (Wales) Regulations.</u>	
NF 61	PS 13	86	<p>STRATEGIC POLICY PS13: HOUSING PROVISION</p> <p>Based on the level of anticipated housing need, balanced against deliverability, environmental constraints and landscape and community capacity, the Councils will make provision for a requirement for 7,184 housing units between 2011 and 2026. This requirement will be met by identifying opportunities for around 7,902 housing units to enable a 10% slippage allowance.</p> <p>A constant minimum 5 year supply of housing land will be maintained by allocating land and facilitating development on windfall sites and by using existing buildings in accordance with the following housing targets:</p> <ol style="list-style-type: none"> 1. a baseline requirement, which equates to 2,604 housing units between 2011 and 2018 2. provision for growth, which equates to 5,298 housing units between 2018 and 2026 <p>This level of growth will be distributed in accordance with Strategic Policy PS15 and policies TAI14 to TAI18 and will be monitored on an annual basis <u>via the annual Joint Housing Land Availability Studies and the Annual Monitoring Reports.</u></p>	For clarity

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification
NF 62	New policy	1062, 959, 960, 972, 973, 215, 985	<p><u>New Policy TAI X</u></p> <p><u>In order to ensure that different communities are able to accommodate residential development, the Councils will, where appropriate, seek a phased release of housing in relation to allocated sites or in relation to windfall sites.</u></p> <p><u>In order to improve delivery of homes as set out in Policy PS13 and Policies TAI 14 to TAI 18:</u></p> <ol style="list-style-type: none"> <u>1. Short planning permissions will be issued at the discretion of the Councils; or</u> <u>2. Housing development may be conditioned with completion dates; or</u> <u>3. Outline, reserve matters and full consents will not be renewed except with strong justification.</u> <p><u>Explanation:</u></p> <p><u>Planning Policy Wales states that development may need to be phased, where appropriate in consultation with the relevant utilities/ infrastructure providers, to allow time to ensure that the provision of utilities/ infrastructure can be managed in a way consistent with general policies for sustainable development. Development may also need to take the ability of different communities to accommodate the development without eroding their character, including their linguistic character.</u></p> <p><u>The first part of the Policy sets out that allocated sites and significant windfall sites may be granted permission in a number of stages. This staged approach will allow some control in ensuring that infrastructure and communities are able to absorb development. The number of stages appropriate for each allocated site or windfall site will be determined at the pre-application stage in discussion with the applicant taking into account current commitments and delivery within the settlement along with any specific requirements in relation to the delivery of the allocated site in question. The Councils recognise that there will be sites where</u></p>	For clarity and maintain internal consistency

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification
			<p><u>phased release will not be necessary, appropriate or relevant and that early discussion with the Councils prior to submitting any application will help establish whether phased release is to be applied. This phased approach does not preclude the need, where appropriate, for a clear masterplan to be submitted by the applicant upfront regarding the overall layout of the whole site. Policy TAI X is intended to improve delivery of completed housing rather than of planning consents. There has been a tendency to secure planning consents in settlements in the past without the clear intent to implement or deliver the units in the foreseeable future. This has often resulted from a pressure to secure a planning permission before the ‘build quota’ for a village is used up. Some planning consents have also been preserved as being extant by virtue of ‘technical starts’ which support the motivations, in some instances, for obtaining planning consent rather than secure a commercial intention to build. All these factors are tending to hamper genuine housing delivery and responsiveness to immediate needs.</u></p> <p><u>The policy will aid the Councils in securing a genuine five year land supply as required by the Joint Housing Land Assessments published by the Councils in response to national planning policy.</u></p>	
NF 63	7.4.13	1177	<p>7.4.13 Planning permission is required to convert a house, flat or other properties into separate flats or bedsits or to build new properties of this kind, unless the proposal involves the provision of one flat above a shop. Where no more than 6 people are sharing the facilities (i.e. bathroom and kitchen) and the management of the household (i.e. paying rent and eating together), then this is deemed to be a ‘shared house’ and will not normally require planning permission. This may in some cases include households, where some care is provided or where a number of students live together. Self-contained flats or houses in multiple-occupation can help to address the needs of those wanting to purchase or rent small units of accommodation, as well as providing a relatively affordable housing option for those wishing to purchase their first property. <u>In addition vacant / under used buildings could be one of the options to contribute</u></p>	To ensure internal consistency

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification
			<p><u>towards meeting part of the need for temporary construction workers' accommodation.</u></p> <p>Proposals for new build Flats /HMOs will be dealt with under policies TAI 3 and TAI 14 to TAI 18 [allocations and windfall policies] with consideration given to the potential impact upon the character and amenity of the locality including cumulative impact under Policy PCYFF 1.</p>	
NF 64	TAI 3	1178, Council	<p>Amendments to wording and re-arrangement of criteria</p> <p>POLICY TAI3: NEW BUILD PURPOSE BUILT ACCOMMODATION, HOUSING IN MULTIPLE OCCUPATION AND OTHER HOUSING WITH SHARED FACILITIES FOR TRANSIENT <u>TEMPORARY CONSTRUCTION WORKERS</u></p> <p>Proposals for new build purpose built accommodation, houses in multiple occupation and other housing with shared facilities for transient <u>accommodation for temporary</u> construction workers will be permitted provided that <u>it forms part of the overall solution to providing temporary construction worker accommodation and</u> the following criteria are satisfied:</p> <ol style="list-style-type: none"> 1. The site is located within or adjacent to development boundaries of Centres or Service Villages identified within the Plan's Settlement Hierarchy, <u>and</u> 2. It is proportionate in scale to the Centre or Service Village; <u>and</u> or 3. It will not prejudice the Councils' ability to sustain a continuous minimum 5 years supply of land for <u>permanent</u> self-contained homes; <u>or</u> 4. In exceptional circumstances, <u>the site is located elsewhere in Anglesey</u> in other locations provided: <ol style="list-style-type: none"> i. the developer can demonstrate that there is an essential and proven need for the amount and type of accommodation that cannot be met within or adjacent to development boundaries of Centres or Service Villages in the locality through either existing accommodation or the re-use of an existing building ii. the accommodation is provided to meet the temporary accommodation needs of workers; 	For clarity and ensure internal consistency of the Plan

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification
			<ul style="list-style-type: none"> iii. the site is accessible to public transport routes, workplaces, and key social infrastructure; iv. a satisfactory standard of accommodation and adequate communal leisure and recreational facilities are provided on site to meet the amenity needs of occupiers; <p>5. The accommodations is designed for permanent legacy use, unless, in exceptional circumstances, the Council is satisfied that a legacy use is not feasible or appropriate;</p> <p>6. That it accords with Policy PCYFF1 and policies relating to the alternative future use</p> <p>7. It does not involve the loss of sites or parts of sites considered suitable for affordable housing or housing for older people or other persons with specific needs during the Plan period, including sites allocated for housing;</p> <p>8. If provision of permanent self-contained homes is the intended legacy use of the accommodation building(s), the proposal should make a positive contribution to the long term affordable housing objectives of the Council in accordance with conforms to the requirements of Policy TA19 and Policy TA10;</p> <p>9. <u>Where the proposal would result in impacts or additional demands on existing community facilities, in accordance with Policy ISA1, either additional facilities or appropriate contributions for the development or improvement of existing facilities within Centres or Service Villages will be provided, unless it can be demonstrated that temporary facilities should be provided elsewhere;</u></p> <p>10. The accommodation, and the agreed legacy use, contribute to creating a mixed, inclusive and sustainable community, and does not cause an over-concentration of such a use in the local area or harm to the residential amenity or the surrounding area;</p> <p>11. If an alternative use is not feasible the Council shall require that temporary buildings are removed and</p> <ul style="list-style-type: none"> i. the serviced land is left in a neat and tidy condition following the removal of the structures, 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 to the satisfaction of the Local Planning Authority. 	

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification
			<p>Planning permission will always only be granted subject to a time-limited period in order to enable the Council to review the overall trend the construction project's associated accommodation needs. Appropriate planning mechanisms will be applied to secure the agreed legacy use.</p> <p>Operators will be required to keep a register of all workers living in the accommodation and to make this register immediately available, on request, to the Council.</p>	
NF 65	Policy TAI5	611, Council	<p>POLICY TAI5: LOCAL MARKET HOUSING</p> <p>New residential development within the development boundaries of the specific settlements noted below will be permitted provided that:</p> <ol style="list-style-type: none"> 1. The occupancy of the property is restricted to: <ol style="list-style-type: none"> i. Local market housing; and/or ii. Affordable housing (in accordance with Strategic Policy PS14 and Policy TAI9) 2. The size of the units comply with the defined maximum for the particular type of unit proposed; 3. There are adequate arrangements available to restrict the occupancy of any local market house or affordable house in the first place and in perpetuity to those who conform to the relevant occupancy definition. <p>When a development is permitted, a planning condition will be used to manage Permitted Development Rights to ensure that an extension or alterations would not increase the size of the property beyond the defined accepted maximum size.</p>	To ensure accuracy.

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification				
			<p><u>The relevant settlements:</u></p> <p>(i) Local Service Centres</p> <table data-bbox="851 475 1411 598"> <tr> <td data-bbox="851 475 1164 598"> <u>Anglesey</u> <ul style="list-style-type: none"> • Beaumaris • Rhosneigr </td> <td data-bbox="1164 475 1411 598"> <u>Gwynedd</u> <ul style="list-style-type: none"> • Abersoch </td> </tr> </table> <p>(ii) Villages</p> <table data-bbox="851 730 1496 1157"> <tr> <td data-bbox="851 730 1164 901"> <u>Anglesey</u> <ul style="list-style-type: none"> • Moelfre • Trearddur • Pont Rhyd y Bont </td> <td data-bbox="1164 730 1496 1157"> <u>Gwynedd</u> <ul style="list-style-type: none"> • Aberdaron • Mynytho • Llanbedrog • Sarn Bach • Tudweiliog • <u>Llangian</u> • <u>Rhoshirwaun</u> • <u>Borth-y-Gest</u> • <u>Morfa Bychan</u> </td> </tr> </table>	<u>Anglesey</u> <ul style="list-style-type: none"> • Beaumaris • Rhosneigr 	<u>Gwynedd</u> <ul style="list-style-type: none"> • Abersoch 	<u>Anglesey</u> <ul style="list-style-type: none"> • Moelfre • Trearddur • Pont Rhyd y Bont 	<u>Gwynedd</u> <ul style="list-style-type: none"> • Aberdaron • Mynytho • Llanbedrog • Sarn Bach • Tudweiliog • <u>Llangian</u> • <u>Rhoshirwaun</u> • <u>Borth-y-Gest</u> • <u>Morfa Bychan</u> 	
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Ref	Section	Rep. ID	Proposed Focussed Changes	Justification
NF 66	Policy TAI5: Explanation	1031; 611; Council	<p>Explanation:</p> <p>(All other wording to the explanation to the policy to remain the same as noted in the deposit plan).</p> <p>7.4.37 Proposals to provide new residential units within the development boundaries of Abersoch, Beaumaris, Rhosneigr, Aberdaron, <u>Borth-y-Gest</u>, Moelfre, <u>Morfa Bychan</u>, Mynytho, Llanbedrog, <u>Llangian, Rhoshirwaun</u>, Sarn Bach, Trearddur, Tudweiliog and Four Mile Bridge must comply with Policy TAI5 in combination with Policy TAI9. This policy is relevant to all types of developments that create a new residential unit or units and it is relevant to any scale of development. Whilst the affordable housing element corresponds with what is facilitated in policies TAI9, open market housing will not be permitted in the settlements that are named in this policy.</p> <p>7.4.38 Evidence set out in Topic Paper 17 Local Market Housing clearly demonstrates that intensive problems exist within the housing markets of the settlements that are named in this policy, which has a social and economic effect on these communities. By promoting only local market housing and affordable housing (Policy TAI9) within these settlements, the objective of this policy is to contribute to tackle the imbalance within the local housing markets and sustain and strengthen fragile communities. The policy responds to recognised factors that influence the relevant housing markets. It expands opportunities in the defined housing markets and secures a provision of units that meet the community's needs. <u>This Policy therefore does not aim to provide affordable housing to those in the local community that are in need of such dwellings (as this is the objective of the Affordable Housing policies), but rather ensures the sustainability</u></p>	To ensure accuracy and to ensure that the policy can be easily interpreted.

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification
			<p><u>of vulnerable communities, where intensive problems exist within the housing market.</u> Application of this Policy may also help achieve wider social policy goals, such as maintaining and strengthening Welsh speaking communities. Supplementary Planning Guidance will be published to provide advice on the matter.</p> <p>7.4.39 The occupancy of local market housing will be restricted to those who are eligible, through a Section 106 legal agreement. The legal agreement will not restrict the value of the property as in the case of affordable housing. Rather, thisThis policy will seek to control the value of local market units by managing the size of the properties. By managing the maximum size of local market units, the value of these units will be more compatible with the policy objective of sustaining the defined communities.</p>	

Affordable Housing

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification				
NF 67	Policy PS14	1033, 1034	<p><u>7.4.65A Not all new affordable units identified in the LHMA's will be newly built and managed within the joint LDP policies. The JLDP is just one tool to ensure that the demand for affordable housing is met. It's important however that the Plan contributes sufficiently to meeting a proportion of this need.</u></p> <p><u>7.4.65B The minimum new affordable housing target figure identified in the Plan is based on the following information:</u></p> <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="text-align: center;"><u>Category</u></th> <th style="text-align: center;"><u>Total</u></th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> </tr> </tbody> </table>	<u>Category</u>	<u>Total</u>			To ensure clarity to the Plan
<u>Category</u>	<u>Total</u>							

Ref	Section	Rep. ID	Proposed Focussed Changes		Justification
			<u>Completed units</u> ¹	<u>206</u>	
			<u>Affordable units in the landbank</u> ²	<u>471</u>	
			<u>New allocations</u> ³	<u>404</u>	
			<u>Windfall in Service Centres</u>	<u>60</u>	
			<u>Windfall in Villages</u>	<u>30</u>	
			<u>Clusters</u>	<u>224</u>	
			<u>Subdivide rural buildings</u>	<u>10</u>	
			<u>Open countryside</u>	<u>10</u>	
			<u>TOTAL</u>	<u>1,415</u>	
			<p>¹ <u>Since the JLDP base date</u></p> <p>² <u>Affordable housing landbank figure based on an assessment of which sites are likely to be built.</u></p> <p>³ <u>On the basis of 25% or 15% affordable housing provision (based on House Price Area noted in Policy TAI9).</u></p>		

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification								
NF 68	Policy TAI9	288; Council	<p>POLICY TAI9: AFFORDABLE HOUSING THRESHOLD & DISTRIBUTION</p> <p>The Councils will seek to secure an appropriate level of affordable housing across the Plan area by working in partnership with Registered Providers, developers and local communities to meet the minimum target presented in Strategic Policy PS14.</p> <p><u>1 Threshold</u></p> <p>Housing development, both new build and conversions, in settlements identified within the settlement hierarchy as shown in Strategic Policy PS15 will be expected to make an affordable housing contribution in line with the threshold figures introduced in the table below:</p> <table border="1" data-bbox="815 810 1697 1303"> <thead> <tr> <th data-bbox="815 810 1223 911">CATEGORY OF SETTLEMENT</th> <th data-bbox="1223 810 1697 911">THRESHOLD</th> </tr> </thead> <tbody> <tr> <td data-bbox="815 911 1223 1011">Sub-regional</td> <td data-bbox="1223 911 1697 1303" rowspan="3">5 or more housing units</td> </tr> <tr> <td data-bbox="815 1011 1223 1112">Urban Service Centres</td> </tr> <tr> <td data-bbox="815 1112 1223 1212">Local Service Centres</td> </tr> <tr> <td data-bbox="815 1212 1223 1303">Service Villages</td> <td data-bbox="1223 1212 1697 1303">3 or more housing units</td> </tr> </tbody> </table>	CATEGORY OF SETTLEMENT	THRESHOLD	Sub-regional	5 or more housing units	Urban Service Centres	Local Service Centres	Service Villages	3 or more housing units	To ensure clarity and to ensure that the policy can be easily interpreted.
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Sub-regional	5 or more housing units											
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Ref	Section	Rep. ID	Proposed Focussed Changes	Justification													
			<table border="1"> <tr> <td>Rural / Coastal Villages</td> <td rowspan="2">2 or more housing units</td> </tr> <tr> <td>Local Villages</td> </tr> <tr> <td>Clusters</td> <td>Only sites of 100% affordable housing will be supported within clusters.</td> </tr> <tr> <td>Subdivision of Rural Dwellings</td> <td>2 or more additional units</td> </tr> </table> <p><u>2 Percentage of Affordable Housing</u> The following percentage of affordable housing provision is expected within the Housing Price Area presented in the table below:</p> <table border="1"> <thead> <tr> <th>Percentage of Affordable Housing</th> <th>Housing Price Areas</th> </tr> </thead> <tbody> <tr> <td>At least 25%</td> <td>Gwynedd High Value Coastal, Rhosneigr, Beaumaris, Rural North West, Bridgehead, Trearddur & Rhoscolyn, South West, North East Rural, Larger Coastal Settlements, Rural Centres, Mid Rural, Northern Coast and South Arfon, Rural West,</td> </tr> <tr> <td>At least 15%</td> <td>Llangefni, Llyn, Western Coastal & Rural Arfon, Holyhead, Amlwch & Hinterland, The Mountains, Eastern Gwynedd & National Park, Blaenau Ffestiniog.</td> </tr> </tbody> </table>	Rural / Coastal Villages	2 or more housing units	Local Villages	Clusters	Only sites of 100% affordable housing will be supported within clusters.	Subdivision of Rural Dwellings	2 or more additional units	Percentage of Affordable Housing	Housing Price Areas	At least 25%	Gwynedd High Value Coastal, Rhosneigr, Beaumaris, Rural North West, Bridgehead, Trearddur & Rhoscolyn, South West, North East Rural, Larger Coastal Settlements, Rural Centres, Mid Rural, Northern Coast and South Arfon, Rural West,	At least 15%	Llangefni, Llyn, Western Coastal & Rural Arfon, Holyhead, Amlwch & Hinterland, The Mountains, Eastern Gwynedd & National Park, Blaenau Ffestiniog.	
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Ref	Section	Rep. ID	Proposed Focussed Changes	Justification
			<p>See table in the explanation below in relation to which settlements fall within these areas.</p> <p>Where the affordable housing requirement of a particular scheme falls below a single dwelling on the site, then <u>providing an affordable unit within that development should remain the priority. However if it is deemed that this is not possible,</u> a pro-rata payment would be expected rather than no affordable provision on the site.</p> <p><u>3 Other Matters</u></p> <ul style="list-style-type: none"> i. All developments will be required to achieve an appropriate mix in terms of housing types and house sizes of local need affordable housing within a development, determined by the local housing market assessment or any alternative Council or partner assessment. 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. <u>Where, following the submission of a viability pro-forma, disagreement remains between the applicant / developer / landowner and the Local Planning Authority as to the affordable housing provision within a scheme, an independent external assessment of the scheme (e.g. by the District Valuers Service) will be undertaken at the applicants expense. The number of affordable housing provided will reflect the conclusions of this assessment.</u> 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 such eligible occupiers for rural enterprise dwellings then the housing will be occupied by those eligible for consideration for 	

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification						
			<p>affordable housing.</p> <p>vii. Extensions and adaptations to affordable housing will be permitted provided that the alterations or adaptations allow the house to remain as an affordable dwelling. Any extension or alteration should comply with the detailed policy on design.</p>							
NF 69	Policy TAI9: Explanation	728, 273, 68, Council	<p>Explanation:</p> <p>7.4.68 The viability study together with an analysis of historic applications has identified the relevant threshold levels where an element of affordable provision will be sought from a proposal. Whilst on-site provision is the preference when a site triggers the threshold requirement but the scale of the scheme is below the level of a single affordable unit e.g. 6 units in a housing price area of 10% would equate to 0.6 of a dwelling, then a pro-rata contribution for the percentage of a new house could will be sought i.e. 60% in this example.</p> <p>7.4.69 Different House pricing areas have been identified in the Viability study. The Table below identifies into which House Price areas different settlements belong (Clusters not included since all development in Clusters will be for affordable housing). 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:</p> <p style="text-align: center;">Table 16: House price area</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>HOUSING PRICE AREA</th> <th>MAIN SETTLEMENTS</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;">AT LEAST 25%</td> </tr> <tr> <td>Gwynedd High Value Coastal</td> <td>Abersoch</td> </tr> </tbody> </table>	HOUSING PRICE AREA	MAIN SETTLEMENTS	AT LEAST 25%		Gwynedd High Value Coastal	Abersoch	To ensure clarity and to ensure that the policy can be easily interpreted.
HOUSING PRICE AREA	MAIN SETTLEMENTS									
AT LEAST 25%										
Gwynedd High Value Coastal	Abersoch									

Ref	Section	Rep. ID	Proposed Focussed Changes		Justification
			Rhosneigr	Rhosneigr	
			Beaumaris	Beaumaris	
			Rural North West	Cemaes	
			Bridgehead	Llanfairpwll, Menai Bridge	
			Trearddur & Rhoscolyn	No service centre in this area.	
			South West.	Newborough	
			North East Rural	Benllech, Pentraeth	
			Larger Coastal Settlements	Bethel, Bontnewydd, Caernarfon, Criccieth, Pwllheli, Porthmadog, Tremadog	
			Rural Centres	Area within the Park	
			Mid Rural	Gaerwen, Llannerch-y-medd	
			Northern Coast & South Arfon	Bangor, Penygroes	
			Rural West	Bodedern, Gwalchmai, Valley	
			AT LEAST 15%		
			Llangefni	Llangefni	
			Llyn	Botwnnog, Chwilog, Nefyn, Y Ffor	
			Western Coastal & Rural Arfon	Abermaw, Deiniolen, Penrhyndeudraeth, Tywyn	
			Holyhead	Holyhead	
			Amlwch & Hinterland	Amlwch	
			The Mountains	Bethesda, Llanberis, Llanrug, Rachub	
			Eastern Gwynedd & National Park	Area within the Park	
			Blaenau Ffestiniog	Blaenau Ffestiniog	
			7.4.70 Planning Policy Wales refers to affordable housing exception sites as small housing		

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification
			<p>sites within or adjoining existing settlements for the provision of affordable housing to meet local needs. This is further clarified in TAN2 which states rural exception sites should be small (as locally defined in the plan), solely for affordable housing and on land within or adjoining existing rural settlements which would not otherwise be released for market housing.</p> <p>7.4.71 Due to the rural nature of the area exception sites will be considered for all the settlements identified in the Plan however they should be of a scale compatible to the role of the centre. The only exception should be if justification is provided to explain how a proposal serves a wider area than the settlement itself e.g. due to lack of opportunities in other settlements within the same area. Sites adjacent to the boundary should not form an unacceptable intrusion into the countryside or create a fragmented development pattern.</p> <p>7.4.72 In line with National Policy which seeks to restrict the amount of residential development in the open countryside approvals for Rural Enterprise Dwellings will include a condition that supports their usage as affordable housing when it can be demonstrated that there are no eligible occupiers for a rural enterprise.</p>	

Gypsy and Traveller Accommodation

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification
NF 70	7.4.89 –	1028	7.4.89 <u>Housing (Wales) Act 2014 places a duty on local authorities to provide sites for</u> Gypsies	To

	7.4.90		<p>and Travellers <u>where a need has been identified</u>. In accordance with the Housing Act 2004, the North West Wales and Flintshire Gypsy and Traveller Accommodation Needs Assessment (GTANA) (2011) was undertaken for all the North Wales Local Planning Authorities apart from Wrexham (who had undertaken a separate study). <u>A Gypsy and Traveller Accommodation Needs Assessment was undertaken in 2015 in accordance with Welsh Government guidelines to identify unmet need over a 5 year period.</u></p> <p>7.4.90 The findings of the GTANA 2015 indicate that there is a requirement for 11 <u>4 permanent</u> residential pitches to replace the existing tolerated site near Pentraeth <u>Road, Anglesey</u> and a requirement for an additional 10 <u>11 permanent residential</u> pitches in Gwynedd over the next 5 years. <u>The GTANA 2015 also recommended allocating two temporary stopping places along the A55 on Anglesey, one in the Holyhead area and one in the centre of the island, and one in Caernarfon to cater for Gypsies and Travellers who have regularly made unauthorised encampments in the area.</u> There are currently no authorised transit sites in North Wales. ‘Transit’ pitches can either be on formal sites that are similar to permanent residential sites but the occupier can only stay up to 3 months. A <u>Alternatively</u> they can be temporary stopping places <u>where occupiers can stay for shorter periods</u> Conwy County Borough Council and Denbighshire County Council are currently working together to identify <u>develop a</u> permanent residential Gypsy and Traveller site <u>near Conwy</u> as well as and to provide a <u>formal transit site.</u></p> <p>7.4.91 Under the new Housing (Wales) Act 2014 another GTANA will need to be undertaken in 2015 <u>2020</u> to comply with Welsh Government requirements. The completion of the new assessment, <u>annual monitoring and the proposed review of the Plan</u> may result in changes in the number of additional pitches required over the Plan period.</p>	demonstrate that the Plan has full regard to emerging data and evidence and latest legislation
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NF 71	Policy TAI11	1076	<p>POLICY TAI11: SAFEGUARDING EXISTING GYPSY & TRAVELLER SITES</p> <p>The existing Gypsy site at Llandygai, Bangor as shown on the Proposals Map, is safeguarded as a permanent residential site to be solely used by <u>for use solely</u> by Gypsies.</p> <p>Any new Gypsy & Traveller sites granted planning permission and operated shall also be safeguarded <u>solely</u> for Gypsies & Travellers use.</p> <p>Planning permission will be refused for an alternative use on a safeguarded site unless an alternative, replacement site has been identified and developed to provide facilities of an equivalent or improved standard (including its location) whilst there remains a need for such sites as evidenced by the latest Gypsy and Traveller Accommodation Needs Assessment or the best available evidence.</p>	To reflect emerging data and evidence and to provide greater clarity and consistency						
NF 72	Policy TAI12	1074	<p>POLICY TAI12: GYPSY AND TRAVELLER SITE ALLOCATIONS</p> <p>To contribute to fulfilling the identified need for Gypsy and Traveller pitches as shown in the Gypsy and Traveller Accommodation Needs Assessment the following locations <u>sites</u>, as shown on the Proposals Map, have been identified for potential development <u>are allocated</u> for permanent residential Gypsy or <u>and</u> Traveller use, to be solely occupied by Gypsies or Travellers:</p> <p>Permanent Gypsy or <u>and</u> Traveller sites</p> <table border="1" data-bbox="743 1045 1789 1319"> <thead> <tr> <th data-bbox="743 1045 1225 1182">Location</th> <th data-bbox="1225 1045 1610 1182">Number of pitches</th> <th data-bbox="1610 1045 1789 1182">Occupants</th> </tr> </thead> <tbody> <tr> <td data-bbox="743 1182 1225 1319">Extension to existing site at Llandygai, Bangor</td> <td data-bbox="1225 1182 1610 1319">5 <u>11</u></td> <td data-bbox="1610 1182 1789 1319">Gypsies</td> </tr> </tbody> </table>	Location	Number of pitches	Occupants	Extension to existing site at Llandygai, Bangor	5 <u>11</u>	Gypsies	To reflect emerging data and evidence and to provide greater clarity and consistency. All these allocated sites will be shown on the Proposals Maps.
Location	Number of pitches	Occupants								
Extension to existing site at Llandygai, Bangor	5 <u>11</u>	Gypsies								

			<p>The Councils are applying a Gypsies and Travellers Sites Assessment Methodology to identify sites for an additional 164 permanent residential pitches as well as a series of temporary stopping pitches for Gypsies and Travellers in accordance with the Accommodation Needs Assessment Study.</p> <p><u>To contribute to fulfilling the identified need for transit/temporary stopping for Gypsy and Traveller as shown in the Gypsy and Traveller Accommodation Needs Assessment the following sites, as shown on the Proposals Map, are allocated for temporary occupation by Gypsies and Travellers whilst visiting or travelling through the area:</u></p> <p><u>Temporary Gypsy and Traveller Stopping sites</u></p> <table border="1" data-bbox="741 715 1789 963"> <thead> <tr> <th><u>Location</u></th> <th><u>Site Area</u></th> <th><u>Occupants</u></th> </tr> </thead> <tbody> <tr> <td><u>Land to west of Mona Industrial Estate, Mona</u></td> <td><u>7.9 hectares</u></td> <td><u>Gypsies and Travellers</u></td> </tr> </tbody> </table> <p><u>The Councils are applying a Gypsies and Travellers Sites Assessment Methodology to identify sites for the additional temporary stopping pitches for Gypsies and Travellers in accordance with the Accommodation Needs Assessment Study.</u></p>	<u>Location</u>	<u>Site Area</u>	<u>Occupants</u>	<u>Land to west of Mona Industrial Estate, Mona</u>	<u>7.9 hectares</u>	<u>Gypsies and Travellers</u>	
<u>Location</u>	<u>Site Area</u>	<u>Occupants</u>								
<u>Land to west of Mona Industrial Estate, Mona</u>	<u>7.9 hectares</u>	<u>Gypsies and Travellers</u>								
NF 73	7.4.94 – 7.4.99	1075	<p>7.4.94 Some Gypsy and Traveller families, for various reasons, live in one place for longer periods of time. Permanent residential accommodation will be provided to those families and individuals that demonstrate that they have a genuine connection to the Plan Area accommodation need and have no alternative place to live (this assessment is carried out</p>	To reflect emerging data and evidence and to						

			<p>by Housing Services). Occupants will be provided with pitches on a year round basis paying rent and council taxes to the Local Authority.</p> <p>7.4.95 In order to ensure that sufficient land is available to meet accommodation needs in the Plan area, the Councils conducted ‘a call for sites’ in 2014, inviting landowners to submit details of land for consideration as a Gypsy and Traveller site. Two sites located within Snowdonia National Park (which is outside this Plan’s area) were submitted and were discounted by the Snowdonia National Park Planning Authority after applying the site assessment methodology. <u>Further information about the assessment methodology used to select the allocated sites is set out in the revised Topic Paper 18.</u></p> <p>7.4.96 A potential expansion to the existing permanent site at Llandygai, Bangor is being explored. It is anticipated that 5 permanent residential pitches could be accommodated on this extension to the existing site. This means that at this stage there is a shortfall of 5 permanent residential pitches in Gwynedd and 11 pitches in Anglesey. The Councils will consult on options to satisfy the shortfall during 2015.</p> <p><u>The above allocation would meet part of the pitch requirements for permanent residential sites and temporary stopping sites identified in the GTANA 2015 until 2020. It is acknowledged that further sites for Gypsies and Travellers will be required to meet the current (2015) identified need. Planning and Housing Services’ Officers are continuing to assess various options and will report on the matter during the Examination. Additional pitches may be required thereafter depending on the annual monitoring of the Plan and following the completion of the next GTANA. If the monitoring report and next GTANA together with the necessary review of the Plan demonstrate a shortage in provision and/or an unmet need for further pitches then further sites will need to be allocated in the Review of the Plan.</u></p>	<p>provide greater clarity and consistency.</p>
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		<p>Permanent Residential Pitches</p> <p>7.4.97_ Local planning authorities are required to ensure that sites are sustainable economically, socially and environmentally. In order to identify the most appropriate sites, each potential site will be subject to an assessment process, which is in five stages:<u>sites have been assessed in accordance with the methodology set out in Revised Topic Paper 18 (2016). The main steps of the methodology are set out below</u></p> <ol style="list-style-type: none"> 1. Identify data sources; 2. Establish search areas, which includes consideration of the preferences of the Gypsy and Traveller communities as indicated in the GTANA; 3. Initial filter of sites, which involves consideration of its size and major constraints, e.g. national or international nature conservation designations; 4. Detailed site assessment, which looks at environmental issues, accessibility, site context and character and an assessment against the Sustainability Assessment and the Habitat Regulation Assessment objectives; 5. Final schedule of <u>selection of suitable sites to allocate for Gypsy and Traveller use</u> <p>7.4.98 The ideal size of a residential site should generally be no more than 12 pitches (Good Practice Designing Gypsy Traveller Sites 2014 2009; the Welsh Government has recently been consulting on a revised version of this guidance note).</p> <p>Temporary Stopping Sites</p> <p>7.4.99 <u>The GTANA 2015 and</u> Council records indicate that there have been occurrences of up to 15 caravans stopping at any one time on the same site in the Plan area for relatively short periods.</p>	
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			<p>However, most of the unauthorised encampments have involved much smaller numbers of caravans. <u>A temporary stopping site to accommodate 15 caravans on the same site would require 8 pitches (2 touring caravans per pitch)</u> Providing one transit/stopping site that could accommodate up to 15 caravans and the provision of a number of temporary stopping places along routes through the Plan area commonly used by Gypsies and Travellers that could accommodate up to a maximum of 6 units is being explored. The advantage of the latter approach is that number of units on one site would be limited by the size of the site and that there will be a series of sites located along commonly used routes. Whatever the results of the search work the sites will provide for the intermittent needs for site accommodation, for which a charge may be levied as determined by the Councils. The stopping site(s) would not be occupied all year around and they wouldn't be able to be occupied by Gypsies or Travellers for more than 5 days. The following section sets out the main criteria that will be has been applied to help select the development of identify the 3 temporary stopping places for Gypsies and Travellers allocated in the Plan. <u>Please note that the precise location of the site within the allocation is to be determined.</u></p>	
NF 74	Policy TAI13	1077	<p>POLICY TAI13: SITES FOR GYPSIES AND TRAVELLER PITCHES!</p> <p>Proposals for new permanent residential Gypsy or Traveller sites and extensions to existing authorised sites for Gypsies and Travellers will be granted on land that would not otherwise be released for residential development provided they conform to all the following criteria:</p> <ol style="list-style-type: none"> 1. A genuine local <u>accommodation</u> need is identified; 2. That necessary transport and social infrastructure are accessible or can be readily provided; 	To demonstrate that appropriate regard is made to National Policy and Guidance

			<p>3. Cannot be accommodated on an existing authorised site;</p> <p>4. That environmental factors including high risk of flooding, ground stability, contaminated land, and proximity to hazardous locations do not make the site inappropriate for residential development <u>unless mitigation is possible and proportionate</u>;</p> <p>5. It is capable of being serviced with water, electricity, and waste management;</p> <p>6. The <u>standards and design</u> of the development demonstrates that due regard has been taken to <u>of the Mobile Homes (Wales) Act 2013 and Welsh Government Good Practice Guide in Designing Gypsy Traveller Sites</u>;</p> <p>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;</p> <p>8. There are no adverse effects on areas designated as being of international or national importance for biodiversity and landscape;</p> <p>9. That satisfactory arrangements are in place to restrict the occupancy of the pitches to Gypsies or and Travellers.</p>	
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<p>NF 75</p>	<p>7.4.102 – 7.4.105</p>	<p>1079, 1078</p>	<p>7.4.102 Planning Policy Wales allows for the release of sites for affordable housing, including Gypsy and Traveller accommodation, as an exception to normal housing policies. This policy has been framed to address the difficulties Gypsies and Travellers may face in securing an adequate supply of affordable land for their needs. The purpose of this policy is to enable the release of land outside development boundaries for affordable Gypsy or Traveller accommodation where residential accommodation would not normally be approved. Land values outside the development boundaries are generally substantially lower than land values within the development boundaries, thus reducing overall development costs in order to help provide affordable pitches. These sites could provide a small additional source of affordable accommodation for Gypsies and Travellers in rural areas to meet local need</p> <p>7.3.103 This criteria based policy, as well as all other relevant policies in the Plan, will be applied to assess proposals submitted in order to meet future or unexpected demand <u>for Gypsy and traveller accommodation.</u></p> <p>7.4.104 Evidence is expected to support a planning application in order to show that there is a genuine local need for this type of accommodation. Gypsy and Traveller families will need to demonstrate a genuine local connection and genuine need to locate in the area. The Plan's general planning Policies will also be relevant in terms of this.</p> <p>7.4.105 The Local Planning Authority will require a legal obligation through a Section 106 Agreement restricting the occupancy of pitches to local Gypsy or Traveller households who live in the area or with family or work connections in need of affordable pitches</p>	<p>To demonstrate that appropriate regard is made to National Policy</p>
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Location of Housing

Ref	Section	Rep. ID	Proposed NF (see maps)	Justification
NF 76	PS15	868	<p>Amend the following sections in Policy PS15</p> <p>Main Centres – Up to 55% of the Plan’s Growth located within:</p> <p>Local Service Centres – At least 20% of the Plan’s Growth located within:</p> <p>Villages and Clusters – No more than 25% of the Plan’s Growth located within:</p>	For clarity
NF 77	TAI14	104, 672, 1084, Council	<p>POLICY TAI 14: HOUSING IN SUB-REGIONAL CENTRE & URBAN SERVICE CENTRES</p> <p>In the Sub-Regional Centre of Bangor and the following Urban Service Centres</p> <p><u>Anglesey</u></p> <p>Amlwch, Holyhead, Llangefni</p> <p><u>Gwynedd</u></p> <p>Blaenau Ffestiniog, Caernarfon, Porthmadog, Pwllheli</p> <p>Housing to meet the Plan’s strategy will be delivered through:</p> <p>(i) Allocations</p> <p>The following sites are identified as Housing Allocations:</p> <p>Sub-Regional Centre</p>	To demonstrate that the Plan has full regard to emerging data and evidence.

Ref	Section	Rep. ID	Proposed NF (see maps)					Justification
			Centre	Site Reference Number	Site Name	Indicative Growth Level	Permission (Apr 2014)	
			Bangor	T1	Goetra Uchaf	245 261	Yes	
				T2	Former Friars School Playing Field	43	No	
				T3	Former Jewsons Site	17	No	
				T4	Former Crossville Site	16	No	
				T5	Land opposite the Crematorium	72	No	
			[No change to remainder of Policy TAI 14]					

Ref	Section	Rep. ID	Proposed NF (see maps)	Justification										
NF 78	TAI 16	1004, 369, 1230, 1254, 1256	<p>POLICY TAI16: HOUSING IN SERVICE VILLAGES</p> <p>In the following Service Villages:</p> <p><u>Anglesey</u></p> <p>Gwalchmai, Newbrough, Llanerchymedd</p> <p><u>Gwynedd</u></p> <p>Bethel, Bontnewydd, Botwnnog, Chwilog, Deiniolen, Rachub, Tremadog, Y Ffor</p> <p>Housing to meet the Plan’s strategy will be delivered through:</p> <p>(i) Allocations</p> <p>The following sites are identified as Housing Allocations:</p> <table border="1" data-bbox="869 979 1680 1308"> <thead> <tr> <th>Centre</th> <th>Site Reference Number</th> <th>Site Name</th> <th>Indicative Growth Level</th> <th>Permission (Apr 2014)</th> </tr> </thead> <tbody> <tr> <td>Gwalchmai</td> <td>T55</td> <td>Land near the A5</td> <td>28</td> <td>No</td> </tr> </tbody> </table>	Centre	Site Reference Number	Site Name	Indicative Growth Level	Permission (Apr 2014)	Gwalchmai	T55	Land near the A5	28	No	To demonstrate that the Plan has full regard to emerging data and evidence.
Centre	Site Reference Number	Site Name	Indicative Growth Level	Permission (Apr 2014)										
Gwalchmai	T55	Land near the A5	28	No										

Ref	Section	Rep. ID	Proposed NF (see maps)					Justification	
				Niwbwrch	T56	Tyn Cae Estate	12	Yes	
				Llanerchymedd	T57	Land near Tyn y Fynnon	17	No	
				Bethel	T58	Land near Saron	41	No	
				Bethel	T70	Land opposite Cremlyn Estate	28	No	
				Bethel	T71	Land opposite Rhoslan Estate	12	No	
			[No change to remainder of Policy TAI 16]						
NF 79	TAI 17	Council	POLICY TAI17: HOUSING IN LOCAL, RURAL & COASTAL VILLAGES Proposals for housing in the following Local, Rural and Coastal Villages will be granted provided they conform to all the following criteria:					To ensure consistency	

Ref	Section	Rep. ID	Proposed NF (see maps)	Justification
			<ol style="list-style-type: none"> 1. The proposal would satisfy the community need for housing or local need affordable housing; 2. The proposal would help to secure the viability of the local community, and strengthen the community and linguistic character; 3. The growth level is based on the indicative level included in table 20 and is consistent with Strategic Policy PS15; 4. The site is within the settlement's development boundary. <p>[No change to the list of settlements within the Policy, however change to the list of those settlements whereby policy TAI 5 is applicable, these are shown below]</p> <p>Proposals in Aberdaron, Moelfre, Mynytho, Llanbedrog, Sarn Bach, Trearddur, Tudweiliog <u>Llangian</u>, <u>Rhoshirwaun</u>, <u>Morfa Bychan</u>, <u>Borth-y- Gest</u> and Four Mile Bridge will have to comply with policy TAI5 Local Market Housing.</p>	

APPENDIX B – CHAPTER 7.5

Chapter 7.5 – Managing Growth and Development – Natural and Built Environment

Conserving and enhancing the natural environment

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
NF 80	7.5.1	319	<ul style="list-style-type: none"> • A key role of the planning system is to ensure <u>the natural environment is protected effectively by managing the type, design and location of development.</u> that society's land requirements are met, in ways which do not impose unnecessary constraints on development whilst ensuring that all reasonable steps are taken to safeguard or enhance the environment. • <u>The planning system has an important part to play in meeting biodiversity objectives by promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.</u> • It is important that biodiversity and landscape considerations are taken into account at an early stage in both development plan preparation and development control. • The Natural Environment and Rural Communities Act 2006 places a duty on every public authority, in exercising its functions, to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. • Both Councils have prepared Local Biodiversity Action Plans. • The planning system has an important part to play in meeting biodiversity objectives by promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate 	To reflect the JLDP's positive approach towards conserving and enhancing the natural environment.

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<p>for losses where damage is unavoidable.</p> <ul style="list-style-type: none"> 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. The duty to have regard to National Park and AONB purposes applies to activities affecting these areas, whether those activities lie within or outside the designated areas. 	
NF 81	7.5.2	320	7.5.2 Nature Conservation: Habitats and species of principal importance for the purpose of conserving biodiversity are covered under Section 42 (Wales) of the NERC Act (2006).	To improve clarity and precision of the paragraph.
NF 82	New Policy	805	<p><u>Proposals within or affecting the setting and/ or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the Area of Outstanding Natural Beauty Management Plan.</u></p> <p><u>Explanation</u> <u>This policy aims to ensure that the aims and objectives of the AONB Management Plans are fully taken into account when considering development proposals. The Management Plan will provide a clear and agreed description of those features that constitute the special character, appearance and historic value that contribute to their natural beauty. The Plans will carry significant weight in determining planning applications.</u></p>	To draw attention to the importance of giving consideration to the Management Plans the planning application stage.
NF 83	Policy AMG1	892, 365	<p>POLISI AMG1: SPECIAL LANDSCAPE AREAS</p> <p>When considering proposals within Special Landscape Areas (SLA) as identified by the proposals map and listed below, there will be a need to appropriately consider the scale and nature of the development thus ensuring that there is no significant adverse detrimental impact on the landscape. The development should aim to maintain, enhance or restore the recognised character and qualities add to the historic, visual, geographical, ecological and cultural features of the SLA.</p> <p>Proposals should address and coincide with the prepared 'Statement of Significance'.</p>	In order to provide consistency of wording with the rest of the policy and with paragraph 7.5.10

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<p>Where there are reasonable grounds to suggest that proposals may result in a significant adverse impact on the SLA (either located within or directly outside) the Council will require a Landscape and Visual Impact Assessment in order to further consider the impact of the development on the designated area.</p> <p>In exceptional circumstances, where development is necessary and could result in significant impact on the landscape, appropriate mitigation and compensation measures should be provided.</p>	
NF 84	Policy AMG2	1445, 893	<p>POLICY AMG2: PROTECTING AND ENHANCING FEATURES AND QUALITIES THAT ARE <u>DISTINCTIVE</u> UNIQUE TO THE LOCAL LANDSCAPE CHARACTER</p> <p>Proposals that would have an 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.</p> <p>A proposal will be granted provided that it doesn't have an 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 doesn't:-</p> <ol style="list-style-type: none"> 1. Cause significant adverse impact to the character of the built or natural landscape; 2. Fail to harmonise with, or enhance the landform and landscape; 3. Lose or fails to incorporate traditional features, patterns, structures and layout of settlements and landscape of both the built and natural environment. <p>Particular emphasis will be given to the landscapes identified through the Landscape Character Areas as being of high and outstanding quality because of a certain landscape</p>	To provide a better description of the scope of the policy of the policy title. Also to set a qualifying requirement for the policy.

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			quality or a combination of qualities. Additional consideration will also be given to developments which directly affect the landscape character and setting of the AONBs or the National Park.	
NF 85	Policy AMG2	805	7.5.2 The aim of this policy is to protect the range of various landscape features within the Plan area which have been recognised within the Landscape Character Areas. Further information regarding the Landscape Character Areas can be found within the relevant Landscape Strategy for each authority, and in the relevant LANDMAP data. Both sources of information should be taken into consideration when considering the impact of development upon landscape character. <u>Where appropriate, consideration will also need to be given to the relevant AONB Management Plan.</u>	To ensure that appropriate reference is made to the AONBs Management Plan.
NF 86	Policy AMG4	1675	<p>POLICY AMG4: LOCAL BIODIVERSITY CONSERVATION</p> <p>Proposals must protect and, <u>where appropriate</u>, enhance biodiversity that has been identified as being important to the local area by:</p> <ol style="list-style-type: none"> a. <u>Avoiding significant harmful impacts through the sensitive location of development.</u> b. <u>Considering opportunities to create, improve and manage wildlife habitats and natural landscape including wildlife corridors, stepping stones, trees, hedges, woodlands and watercourses.</u> <p>Proposals <u>affecting sites of local biodiversity importance</u> will be refused unless they can conform with all of the following criteria:-</p> <ol style="list-style-type: none"> 1. Ensure That there are is no other satisfactory alternative site available for the development. 2. Ensure that the development is in a suitable location, avoiding locations 	To improve its clarity, avoid duplication with national policy and to reflect the importance and status of local biodiversity sites.

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<p>that are of international, national and local biodiversity importance</p> <ol style="list-style-type: none"> <li data-bbox="752 323 1731 387">2. <u>The need for the development outweighs the importance of the site for nature conservation;</u> <li data-bbox="752 411 1731 475">3. <u>That appropriate mitigation or compensation measures are included as part of the proposal.</u> <ol style="list-style-type: none"> <li data-bbox="752 499 1541 531">3. Provide measures to mitigate potential detrimental impact. <li data-bbox="752 547 1485 579">4. Protect and enhance the nature conservation features. <li data-bbox="752 595 1731 659">5. Create, improve and manage wildlife habitats and natural landscape including wildlife corridors and stepping stones. <li data-bbox="752 675 1731 738">6. Contribute towards achieving the targets set in the Local Biodiversity Action Plan. <p>Where necessary, an Ecological Assessment which highlights the relevant biodiversity issues should be included with the planning application.</p> <p>When a development can't protect or enhance biodiversity and the need for the development outweighs the importance of the site for nature conservation it should be clearly shown that there is no other appropriate location available and there are appropriate mitigation or compensation measures in place.</p> <p>Explanation:</p> <p>7.5.19 The aim of this policy is to ensure protection and improvements to local biodiversity. In particular, this policy will be a way of protecting those species and habitats that have been identified within the Gwynedd and Anglesey Local Biodiversity Action Plans.</p>	

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<p>7.5.20 Section 40 of the Natural Environment and Rural Communities Act 2006 (“the NERC Act”) places a duty on all public authorities to consider the task of protecting biodiversity, provided this is consistent with exercising those functions appropriately.</p> <p>7.5.21 Any application that may have a detrimental impact on protected species must be supported by an Ecological Assessment undertaken by a qualified professional. It will be essential to ensure that any survey related to the Ecological Assessment is undertaken at appropriate times of the year. When determining the need to carry out an Ecological Assessment there will be a number of qualifying factors that will require consideration, including scale, type and location of the development. Further guidance relating to the requirement for an Ecological Assessment can be received by contacting the relevant Biodiversity Officer for the Authority. Supplementary Planning Guidance will be published to provide advice on the matter.</p> <p>7.5.22 In considering applications that could have a detrimental effect on locally important species and habitats, consideration will be given to the potential impact of the development could have on the conservation status of the species and habitat. The Council can impose planning conditions as a way of overcoming and mitigating any possible negative effect that could arise from the development should permission be granted.</p> <p>7.5.23 In exceptional circumstances some situations, mitigation measures for species and habitats of local interest can include appropriate measures to reduce the levels of disturbance, the creation of other appropriate habitats to maintain and improve the population that is affected or to facilitate the survival of individual species.</p>	

Preserving and enhancing the Heritage Assets

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
NF 87	7.5.31 (Table 25)	653	<p>Listed Buildings:</p> <ul style="list-style-type: none"> • Listing means that when a building is included on a Listed building Register, it is necessary to apply for 'Listed Building consent' from the LPA before carrying out works which would affect the building's character as a building of special architectural or historic interest • Under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is a criminal offence to demolish a listed building, or alter or extend such a building in a way which would affect its character, without consent, and the penalties for this can be heavy. • Listed building Consent is required for demolition or any work which is the opinion of the Authority, affects the character of a listed building works of maintenance or repair do not usually need consent provided that the materials, detailing, and finished effect match the original work exactly. <p>Conservation Areas:</p> <ul style="list-style-type: none"> • There is a duty on LPA's in exercising its planning functions to 'pay special attention to the desirability of preserving or enhancing the character or appearance of the area' (Section 72 of the 1990 Act). • Conservation area consent is required for the demolition of unlisted buildings in the area (Section 74 of the 1990 Act). • Anyone wishing to carry out works to a tree, which would require consent if there were a tree preservation order in place, must give six weeks' notice of their intention to do so to the local authority. 	To clarify that this statement is based on case law

			<p>There is no statutory requirement to have regard to the provisions of the development plan when considering applications for listed building or conservation area consent*</p> <p>In terms of associated planning applications for changes of use of a listed building or development that affects the setting of a listed building the Council will expect applicants to demonstrate how their proposals have been arrived at in the context of the PPW aim to identify the optimum viable use that is compatible with the character and setting of the listed building, or takes full account of the setting of any listed building in the vicinity and that developers demonstrate that the setting will not be harmed.</p> <p>Conservation Areas are shown on the Constraints Map and listed in Appendix 7 of the Plan.</p> <p><u>*The Courts have accepted that Section 54A of the 1990 TCPA Act (Section 38(6) of the 2004 Act does not apply to applications for Listed Building (LB) or Conservation Area (CA) consent but that development plans should contain policies relevant to development control decisions which should be taken into account when determining applications for LBCA consent</u></p>	
NF 88	Policy AT3	675	<p>POLICY AT3: LOCALLY OR REGIONALLY SIGNIFICANT NON-DESIGNATED HERITAGE ASSETS</p> <p>Proposals will be required to conserve and seek opportunities to enhance buildings, structures and areas of locally or regionally significant non-designated heritage assets, which create a sense of local character, and identity and variation across the Plan area, by for example:</p> <ol style="list-style-type: none"> 1. The sympathetic re-use of redundant and under-used historic buildings and areas which are consistent with their conservation; and 2. Opportunities to enhance the Plan area's historic public realm by Ensuring that all development within the Plan area's historic public realm, including transport and infrastructure work, is sympathetic to the historic environment; 3. <u>Appropriate siting, massing, form, height, scale, detail and use of local materials.</u> 	To improve the clarity of the scope of the policy

			<p>Distinctive elements of the Plan area's historic environment which creates a sense of local character and identity and variation across the Plan area, will be conserved, enhanced and their potential to contribute towards wider social, cultural, economic and environmental benefits will be exploited.</p> <p>Explanation:</p> <p>7.5.43 There are a significant number of historic assets whilst not meeting the very special criteria to merit inclusion on a statutory list are, nevertheless, of value to the identity of the Plan area due to their contribution to local built character and/ or social or economic associations. For example, these include*:</p> <ol style="list-style-type: none"> i. the individual and distinctive character and appearance of the Plan area's historic market towns and villages ii. historic buildings and structures related to the quarrying industries iii. historic rural structures iv. ecclesiastical sites including churches, chapels and monuments v. the transport network heritage <p>*(this list is not exhaustive)</p> <p>7.5.44 Whilst it would be inappropriate to afford these 'assets' the same level of protection as those that have been formally designated, they are still worthy of retention for their contribution to local character and identity. Consequently Policy AT3 will ensure that full consideration is given to the conservation and continued use of such buildings as part of the protection and enhancement of the special identity of the Plan area. <u>This approach will ensure that their potential to contribute towards wider social, cultural, economic and environmental benefits will be optimised.</u></p>	
NF 89	Policy AT4	494	<p>7.5.46 When assessing a development proposal affecting archaeological remains, which are of local importance, or their setting, consideration will be given to the following factors:</p> <ol style="list-style-type: none"> i. significance of the remains; ii. reasons for locating the development in this location; iii. practicality of incorporating mitigation measures to minimise the development's impact; and safeguard the site's archaeological value. 	To explain the requirement of the policy.

			<p><u>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.</u></p>	
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Waste Management

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
NF 90	7.5.56	1448	<p><u>7.5.56 Collaboration between planning authorities is extremely important to monitor progress towards establishing an integrated and adequate network of waste disposal. Monitoring is a means of ensuring that there is sufficient capacity within the local region to treat waste as well as assessing if the current provision is appropriate.</u></p>	Further clarification should be included which will emphasise the need for collaboration and monitoring. Suggest including a new paragraph after 7.5.55.
NF 91	Policy GWA3	615 796	<p><u>¹ Low level waste (LLW) is radioactive waste having a radioactive content not exceeding 4 GBq/te (gigabecquerels per tonne) of alpha or 12 GBq/te of beta/gamma activity. LLW makes up more than 90% of the UK's radioactive waste legacy by volume but contains less than 0.1% of the total radioactivity.</u></p> <p><u>¹ 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.</u></p>	To ensure clarity it is recommended that a definition of what is meant by Low and Very Low Level Radioactive waste is included.

Minerals

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
NF 92	Policy PS19	619	STRATEGIC POLICY PS19: MINERALS The Council(s) will contribute to regional and local demand for a continuous, secure and sustainable supply of minerals by in accordance with the key objectives and principles of sustainable development by:	For clarity the wording of the policy could be slightly amended.
NF 93	Policy MWYN2	621	SUSTAINABLE SUPPLY OF MINERAL RESOURCES A land bank of permitted reserves for aggregate will be maintained in accordance with national and regional guidelines Explanation: 7.5.66 The Plan should ensure that an adequate and sustainable supply of mineral resources can be produced to meet the area's needs without compromising the environment, amenity, geodiversity, or future resource needs. In practice, ensuring an adequate and sustainable supply of aggregates will mean enabling the apportionment set out the RTS First Review to be met. National guidance requires the maintaining a 7 year land bank of Sand and Gravel and 10 year land bank of crushed rock aggregate reserves for the duration of the Plan. Where it is not possible to maintain the land bank permitted reserves, the preferred areas of search identified in the plan will serve to maintain the provision of mineral reserves.	The explanation paragraph will be included within the introduction to the Minerals section of the plan (after para 7.5.61).
NF 94	Policy MWYN4	505	POLICY MWYN43: MINERAL DEVELOPMENTS Mineral exploration, working or extension to existing operations will be granted to maintain the Plan area's landbank of aggregates, or to meet a demonstrated need for other minerals provided the following criteria are met: 1. There is no unacceptable harm to the amenity or health of local residents in terms of visual impact, levels of dust, noise, vibration, odour and light as a result of the operation itself or the resulting traffic movements;	To ensure accuracy reference to 'environmental capacity' will be deleted as it is beyond the remit of the Local Planning Authority.

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<ol style="list-style-type: none"> 2. There is a suitable buffer between mineral development and sensitive development; 3. There is no unacceptable harm to the stability and support of adjacent land; 4. The development is sensitively screened and landscaped; 5. The development will not have a significant adverse impact on sites of international, national, regional or local environmental, nature conservation, landscape and /or heritage importance; 6. The proposal does not sterilize or otherwise prevent the working of other significant mineral deposits; 7. The proposal does not increase the extent of active mineral working in a particular locality beyond its environmental capacity; 	
NF 95	Para 7.5.70	254 255 317 380	<p>7.5.70 Even though mineral working is a temporary use of land it can have considerable impact on the local amenity and on the environment, some impacts could render the development unacceptable. This policy seeks to identify those aspects of mineral development that require control in the interest of the local amenity and the environment. MPPW required development plans to set out the criteria that will be applied to mineral proposals and lists the issues to be addressed. Many of these issues are addressed by policies elsewhere within the Plan and National Policy. As with many other types of development, mineral operations can have a cumulative adverse impact on the environment and/or local amenity. <u>Due consideration should also be given to the economic and environmental benefit which may possibly arise from mineral working.</u></p>	For clarity, the policy should make reference to the economic and environmental benefits which may occur from mineral workings, the wording should therefore be amended accordingly.
NF 96	Policy MWYN6	258 259 318	<p>POLICY MWYN65: BUFFER ZONES AROUND MINERAL SITES</p> <p>Planning applications for mineral extraction within the buffer zones identified on the Proposals Map will not normally be permitted unless a new buffer zone can be provided to reflect the minimum distances referred to in MTAN 1 : Aggregates, <u>unless there are clear and justifiable reasons for reducing the distance, i.e. where there is very limited impact from the mineral extraction site.</u></p>	To ensure clarity the policy will be amended to refer to circumstances where there may be a justifiable reason for reducing the distance.

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
NF 97	Para 7.5.81	263	<p>7.5.81 Borrow pits are temporary mineral workings developed to supply a particular construction project. Borrow pits can offer significant environmental benefits over mineral supply from existing reserves by reducing transport distances. Major contracts may require the supply of large quantities of minerals over a short timescale which may cause significant environmental impact and disturbance to local communities. Borrow pits They 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. and Restoration works should be to the a high standards expected on mineral sites.</p>	To ensure clarity the policy will be amended to refer to circumstances where environmental impacts may derive from borrow pits.
NF 98	Policy MWYN10	381	<p>POLICY MWYN109: RESTORATION AND AFTER CARE</p> <p>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:</p> <ol style="list-style-type: none"> 1. The existing use of the site 2. Adjoining land uses 3. The proposed after-use of the site 4. The surrounding landscape character 5. The proposed final landform 6. The in-situ soil resource, its conservation during site working, and its use in the progressive restoration and afteruse 7. Timetable detailing the progressive restoration of the site to a high standard 8. The potential for natural recolonisation or for enhancing or providing wildlife habitats, agriculture, forestry, geoconservation and amenity use 	To ensure clarity the policy will be amended to refer to economic, recreational and environmental benefits which may arise from the development.

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			9. The potential for community, <u>economic and recreational benefit</u> 10. Other policies of the Plan	

APPENDIX B – CHAPTER 8 & APPENDICES

Chapter 8 – Monitoring and Implementation

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)	Justification
NF 99	8.3	1065	The indicators have been developed in accordance with Welsh Government guidance on monitoring and where possible are based on indicators referred to in the “Local Development Plan Manual”, <u>nationally prescribed Sustainable Development indicators (where appropriate)</u> as well as other indicators considered to be useful to assess the effectiveness of policies.	For clarity
NF 100	8.5 & 8.6	1064, 1065	<p>The Sustainability Appraisal/Strategic Environmental Assessment (SA/ SEA) Scoping Report identifies the indicators that will be used to monitor progress on sustainability issues and more specifically sustainable development. These are set out in <u>the Sustainability Appraisal Report</u> a separate framework which will be used as a tool for monitoring sustainable development in the plan area. Once the Plan is adopted these indicators will also be monitored <u>and where possible have been integrated into the framework set out in the Plan.</u></p> <p>The information gathered through the monitoring framework <u>set out below</u> and the SA/SEA monitoring framework will be reported in the annual monitoring report (AMR). Local planning authorities are required to produce AMR’s following the adoption of LDPs in order to review the plan’s progress and to assess the effectiveness of its policies and proposals. The AMR will identify actions that need to be taken to resolve any issues raised through</p>	For clarity

Ref	Section	Rep. ID	Proposed Focussed Change (see maps]	Justification						
			the monitoring process. This could include amendments to policies in order to improve their effectiveness, and in more extreme cases could result in a review of part or of the whole plan. The AMR will report information covering the preceding financial year and will be submitted to the Welsh Government by 31 October each year and will be available to view on each Council's website.							
NF 101	Chapter 8 Theme 1: Support and create safe, healthy, distinctive and vibrant communities	1699, 1700, 1696, 1697, 1702, 1703	<table border="1"> <thead> <tr> <th>Indicators</th> <th>Policy Targets</th> <th>Trigger Level</th> </tr> </thead> <tbody> <tr> <td>D8A Number of windfall sites restricted due to issues that relate to infrastructure.</td> <td>Remove barriers that would restrict development of windfall sites.</td> <td>Sites throughout a settlement not gaining consent due to issue relating to infrastructure that cannot be overcome in any one year.</td> </tr> </tbody> </table>	Indicators	Policy Targets	Trigger Level	D8A Number of windfall sites restricted due to issues that relate to infrastructure.	Remove barriers that would restrict development of windfall sites.	Sites throughout a settlement not gaining consent due to issue relating to infrastructure that cannot be overcome in any one year.	To ensure consistency
Indicators	Policy Targets	Trigger Level								
D8A Number of windfall sites restricted due to issues that relate to infrastructure.	Remove barriers that would restrict development of windfall sites.	Sites throughout a settlement not gaining consent due to issue relating to infrastructure that cannot be overcome in any one year.								
NF 102	Theme 1	1065	<p>D1 % Welsh speakers in 2021</p> <p><u>D1A Housing units built on sites in settlements where Policy PS1 and New Policy TAIX requires that the development is phased</u></p> <p><u>D1B Number of Welsh Language Schemes published as a result of development</u></p>	For clarity and maintain internal consistency						

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)			Justification
NF 103	Theme 1	847	D3 Levels of private car ownership	Stable or declining number of private car ownership levels	Increase in private car ownership levels	For clarity
			D5 Average journey times	A decrease in average car journey times from the plan baseline date	An increase in year on year average car journey times	
			D6 Frequency of bus services	Increased frequency of bus services	No increase in frequency of bus services	
NF 104	Theme 1	847, 1065	<u>D4A Development permitted where there is an outstanding objection from Transportation Service with regard to over reliance on</u>	<u>Increase sustainable forms of transport by encouraging walking, cycling and public transport</u>	<u>1 (or more) planning permission granted where there is an outstanding objection from the Transportation Service on the</u>	For clarity

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)			Justification
			<u>the private car and/or lack of sustainable transport initiatives</u>		<u>grounds of development being unsustainable.</u>	
NF 105	Theme 2	1065	<p><u>D11 Protected Open space—The area of public open space (ha) that would be gained or lost as a result of development granted planning permission</u></p> <p><u>D11A The total financial contributions (£) agreed from new development</u></p>	<p>No net loss of public protected open space.</p> <p><u>That sufficient recreational open space is provided to cater for new residential development</u></p> <p><u>No policy target</u></p>	<p>Loss of protected open space without the proposal satisfying the criteria in policy ISA4 in any one year</p> <p><u>Lack of recreational open space to address the needs of new residential development which doesn't meet the requirements of the Plan in any one year</u></p>	

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)			Justification
			<p><u>granted planning permission for the provision of community infrastructure</u></p>			
<p>NF 106</p>	<p>Theme 2</p>	<p>1065</p>	<p>D12 Number of sensitive development (as defined by TAN15) permitted in C1 and C2 floodplain not meeting all TAN15 tests (paragraph 6.2 i-v)</p> <p>D13 Housing units provided on previously developed land <u>or utilises existing buildings</u></p>	<p>No development permitted that conflicts with TAN15 (not including those considered exceptions in TAN15)</p> <p>Housing units on previously developed land <u>or utilising existing buildings</u> = 25% of all housing development</p>	<p>1 or more developments permitted in any one year in C1 and C2 floodplain not meeting all TAN15 tests</p> <p>Less than 20% housing units provided on previously developed land <u>or utilising existing buildings</u> in any one year</p>	<p>For clarity</p>

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)			Justification
			<p>D14 Number and type of stand-alone renewable energy and low carbon schemes that receive planning consent on annual basis</p> <p><u>D14A Planning permission granted for renewable and low carbon energy development, per technology and total energy output (MW)</u></p> <p>D15 Prepare and adopt a Supplementary</p>	<p>No policy target</p> <p>Prepare and adopt a Supplementary Planning Guidance on design matters within 12 months of adoption</p>	<p>Less than 1 development annually for 3 consecutive years</p> <p>Supplementary Planning Guidance not adopted with 12 months of adoption</p>	

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)			Justification
			<p>Planning Guidance on design matters</p> <p>D16 New housing built or with planning consent in accordance with the plan wide percentage distribution by the end of the Plan period</p>	<p>No more than 55% in the Regional Sub-centre and the Urban Service Centres;</p> <p>At least 20% in the Local Service Centres;</p> <p>No more than 25% in the Villages and the Clusters</p>	<p>Less than the identified % in any one year</p>	
NF 107	Theme 3	1065	<p>D17 Amount of employment land (use class B1, B2 and B8) and floor space lost to other uses.</p>	<p>No loss of employment land/floor space unless in accordance with Policy CYF2 or Policy CYF4.</p>	<p>Any loss of 1 or more premises or an area of land within use class B1, B2 or B8 that does not accord with Policy CYF2 or Policy CYF4</p>	For clarity

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)		Justification	
			<p>D18 Amount of employment development permitted on allocated sites as a % of total employment development permitted.</p> <p><u>D18A The floorspace (Sq m) granted and refused planning permission for new economic development on allocated employment sites</u></p> <p><u>D18B The number of jobs created within the Plan area</u></p>	<p>That employment land allocations meet employment land needs (in terms of quantity, quality and location) and that development is located in accordance with the JLDP's Spatial Strategy.</p> <p><u>That the number of jobs created within the Plan align with the Employment Land Review</u></p>	<p>The development of non-allocated sites for major employment proposals.</p> <p><u>Job creation rates fall below the cumulative expected levels for 2 consecutive years 2018 onwards</u></p>	

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)			Justification
			<p>D19 Amount of retail, office and leisure development permitted (sq m) permitted within and outside established town centre boundaries in town centres as a % of all development permitted.</p>	<p>That development is located in accordance with the JLDP's Retail Hierarchy (policy MAN1) ensuring vital and viable town centres.</p>	<p>1 or more retail, office or leisure development permitted outside of established designated town centre boundaries contrary to policy MAN1.</p>	
NF 108	Theme 4	1065, 479	<p>D25 Supply of land that is available for housing</p> <p>D25A Total housing</p>	<p>Maintain a 5 year housing land supply</p> <p>Align with Policy</p>	<p>Housing land supply falling below the 5 year requirement, <u>taken from the current Housing Land Availability Study</u></p>	For clarity

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)		Justification
			<u>units permitted on allocated sites as a % of overall housing provision</u>	<u>TAI 14 – TAI 16</u>	
NF 109		1065, 479	<p>The number of permissions given and new housing completed annually <u>The number of net additional open market housing built in the Plan area</u></p>	<p>That enough units receive planning permission annually to maintain a sufficient supply of housing in the landbank.</p> <p>That the Plan provides 2,604 units between 2011 and 2018 and 5,298 between 2018 and 2026 (i.e. units that have been completed).</p> <p>The rate of development does not exceed the 2,604 units in the 2011 to 2018 period.</p>	<p><u>Housing land supply falling below the 5 year requirement, taken from the current Housing Land Availability Study</u></p> <p>Less than 250 units receive planning permission for two consecutive years.</p> <p>Growth level less than 372 units per annum for two consecutive years for 2011-18 or 662 units per annum for 2018-26.</p> <p>More than 500 units completed for two consecutive years</p>

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)			Justification
					for the period 2011 to 2018.	
			D27 Number of affordable housing units that receive planning permission per annum.	No target in the policy	Less than 45 new affordable units receiving planning permission for two consecutive years.	
			D28 Number of net affordable housing units built completed annually	At least 1,400 affordable housing units on land identified within the Plan.	Growth level less than 65 affordable units per annum for two consecutive years for 2011-18 or 117 units per annum for 2018-26.	
			D31 Work to identify permanent and temporary pitches to meet the demand by Gypsies and Travellers. <u>Number of Gypsy/ Traveller pitches for residential accommodation</u>	Identify appropriate pitches to meet the need within the Plan area.	<u>No residential pitches provided up to 2020</u> That appropriate pitches have been identified within a year of adopting the Plan. <u>No temporary stopping pitches provided to 2020</u>	
			<u>D31</u> Number of <u>Gypsy/ Traveller temporary stopping</u>			

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)			Justification
			<u>itches</u>			
NF 110	Theme 5	1065, 361	<p>D35 Amount of development permitted which could adversely affect the features of a protected site for nature conservation.</p> <p><u>D35A Development granted permission that leads to the loss of a LNR or a WS that doesn't meet the requirements of the Plan's policies</u></p> <p><u>D35B Development granted permission that leads to the loss of a LBAP habitat that doesn't meet the requirement of the</u></p>	<p>No development will take place that could adversely affect the features of a protected site for nature conservation.</p> <p><u>No net loss of area of LNR or WS to development (unless it is in accordance with the Plan)</u></p> <p><u>No net loss of area of LNR or WS to development (unless it is in accordance with the Plan)</u></p>	<p>1 or more developments permitted where there is an outstanding objection from the Authority's Biodiversity Unit and/or NRW.</p> <p>1 or more developments permitted where there is an outstanding objection from the Authority's Biodiversity</p>	For clarity

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)			Justification
			<u>Plan's policies</u>		Unit/Landscape Officer and/ or NRW.	

Appendices

Ref	Section	Rep. ID	Proposed Focussed Change			Justification
NF 111	Glossary of Terms	Council, 776, 184 & 185 186 & 187 190 & 193, 598, 743	TERM	ACRONYM (where appropriate)	Description	To ensure clarity To ensure that the policy can be easily interpreted.
			Affordable housing		<p>Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to the price of general market housing.</p> <p><u>Housing provided to those whose needs are not met by the open market.</u></p> <p><u>Affordable housing should:</u></p> <ul style="list-style-type: none"> <u>meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and</u> 	

				<ul style="list-style-type: none"> • <u>include provision for the home to remain affordable for future eligible households.</u> <p><u>This term breaks down into two sub-categories:</u></p> <ul style="list-style-type: none"> • <u>social rented housing - provided by local authorities and registered social landlords where rent levels have regard to the Welsh Government’s guideline rents and benchmark rents; and</u> • <u>intermediate housing - where prices or rents are above those of social rented housing but below market housing prices or rents.</u> 	
			<u>Open Market Housing</u>	<p><u>Housing for rent or sale where the price is set by the open market. Such units will meet the housing needs of those within the Plan area who are not eligible to live in affordable housing.</u></p>	
			<u>Local Market Housing</u>	<p><u>Housing units within defined settlements where evidence shows that severe problems exist within the housing market, that are only eligible to be inhabited by people who demonstrate a particular local connection. Further information can be seen in paragraph 7.4.40 in the explanation to Policy TAI5.</u></p>	

			<p><u>Shared house</u> (see policy TAI 2)</p>		<p><u>Can be either a household living as a family or consists of no more than 6 people sharing the facilities (i.e. bathroom and kitchen) and the management of the household (i.e. paying rent and eating together).</u></p>
			<p><u>Shared homes</u> (see policy TAI 3)</p> <p><u>Non-shared residential accommodation</u> (see policy TAI 2)</p>		<p><u>Homes with shared facilities occupied by more than 1 household and more than 2 people who share one or more basic amenities without sharing the management (i.e. paying rent and eating together) of the household.</u></p>
			<p><u>Self-contained flat</u></p>		<p><u>A flat is a separate and self-contained premises constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is divided horizontally</u></p>
			<p><u>Unacceptable harm</u></p>		<p><u>Where the harm from a proposed development on specific matters e.g. visual amenity, landscape character, cumulative impact etc. are at an unacceptable level that cannot be mitigated to an acceptable level to allow for the proposal to be supported.</u></p>
			<p><u>Secured by Design</u></p>		<p><u>An initiative with the objective of designing out crime during the planning process and can be retrofitted to existing housing stock.</u></p>
			<p><u>Previously Developed Land</u></p>		<p><u>Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings)</u></p>

					<p><u>and associated fixed surface infrastructure. The curtilage (see note 1 below) of the development is included, as are defence buildings, and land used for mineral extraction and waste disposal where provision for restoration has not been made through development management procedures.</u></p> <p><u>Excluded from the definition are:</u></p> <ul style="list-style-type: none"> • <u>land and buildings currently in use for agricultural or forestry purposes;</u> • <u>land in built-up areas which has not been developed previously, for example parks, recreation grounds and allotments, even though these areas may contain certain urban features such as paths, pavilions and other buildings;</u> • <u>land where the remains of any structure or activity have blended into the landscape overtime so that they can reasonably be considered part of the natural surroundings;</u> • <u>previously developed land the nature conservation value of which could outweigh there-use of the site; and</u> • <u>previously developed land subsequently put to an amenity use.</u> <p>(PPW, Edition 8, January 2016, Figure 4.4)</p>	
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APPENDIX B - MAPS

Inset Maps

Ref	Inset Map	Rep. ID	Proposed Focussed Change (see maps)	Justification
NF 112	1 - Bangor	104, 672, 1084	Delete Housing Allocation T4, Former Crossville Site (see map A)	Site falls within area of flood risk and therefore should be deleted to conform with National Planning Policy
NF 113	1 – Bangor	912 & 915	Amend development boundary to include properties along Ffordd Hwfa and Derwen Deg (see map B)	To ensure internal consistency of the Plan
NF 114	1 - Bangor	1302 & 1383	Identify Gerddi Pen y Bryn Gardens and Penrhyn Arms as protected open space (see map C)	To ensure internal consistency of the Plan
NF 115	1 - Bangor	1076	Extension to existing permanent gypsy and traveller site (see map Ch)	To demonstrate that appropriate regard is made to national Policy and Guidance.
NF 116	3 – Holyhead	916	Amend development boundary to include the Holyhead Marina development (see map D)	To ensure internal consistency of the Plan
NF 117	5 – Blaenau Ffestiniog	979	Amend development boundary to include the site (see map Dd)	To help achieve indicative windfall figure
NF 118	8 - Pwllheli	994	Amend development boundary to include the site (see map E)	To help achieve indicative windfall figure
NF 119	8 – Pwllheli	1435	Amend the development boundary to include the lower	To help achieve indicative windfall figure

Ref	Inset Map	Rep. ID	Proposed Focussed Change (see maps)	Justification
			part of this site (see map F)	
NF 120	9 - Beaumares	537	Identify the bowling green as protected open space (see map Ff)	To ensure internal consistency of the Plan
NF 121	11 – Bodedern	618	Amend development boundary to include the property called Rhoslwyn (see map G)	To ensure internal consistency of the Plan
NF 122	15 – Menai Bridge	927	Amend development boundary to include the site (see map Ng)	To ensure internal consistency of the Plan
NF 123	19 – Abermaw	978	Amend development boundary to include the site (see map H)	To ensure internal consistency of the Plan
NF 124	22 – Criccieth	1380	Delete protected open space (see map I)	To ensure internal consistency of the Plan
NF 125	24 – Llanberis	995	Amend development boundary to include the site (see map J)	To ensure internal consistency of the Plan
NF 126	26 - Penrhyndeudrath	1669	Amend development boundary to include part of the site (see map L)	To ensure internal consistency of the Plan
NF 127	32 – Bethel (Gwynedd)	369, 1230, 1254, 1256, 1004, 308, 1391,	Delete Housing Allocation T58, Land near Saron and draw back development boundary (see map Ll)	To ensure internal consistency of the Plan

Ref	Inset Map	Rep. ID	Proposed Focussed Change (see maps)	Justification
		1458		
NF 128	32 – Bethel (Gwynedd)	369, 1230, 1254, 1256, 308,	Designate Land for Housing and extend development boundary (see map M)	To ensure internal consistency of the Plan
NF 129	32 – Bethel (Gwynedd)	1004, 369, 1230, 1254, 1256, 308,	Designate Land for Housing and extend development boundary (see map N)	To ensure internal consistency of the Plan
NF 130	107 – Llanbedrog	1294	Identify the playground as protected open space (see map O)	To ensure internal consistency of the Plan
NF 131	226 – Waun (penisarwaun)	1398	Include group of houses in Waun cluster (see map P)	To ensure internal consistency of the Plan
NF 132	II – Ferodo, Caernarfon	1404	Amend the employment safeguarding site to include the whole of the previous developed Ferodo site (see map Ph)	To ensure the Plan’s correctness
NF 133	V – Mona	1076	Allocate new temporary gypsy and traveller site (see map R)	To demonstrate that appropriate regard is made to national Policy and Guidance.

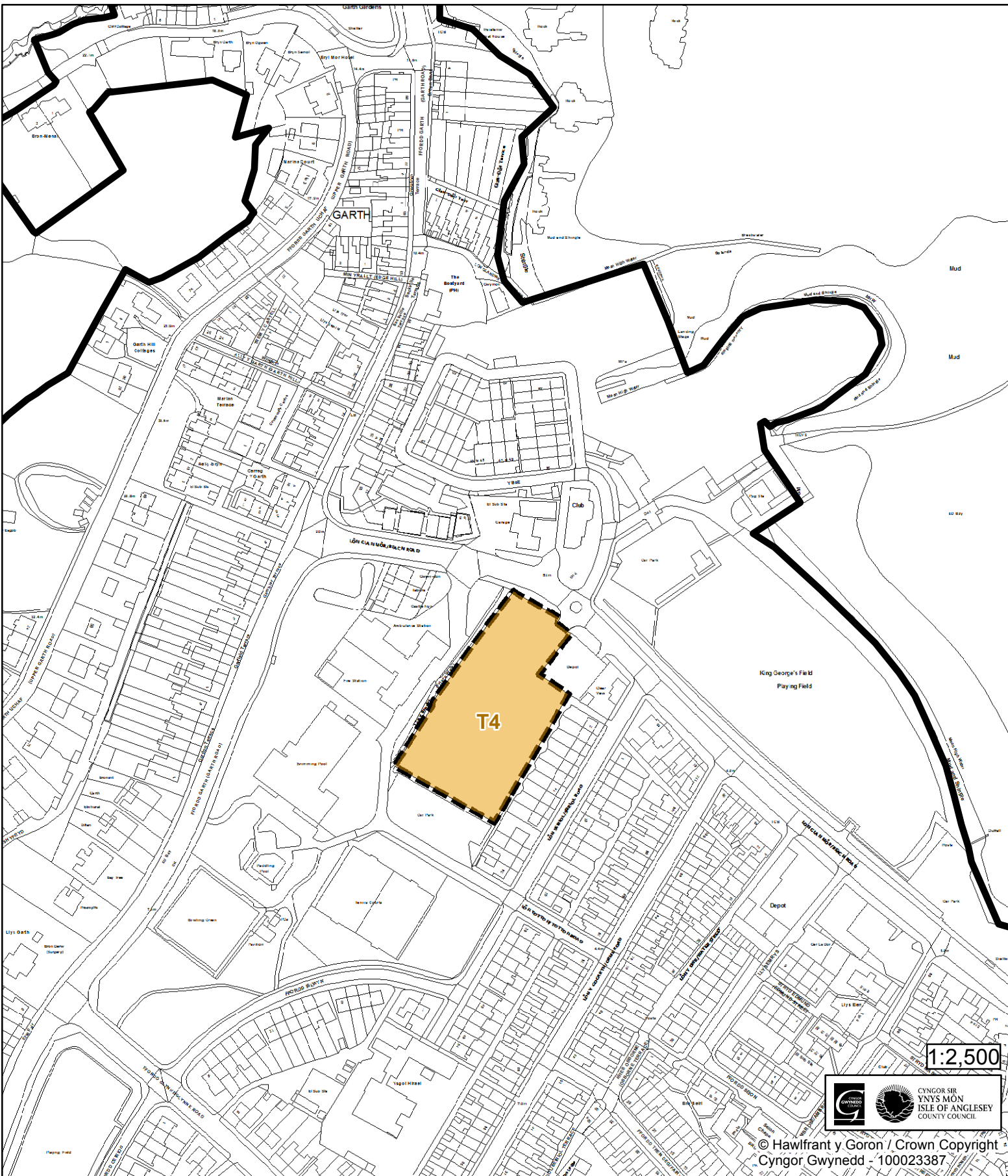
Proposals Map

Ref	Inset Map	Rep. ID	Proposed Focussed Change (see maps)	Justification
NF 134	Proposals Map 1 – Isle of Anglesey	1132	Delete A5025 Improvement Areas from the Proposals map (See map S)	To ensure the internal consistency of the Plan.
NF 135	Proposals Map 2 – Arfon, Dwyfor & North Meirionnydd	1812	Show Bodychain Farm, Llanllyfni, Derwyn Fawr, Garndolbenmaen and Llecheiddior Uchaf, Garndolbenmaen on the Proposal Map as a Preferred Area for Sand and Gravel .(See map T)	To ensure the Plan's accuracy
NF 136	Proposals Map 2 – Arfon, Dwyfor & North Meirionnydd	1812	Show Nant Gwrtheyrn and Nanhoron on the Proposal Map as a Mineral Buffer Zone (See map Th)	To ensure the Plan's accuracy

Constraints Map

Ref.	Constraint Map	Rep ID	Proposed Focussed Change (see maps)	Justification
NF 138	Anglesey and Gwynedd Constraint Map	695 696	Show the Listed Buildings the interactive constraints map	To ensure the Plans accuracy

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Cyf / Ref: NF112

Rhan / Section: Map 1 - Bangor

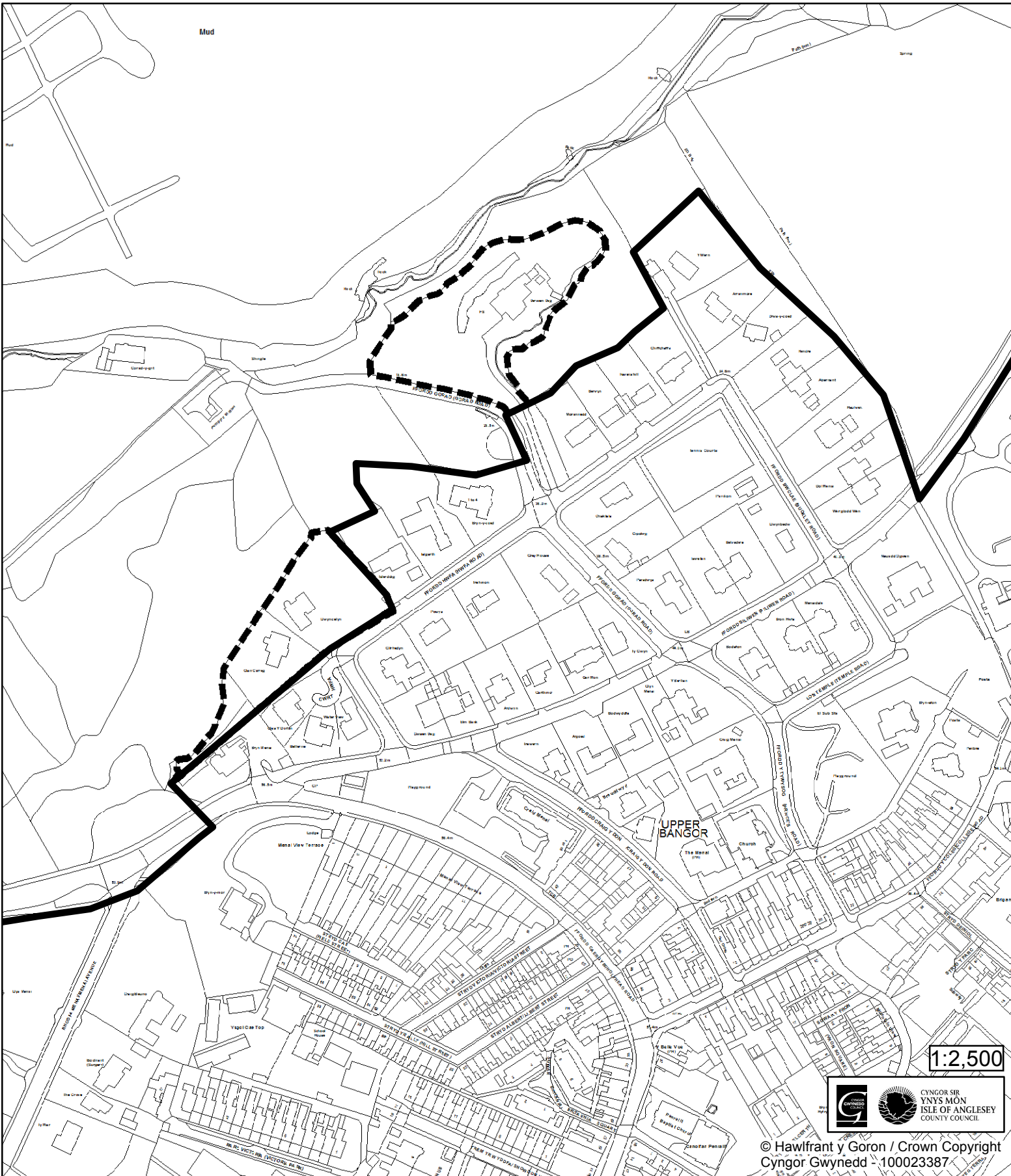
Rhif Sylw / Rep. Id: 104, 672 & 1084

Disgrifiad / Description: Dileu'r Dynodiad Tai /

Delete Housing Allocation

A

Cynllun Datblygu Lleol ar y Cyd / Joint Local Development Plan Newidiadau â Ffocws / Focussed Changes



B

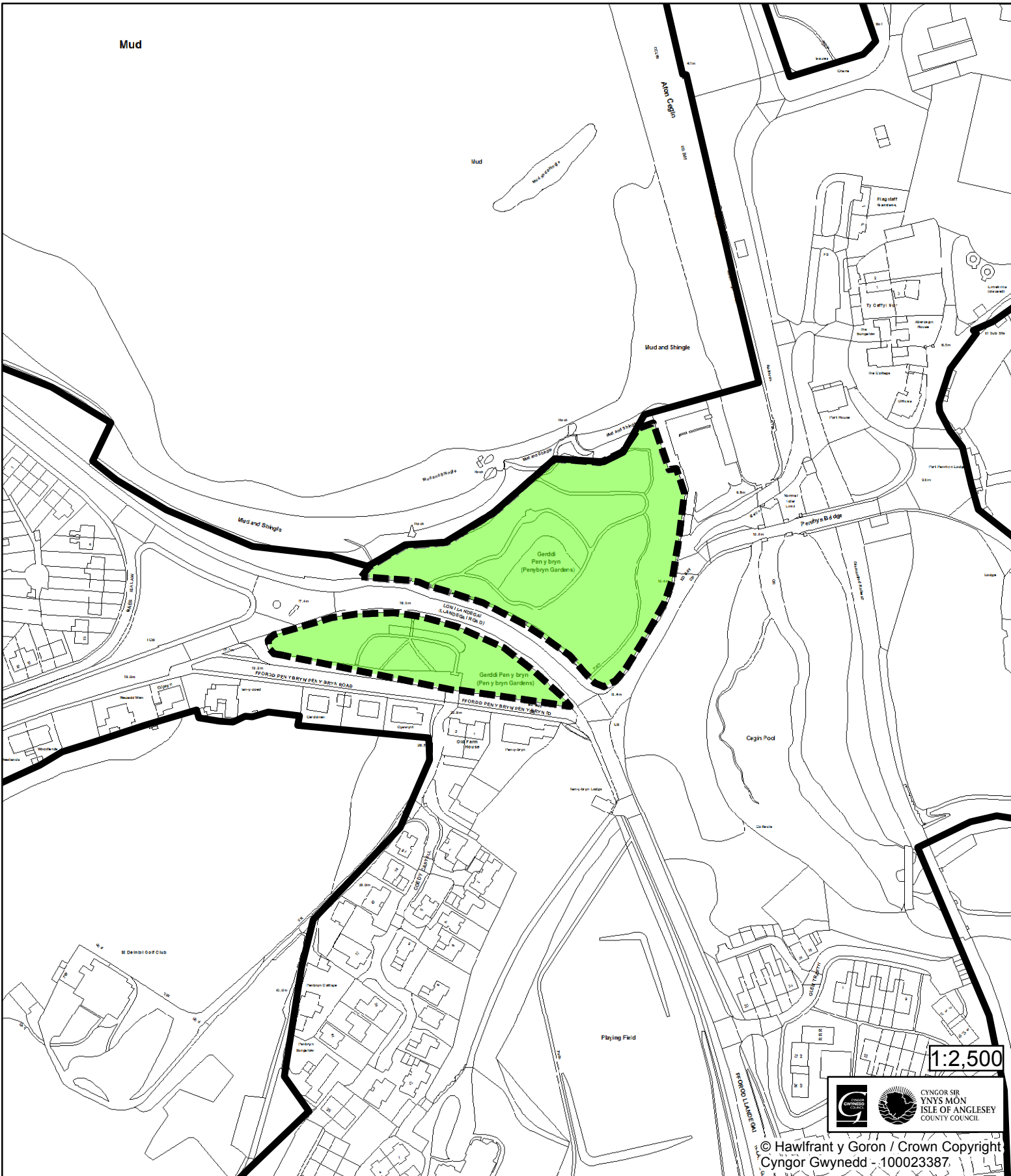
Cyf / Ref: NF113

Rhan / Section: Map 1 - Bangor

Rhif Sylw / Rep. Id: 912 & 915

Disgrifiad / Description: Ymestyn y Ffin Datblygu /
Extend the Development Boundary

Cynllun Datblygu Lleol ar y Cyd / Joint Local Development Plan Newidiadau â Ffocws / Focussed Changes



Cyf / Ref: NF114

Rhan / Section: Map 1 - Bangor

Rhif Sylw / Rep. Id: 528 & 1383

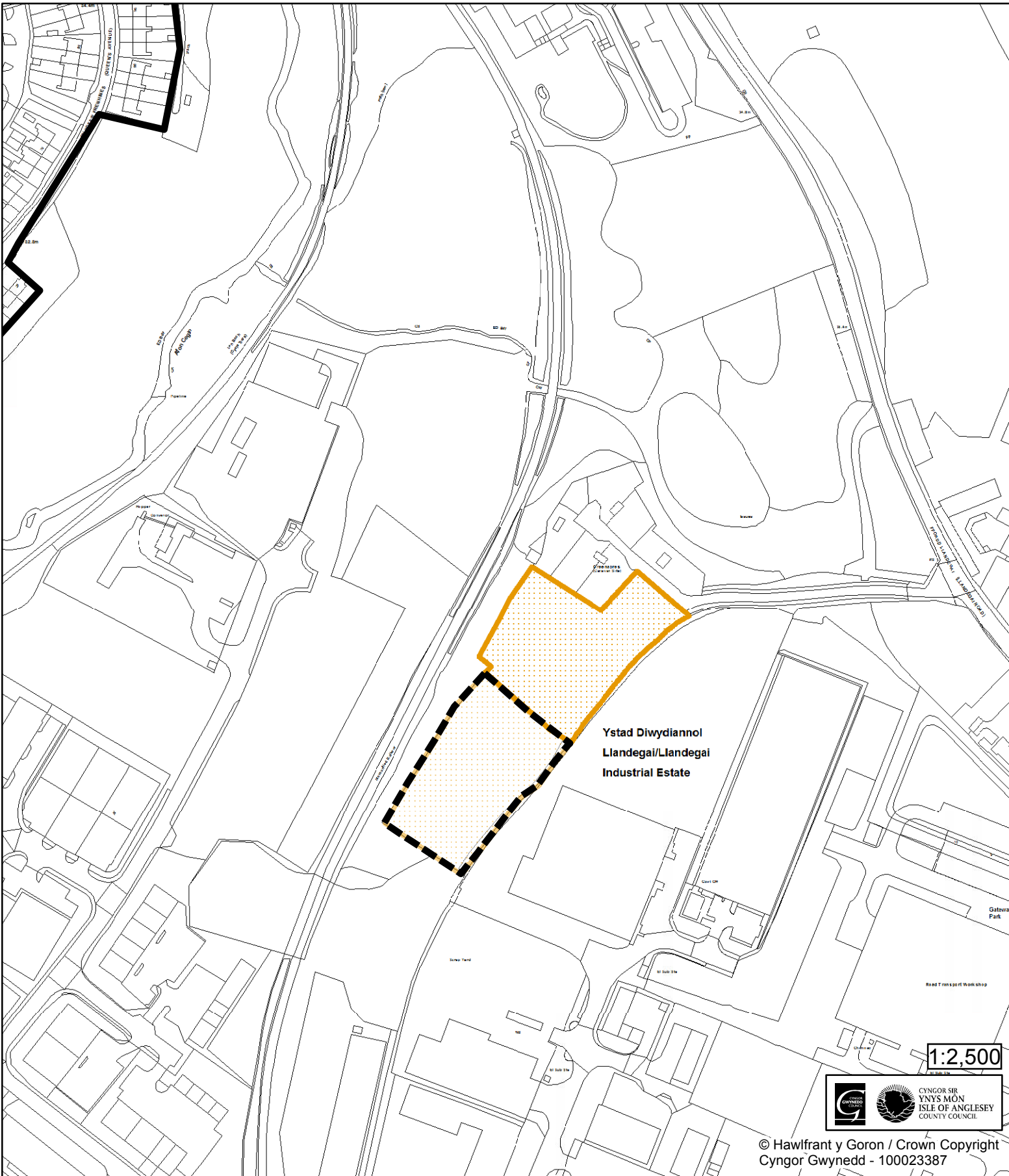
Disgrifiad / Description: Adnabod fel Llecyn Agored i'w Warchod /
Identify as Protected Open Space

C



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Ch

Cyf / Ref: NF115

Rhan / Section: Map 1 - Bangor

Rhif Sylw / Rep. Id: 1076

Disgrifiad / Description: Ymestyn y Dynodiad S&Th Parhaol Newydd
Extend New Permanent G&T Site Allocation

Cynllun Datblygu Lleol ar y Cyd / Joint Local Development Plan Newidiadau â Ffocws / Focussed Changes



Cyf / Ref: NF116

Rhan / Section: Map 3 - Caergybi / Holyhead

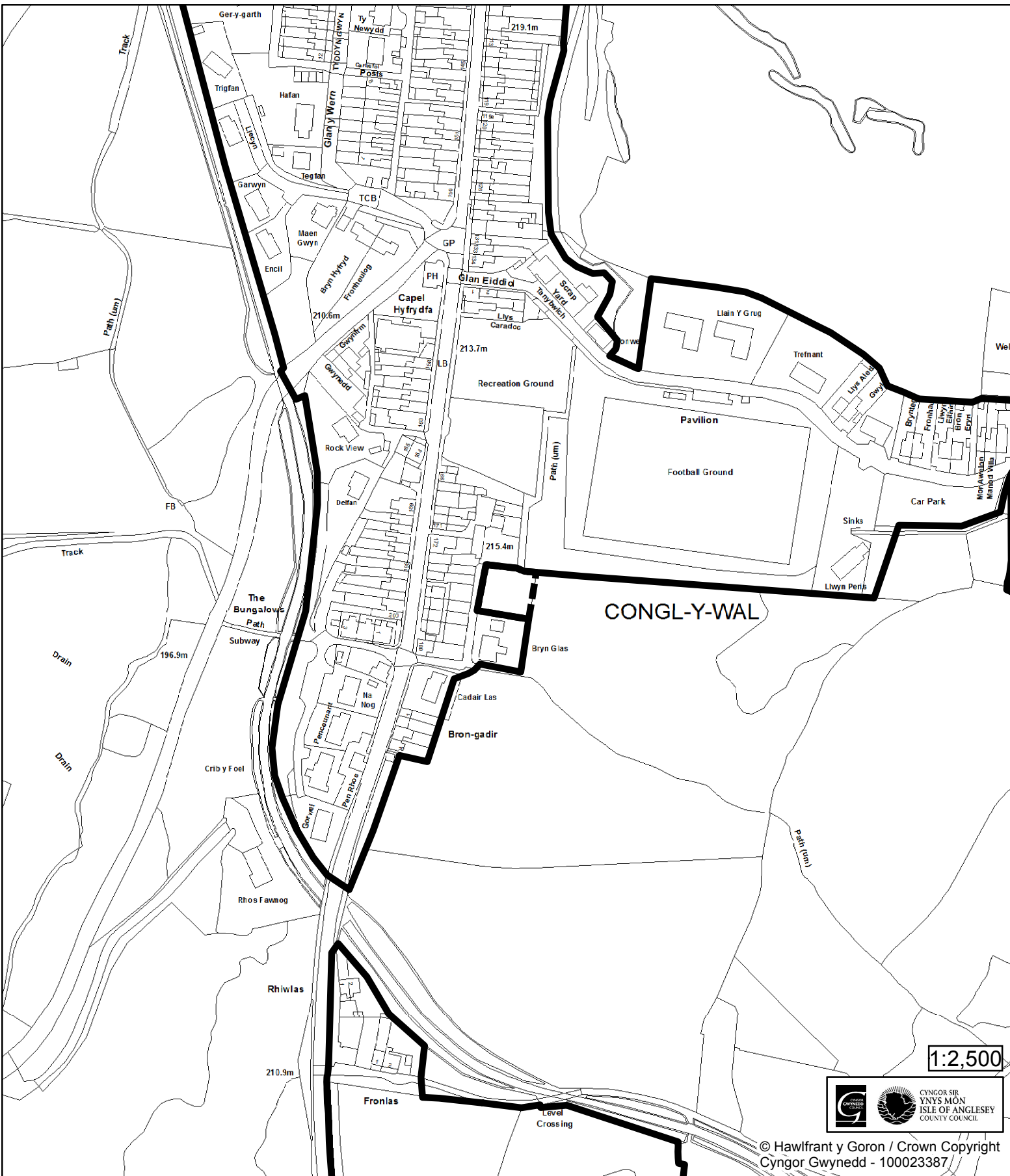
Rhif Sylw / Rep. Id: 916

Disgrifiad / Description: Ymestyn y Ffin Datblygu /

Extend the Development Boundary

D

Cynllun Datblygu Lleol ar y Cyd / Joint Local Development Plan Newidiadau â Ffocws / Focussed Changes



Dd

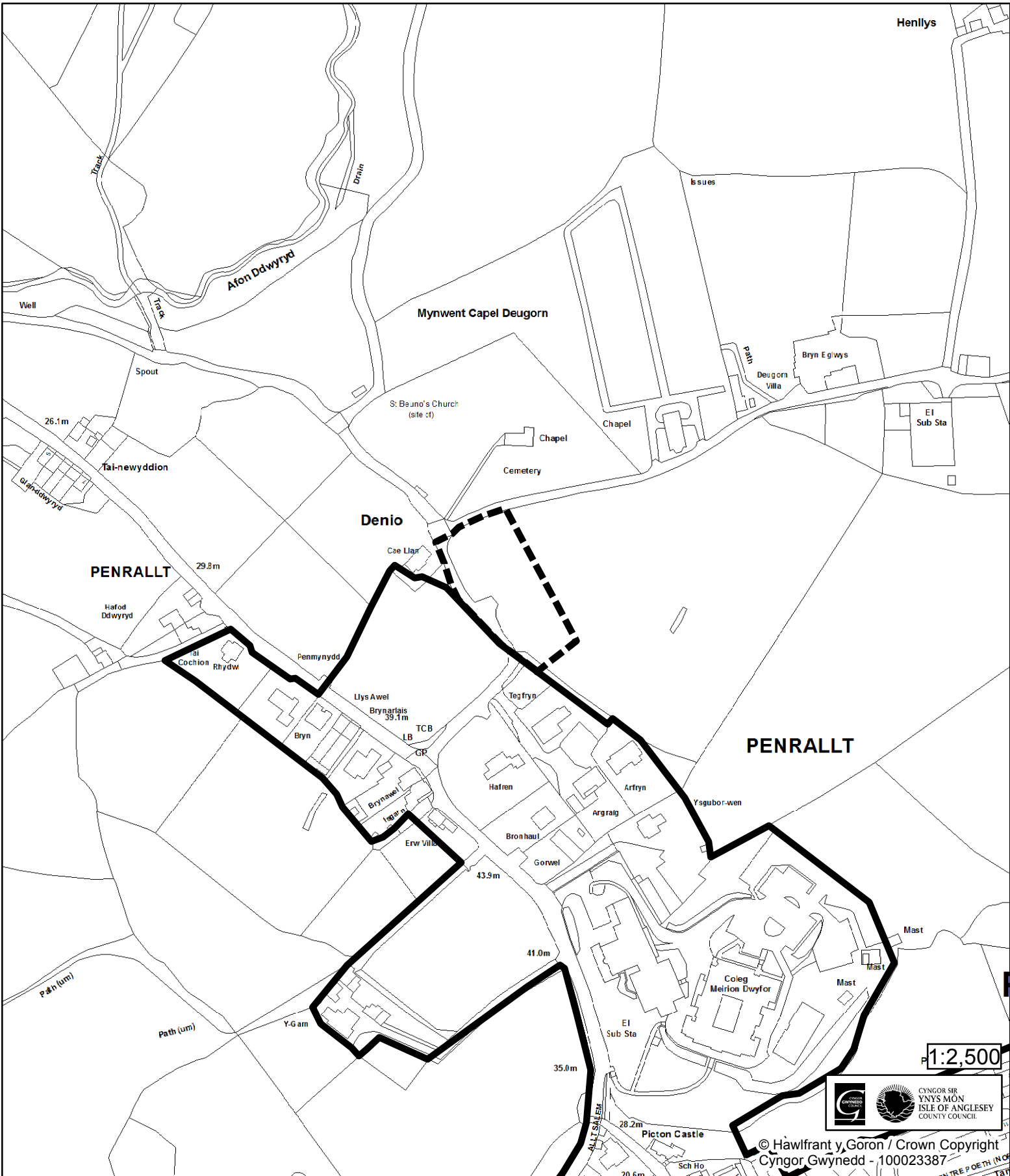
Cyf / Ref: NF117

Rhan / Section: Map 5 - Blaenau Ffestiniog

Rhif Sylw / Rep. Id: 979

Disgrifiad / Description: Ymestyn y Ffin Datblygu /
Extend the Development Boundary

Cynllun Datblygu Lleol ar y Cyd / Joint Local Development Plan Newidiadau â Ffocws / Focussed Changes



Cyf / Ref: NF118

Rhan / Section: Map 8 - Pwllheli

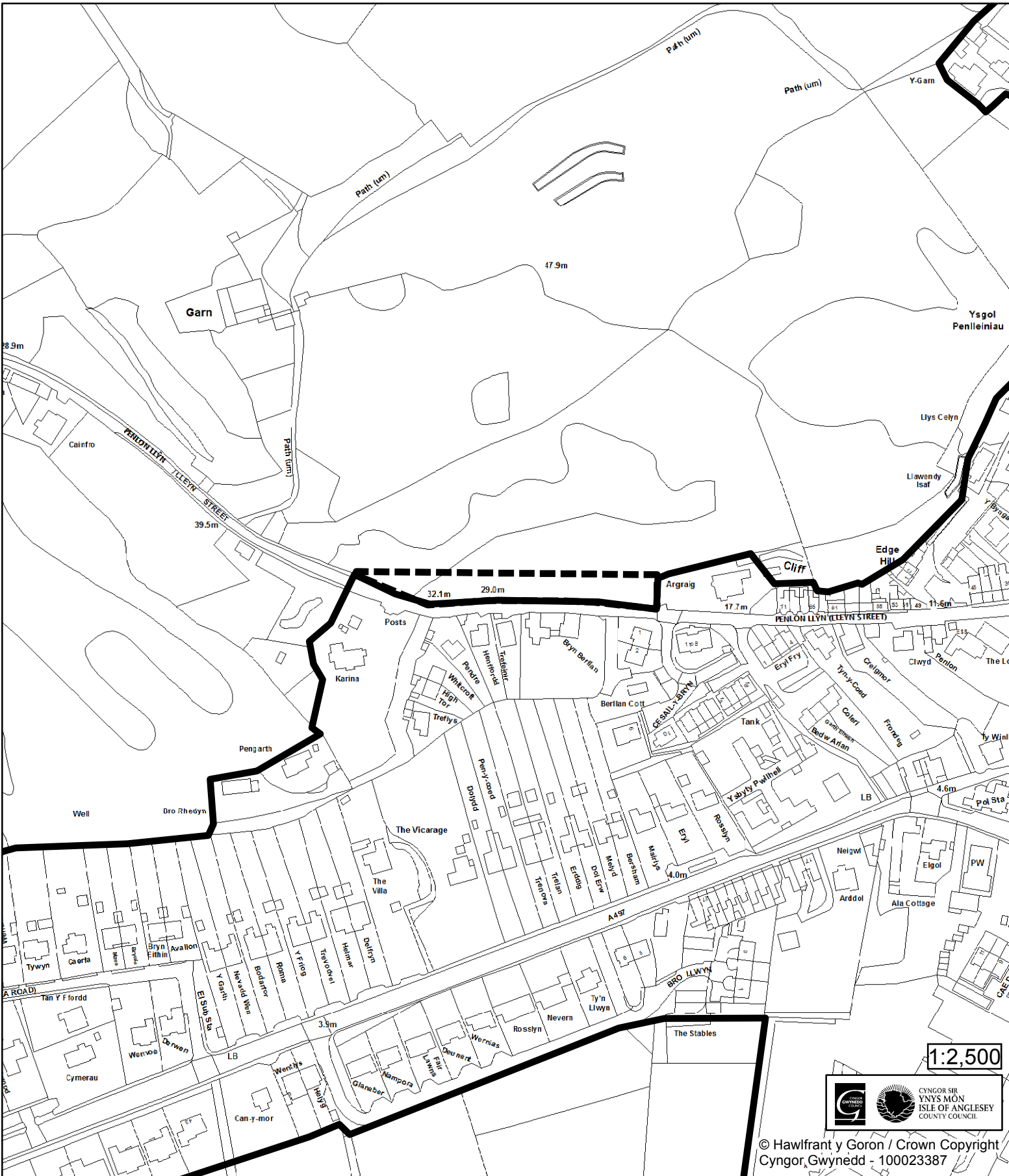
Rhif Sylw / Rep. Id: 994

Disgrifiad / Description: Ymestyn y Ffin Datblygu /

Extend the Development Boundary

E

Cynllun Datblygu Lleol ar y Cyd / Joint Local Development Plan Newidiadau â Ffocws / Focussed Changes



F

Cyf / Ref: NF119

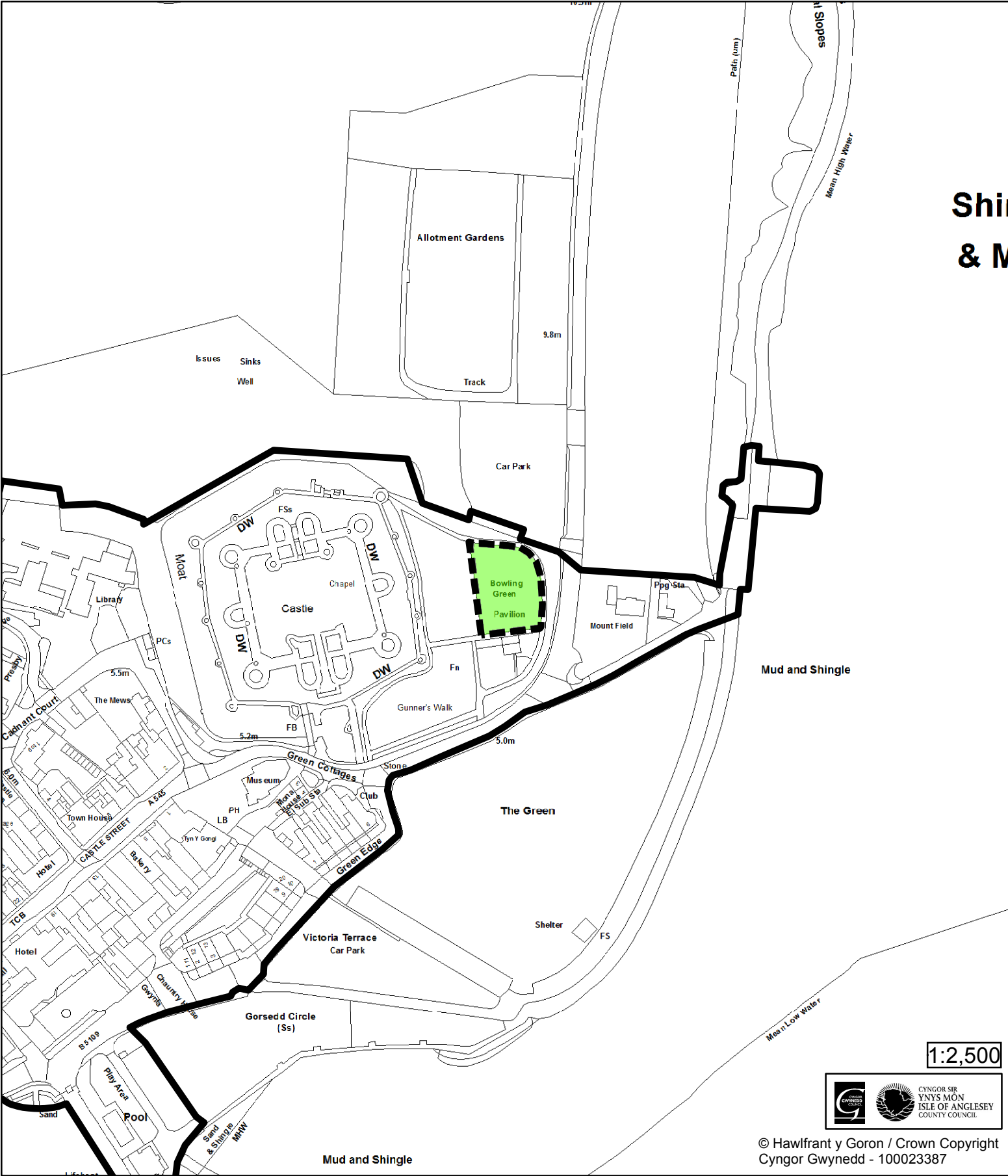
Rhan / Section: Map 5 - Pwllheli

Rhif Sylw / Rep. Id: 1435

Disgrifiad / Description: Ymestyn y Ffin Datblygu /
Extend the Development Boundary

**Cynllun Datblygu Lleol ar y Cyd / Joint Local Development Plan
Newidiadau â Ffocws / Focussed Changes**

**Shir
& M**



1:2,500

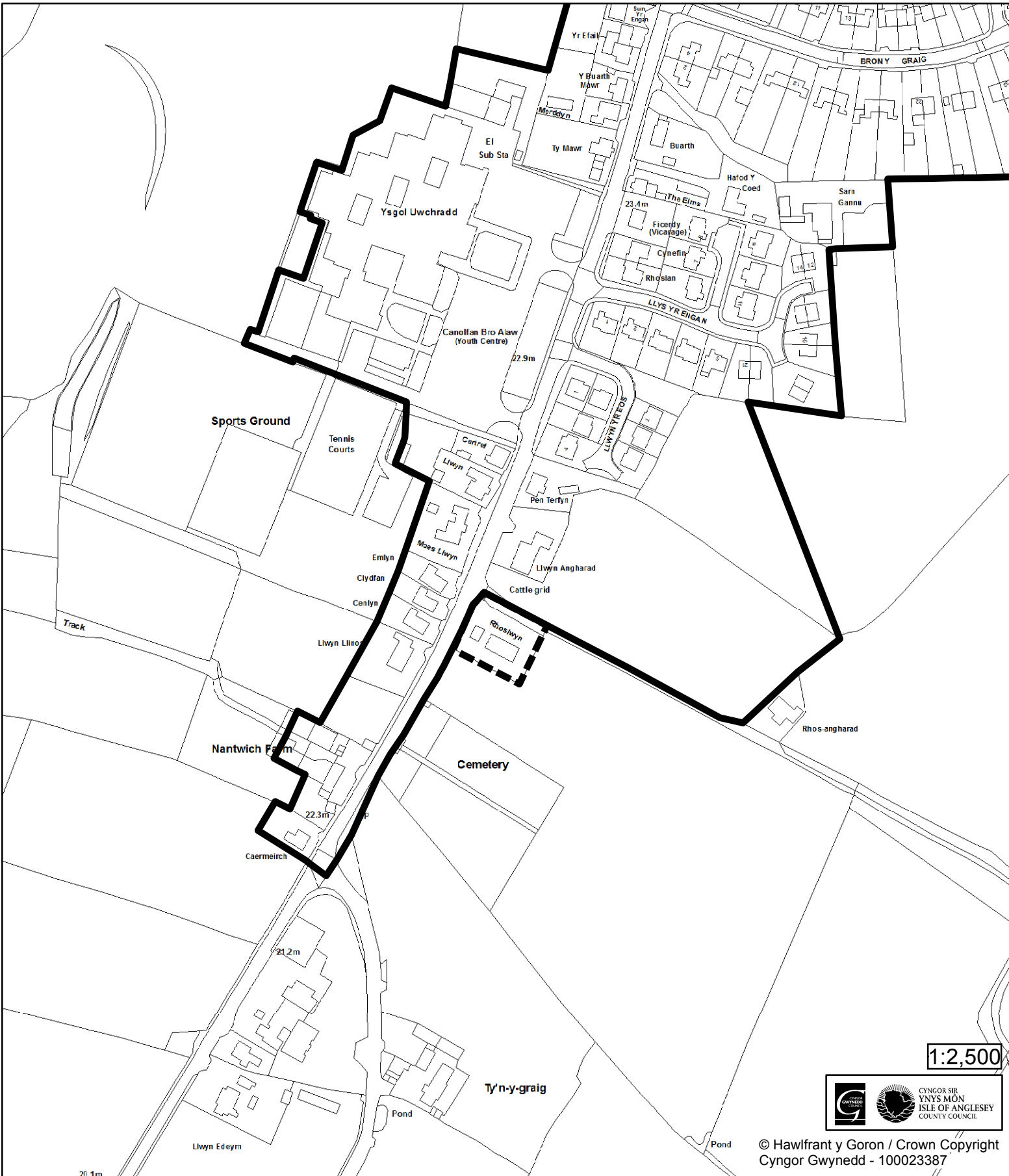


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Ff

Cyf / Ref: NF120
Rhan / Section: Map 9 - Biwmares / Beaumares
Rhif Sylw / Rep. Id: 537
Disgrifiad / Description: Adnodd fel Llecyn Agored i'w Warchod /
 Identify as Protected Open Space

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Cyf / Ref: NF121

Rhan / Section: Map 11 - Bodedern

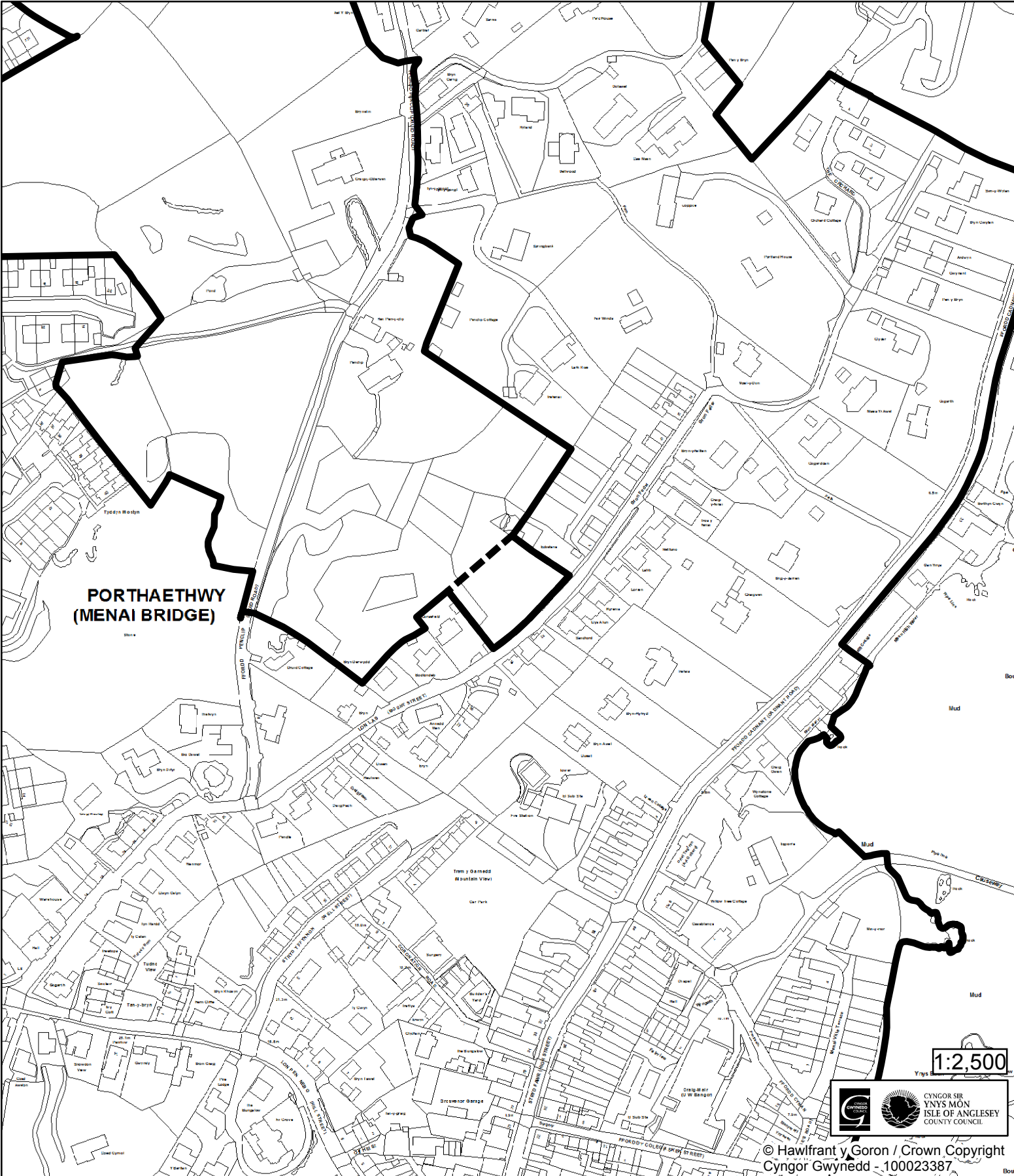
Rhif Sylw / Rep. Id: 618

Disgrifiad / Description: Ymestyn y Ffin Datblygu /

Extend the Development Boundary

G

**Cynllun Datblygu Lleol ar y Cyd / Joint Local Development Plan
Newidiadau â Ffocws / Focussed Changes**

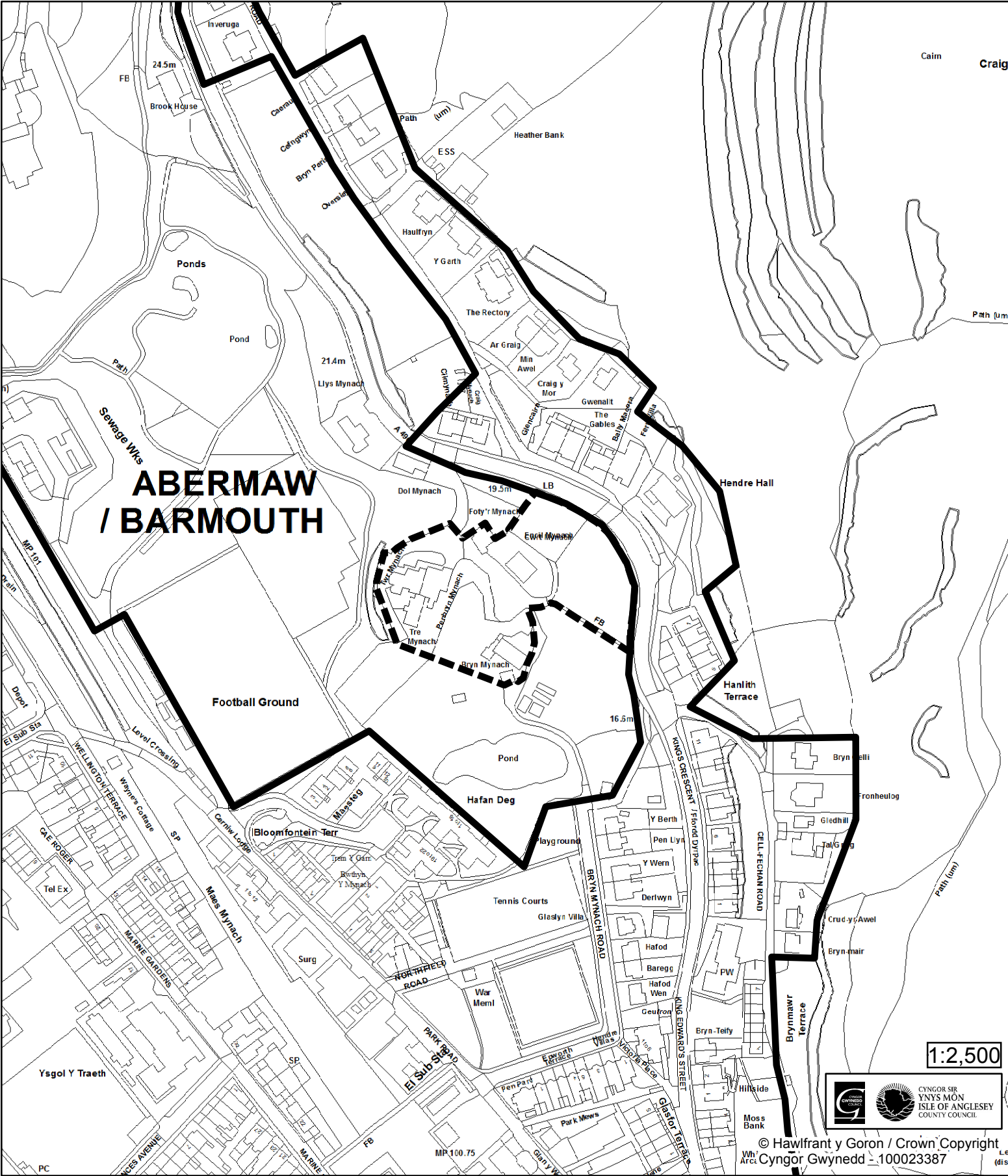


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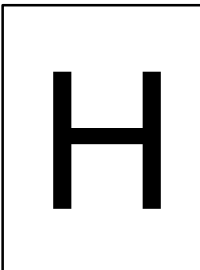
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Cyf / Ref: NF122
Rhan / Section: Map 15 - Porthaethwy / Menai Bridge
Rhif Sylw / Rep. Id: 927
Disgrifiad / Description: Ymestyn y Ffin Datblygu /
Extend the Development Boundary

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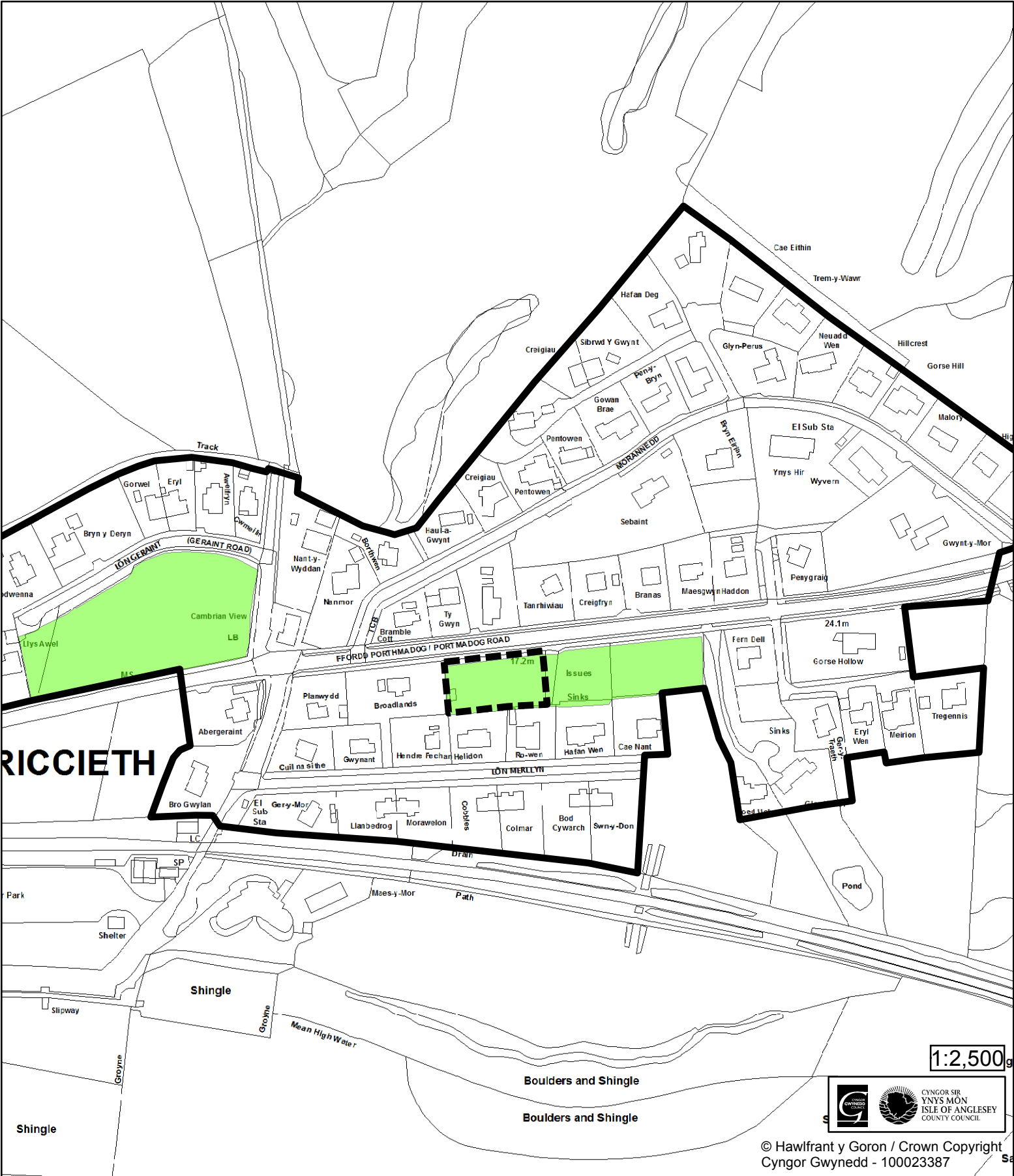
Cyf / Ref: NF123

Rhan / Section: Map 19 - Abermaw

Rhif Sylw / Rep. Id: 978

Disgrifiad / Description: Ymestyn y Ffin Datblygu /
Extend the Development Boundary

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Cyf / Ref: NF124

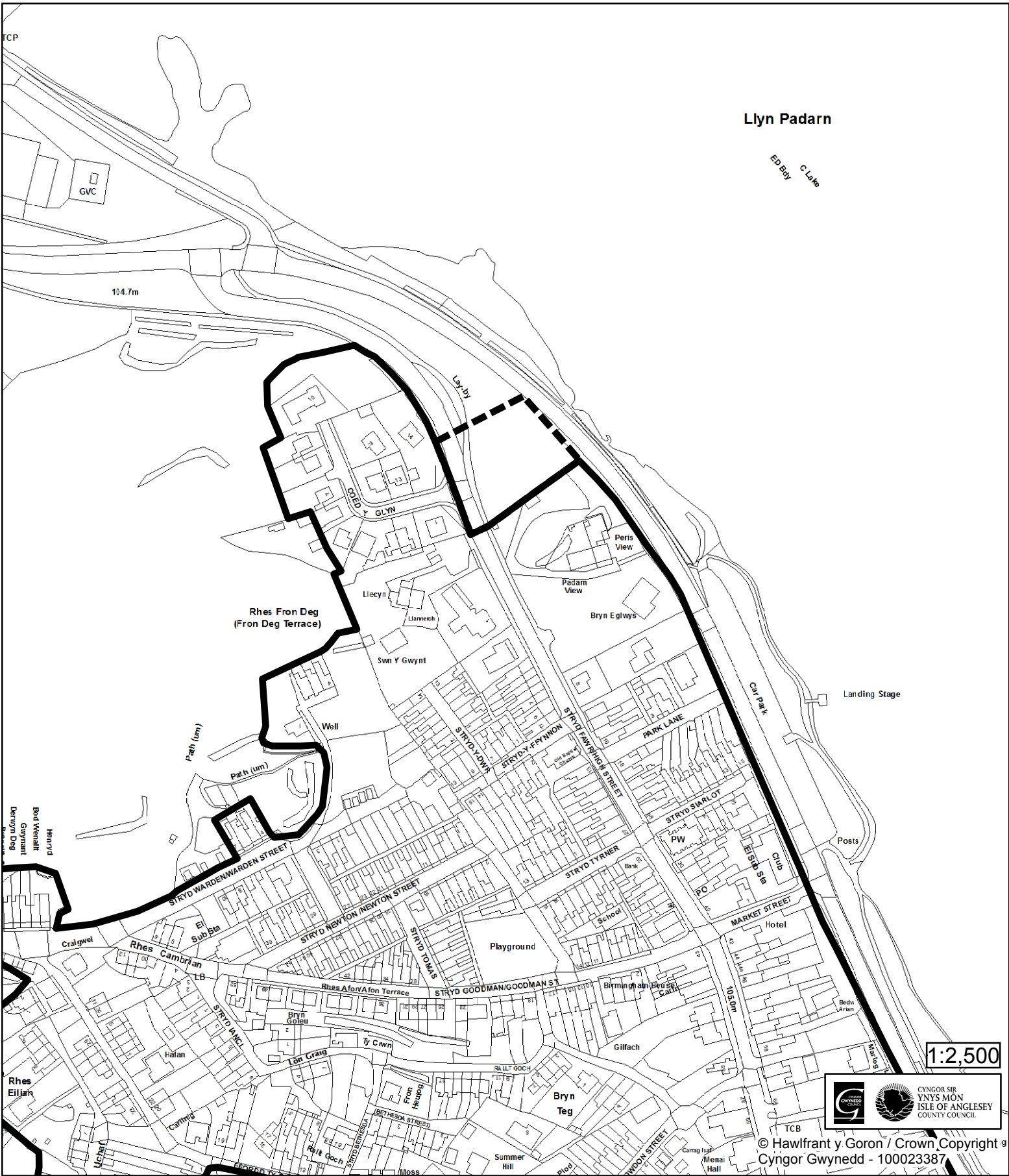
Rhan / Section: Map 22 - Criccieth

Rhif Sylw / Rep. Id: 1380

Disgrifiad / Description: Dileu'r Llecyn Agored i'w Warchod /
Delete Protected Open Space



Cynllun Datblygu Lleol ar y Cyd / Joint Local Development Plan Newidiadau â Ffocws / Focussed Changes



Cyf / Ref: NF125

Rhan / Section: Map 24 - Llanberis

Rhif Sylw / Rep. Id: 995

Disgrifiad / Description: Ymestyn y Ffin Datblygu /

Extend the Development Boundary

J

Cynllun Datblygu Lleol ar y Cyd / Joint Local Development Plan Newidiadau â Ffocws / Focussed Changes



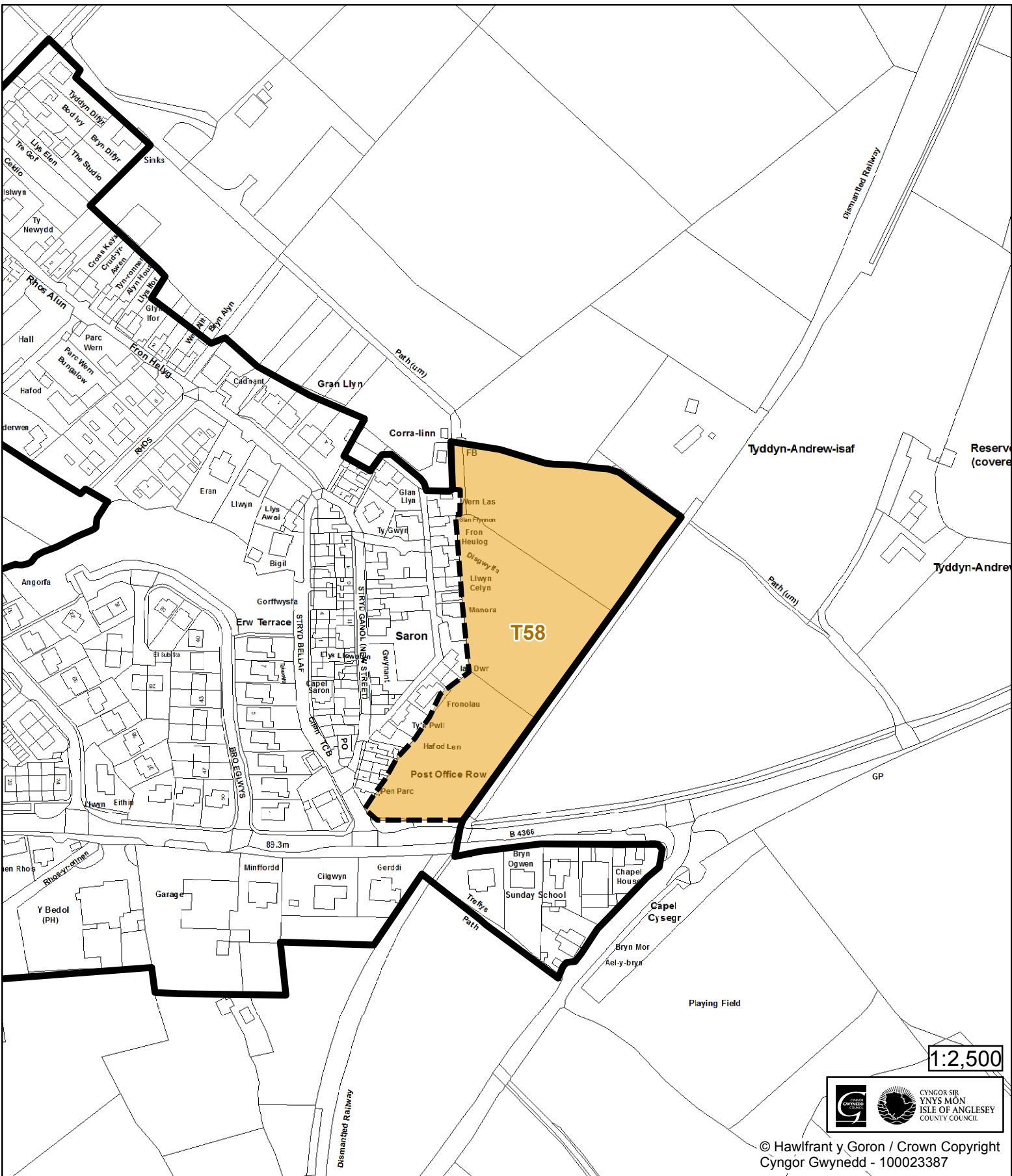
Cyf / Ref: NF126

Rhan / Section: Map 26 - Penrhyndeudraeth

Rhif Sylw / Rep. Id: 1669

Disgrifiad / Description: Ymestyn y Ffin Datblygu /
Extend the Development Boundary

Cynllun Datblygu Lleol ar y Cyd / Joint Local Development Plan Newidiadau â Ffocws / Focussed Changes

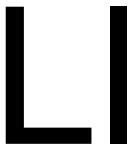


Cyf / Ref: NF127

Rhan / Section: Map 32 - Bethel (Gwynedd)

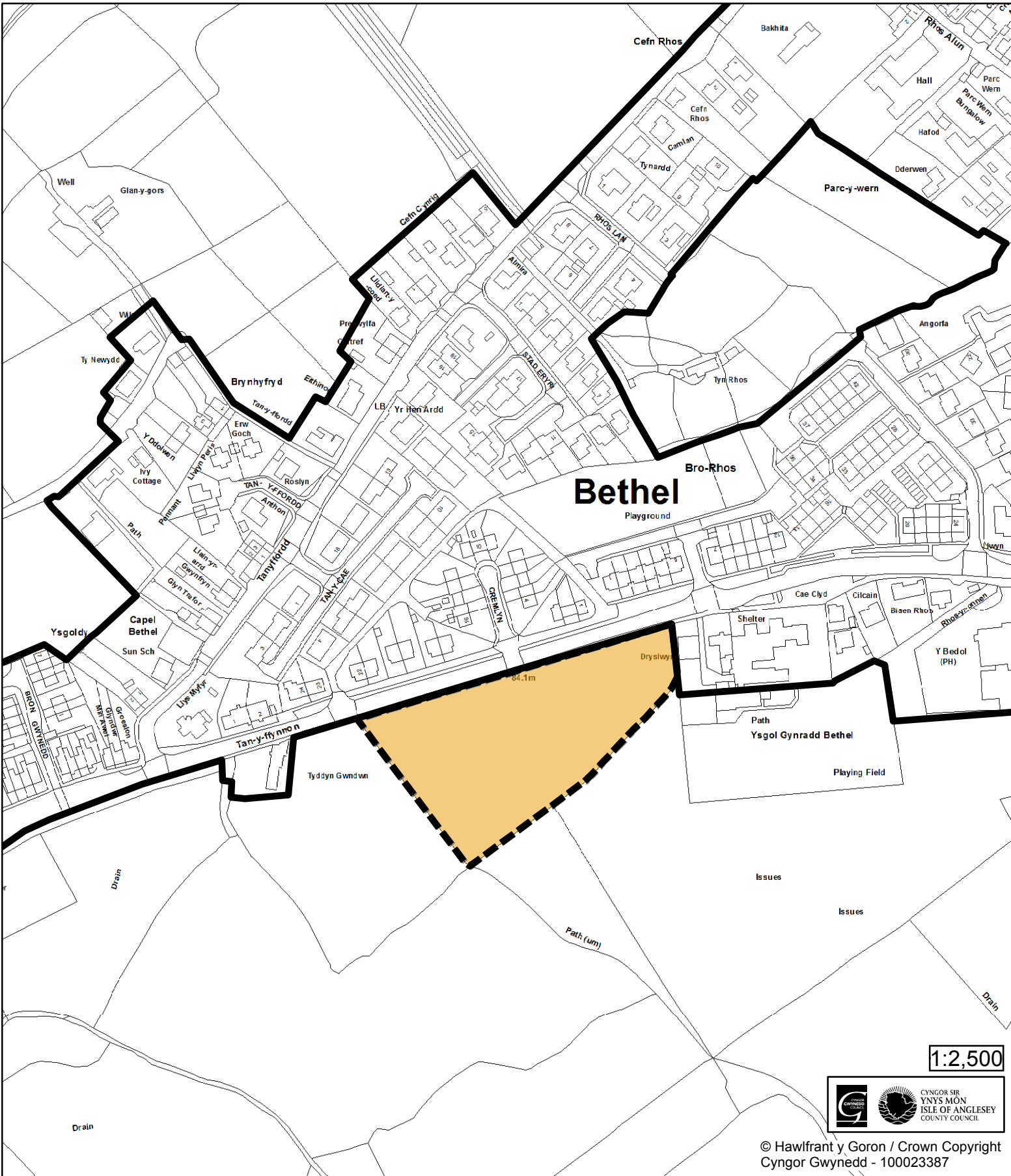
Rhif Sylw / Rep. Id: 369, 1230, 1254, 1256, 1004, 308, 1391, 1458

Disgrifiad / Description: Dileu'r Dynodiad Tai a Diwigio'r Ffin Datblygu /
Delete Housing Allocation and Amend Dev. Boundary



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Cyf / Ref: NF128

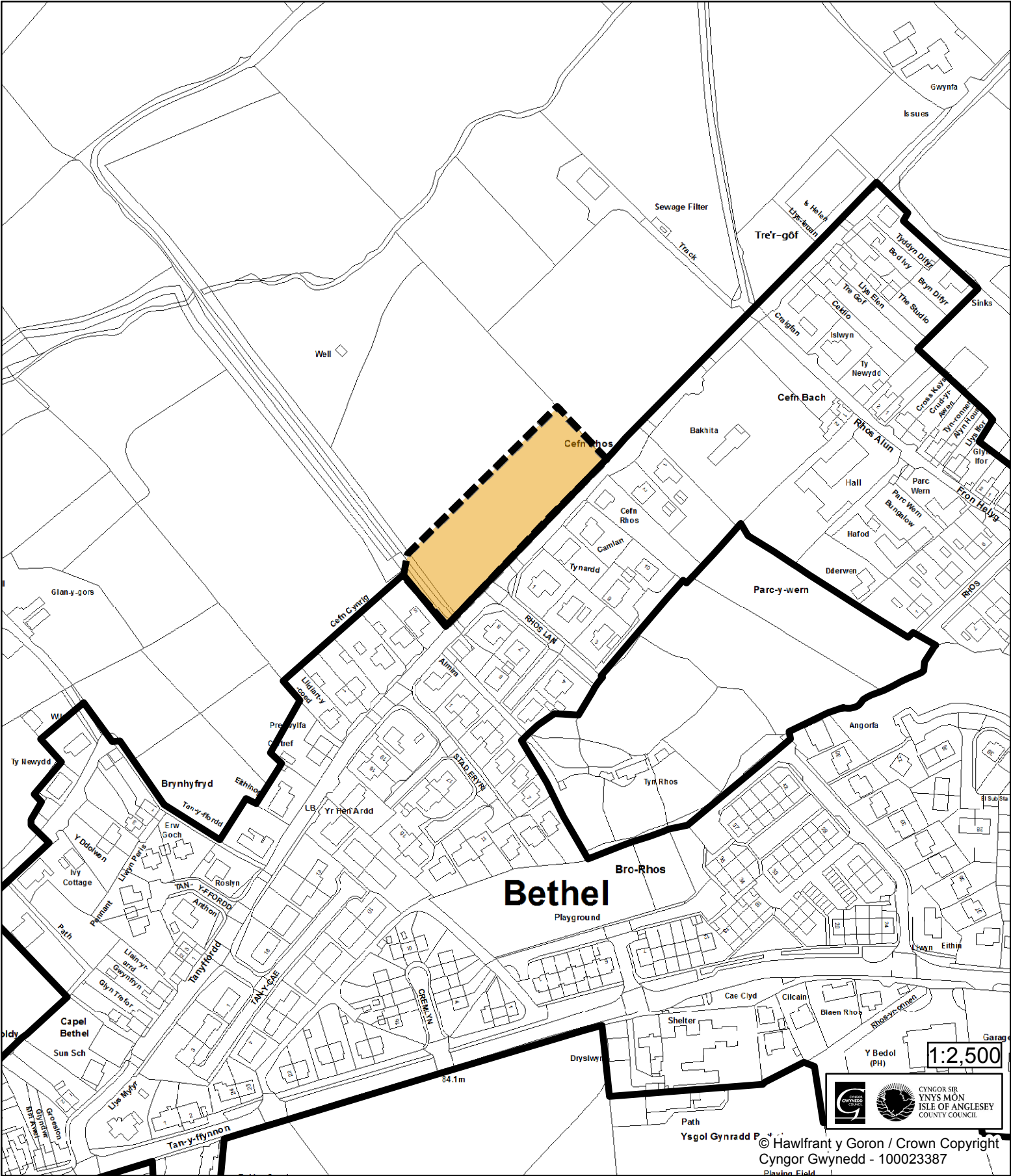
Rhan / Section: Map 32 - Bethel (Gwynedd)

Rhif Sylw / Rep. Id: 369, 1230, 1254, 1256, 308,

Disgrifiad / Description: Dynodi'r Tir ar gyfer Tai a Ymestyn y Ffin Datblygu
desinate Land for Housing and |Extend Dev. Boundary

M

Cynllun Datblygu Lleol ar y Cyd / Joint Local Development Plan Newidiadau â Ffocws / Focussed Changes



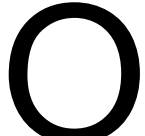
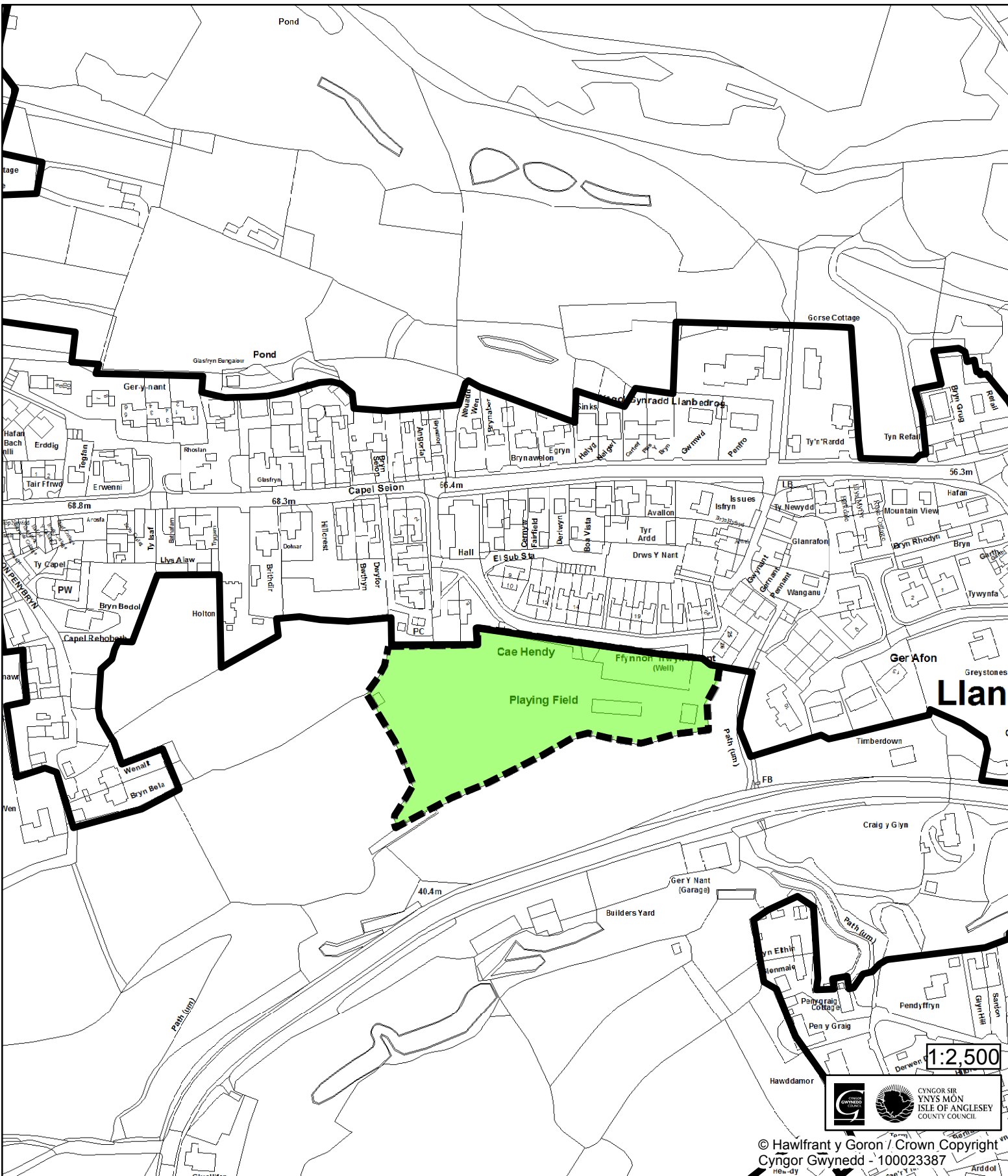
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CYNGOR SIR
YNYS MńN
ISLE OF ANGLESEY
COUNTY COUNCIL

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Cyngor Gwynedd - 100023387
Playing Field

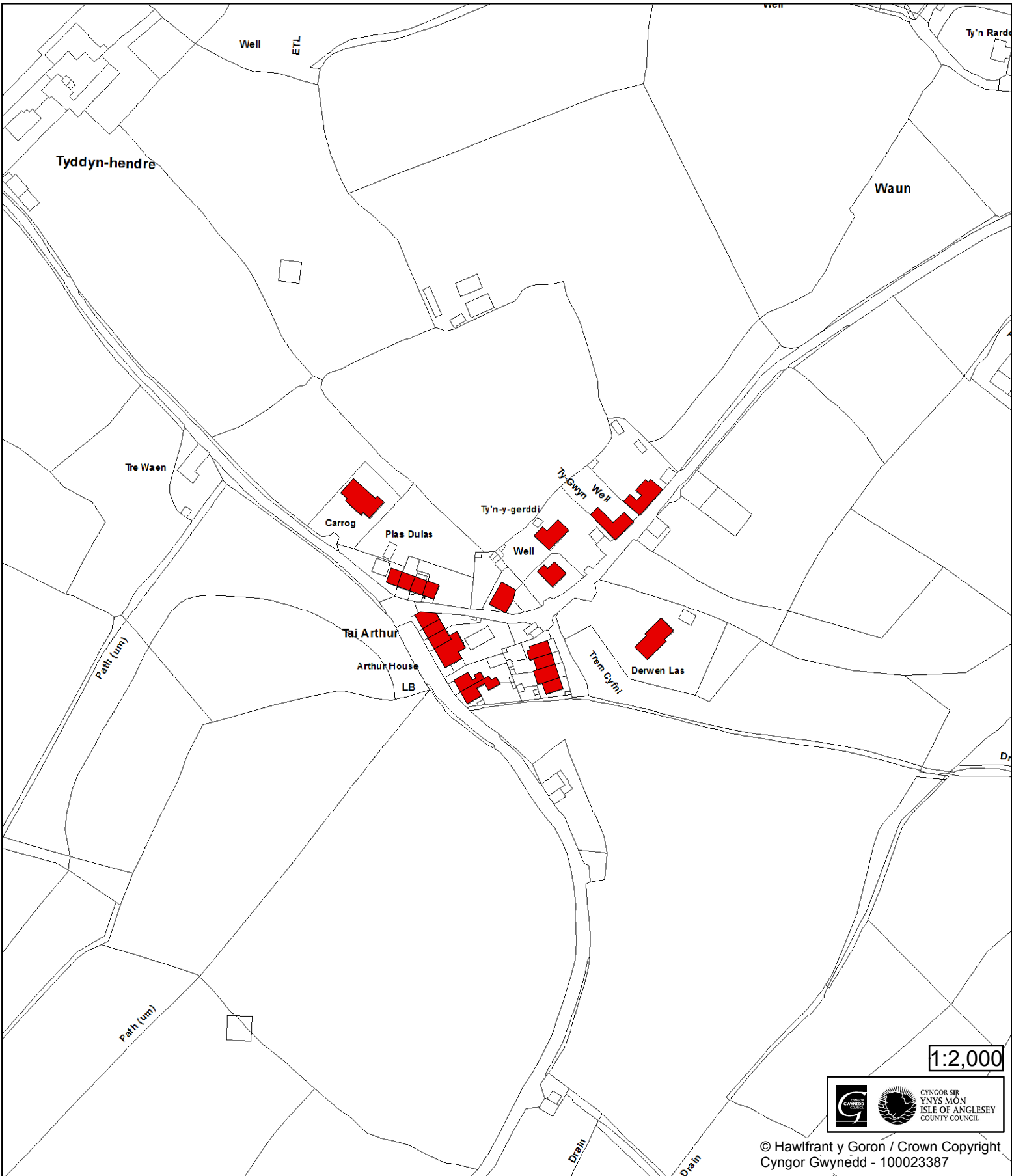
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Cynllun Datblygu Lleol ar y Cyd / Joint Local Development Plan Newidiadau â Ffocws / Focussed Changes



Cyf / Ref: NF130
Rhan / Section: Map 107 - Llanbedrog
Rhif Sylw / Rep. Id: 1294
Disgrifiad / Description: Adnabod fel Llecyn Agored i'w Warchod /
Identify as Portected Open Space

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Newidiadau â Ffocws / Focussed Changes**



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P

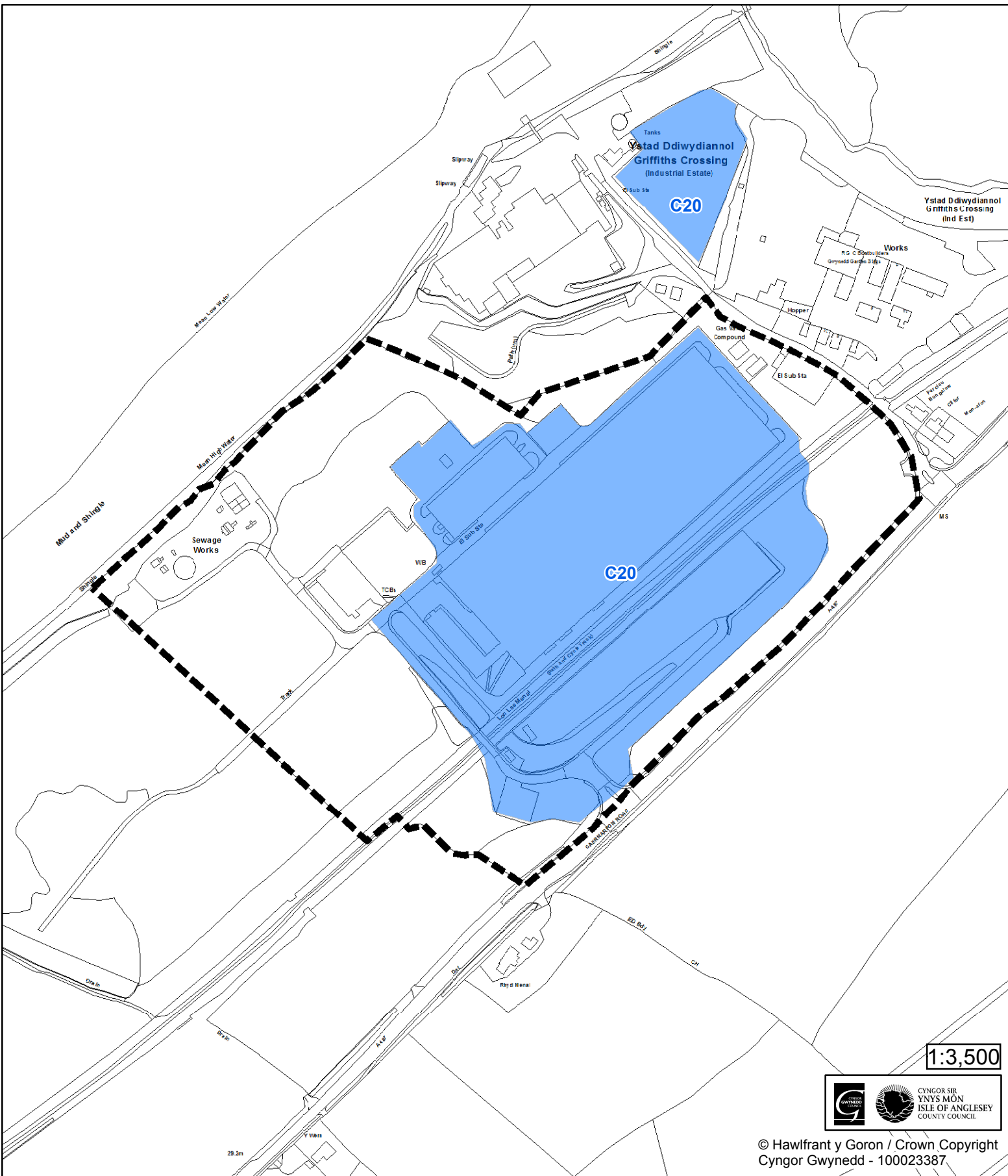
Cyf / Ref: NF131

Rhan / Section: Map 226 - Waun (Pensarwaun)

Rhif Sylw / Rep. Id: 1398

Disgrifiad / Description: Cynnwys grŵp o dai I Glwstwr Waun /
Include group of houses in Waun Cluster

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Ph

Cyf / Ref: NF132

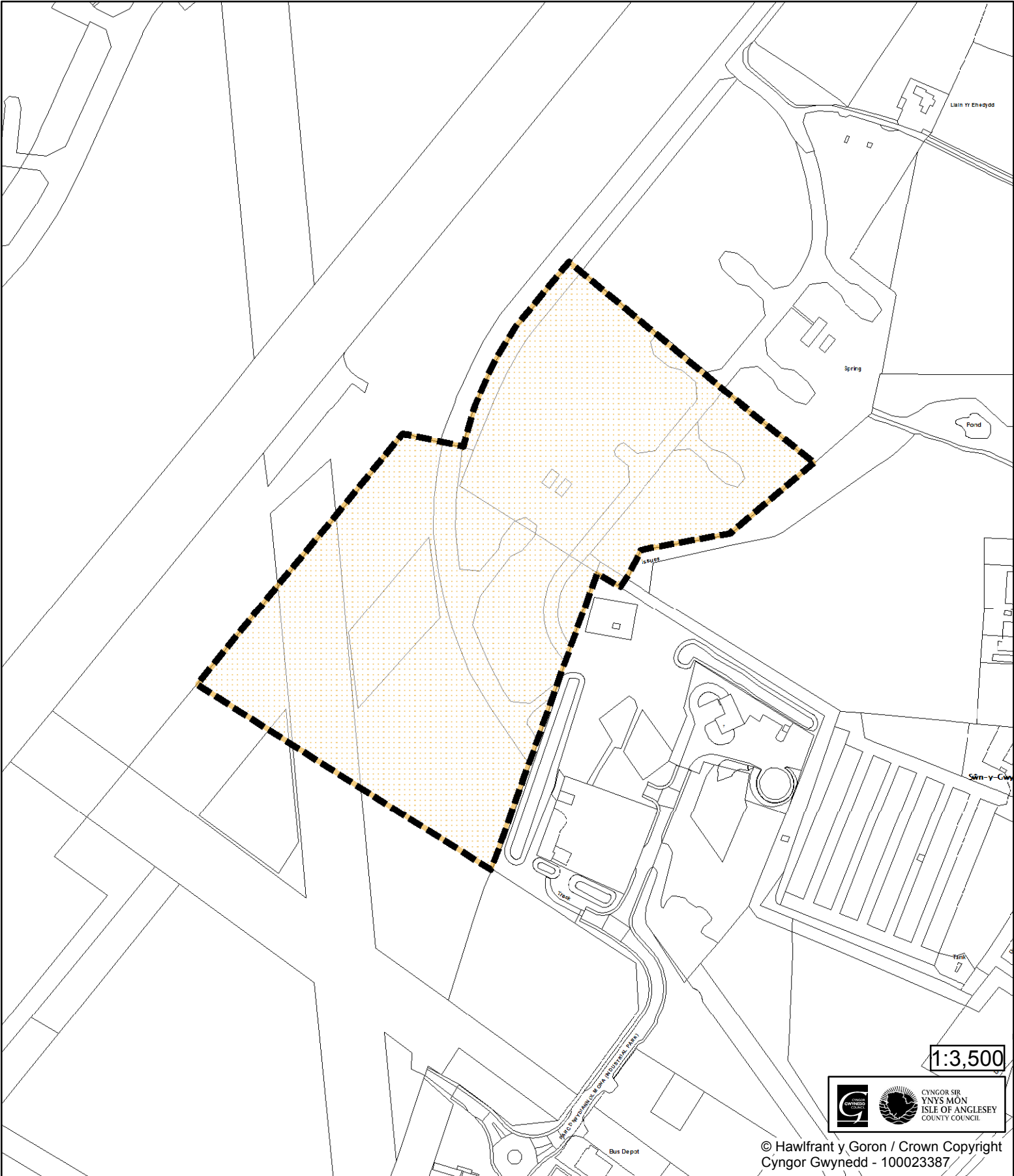
Rhan / Section: Map II - Ferrodo

Rhif Sylw / Rep. Id: 1404

Disgrifiad / Description: Diwigio Ffin y Safle Cyflogaeth

Amend the Employment Site's Boundary

**Cynllun Datblygu Lleol ar y Cyd / Joint Local Development Plan
Newidiadau â Ffocws / Focussed Changes**



Cyf / Ref: NF133

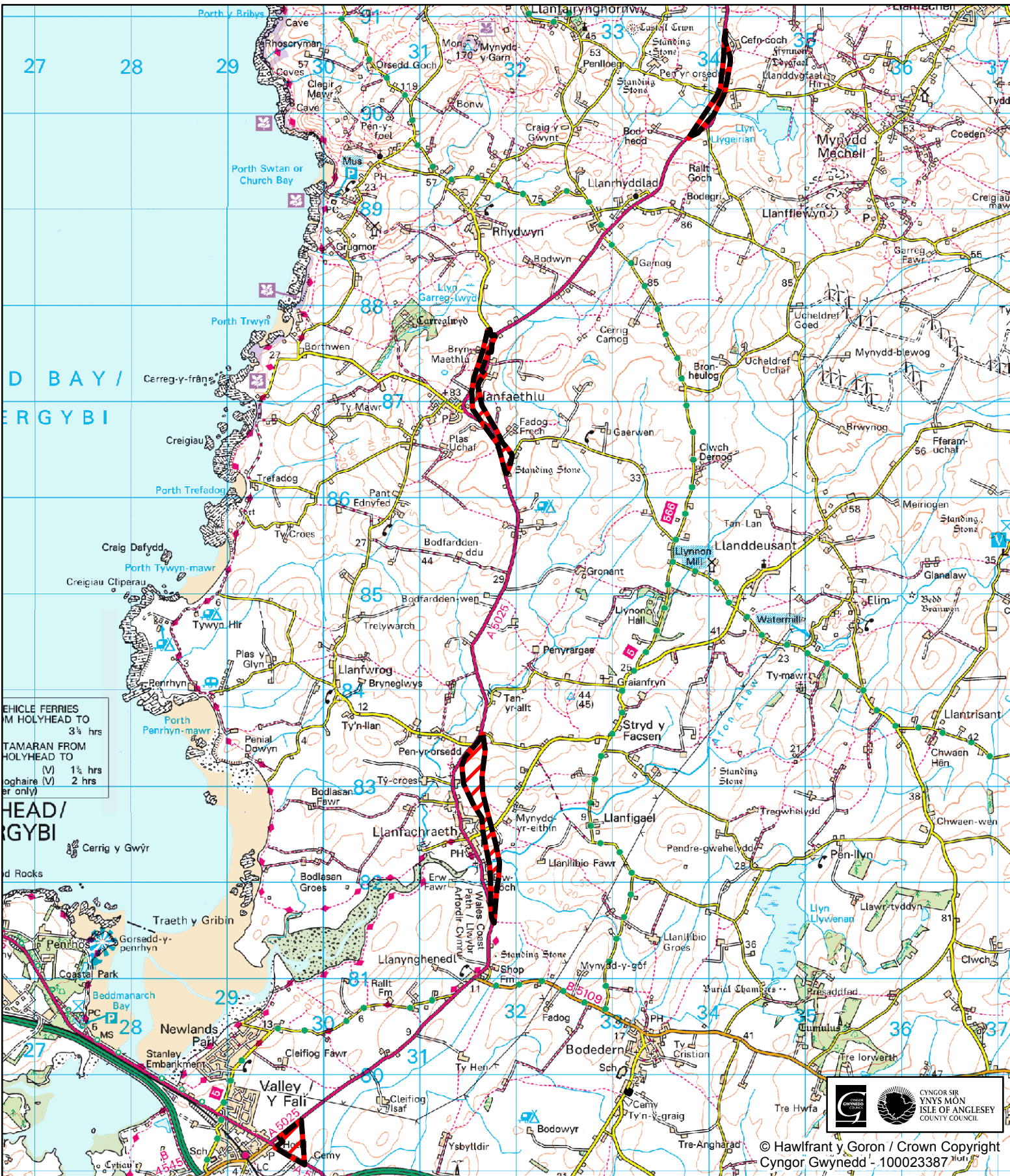
Rhan / Section: Map V - Mona

Rhif Sylw / Rep. Id: LPA

Disgrifiad / Description: Dynodi Safle Sipsiwn a Theithwyr Dros dros
Allocate New Temporary Gypsy & Traveller Site

R

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Cyf / Ref: NF134

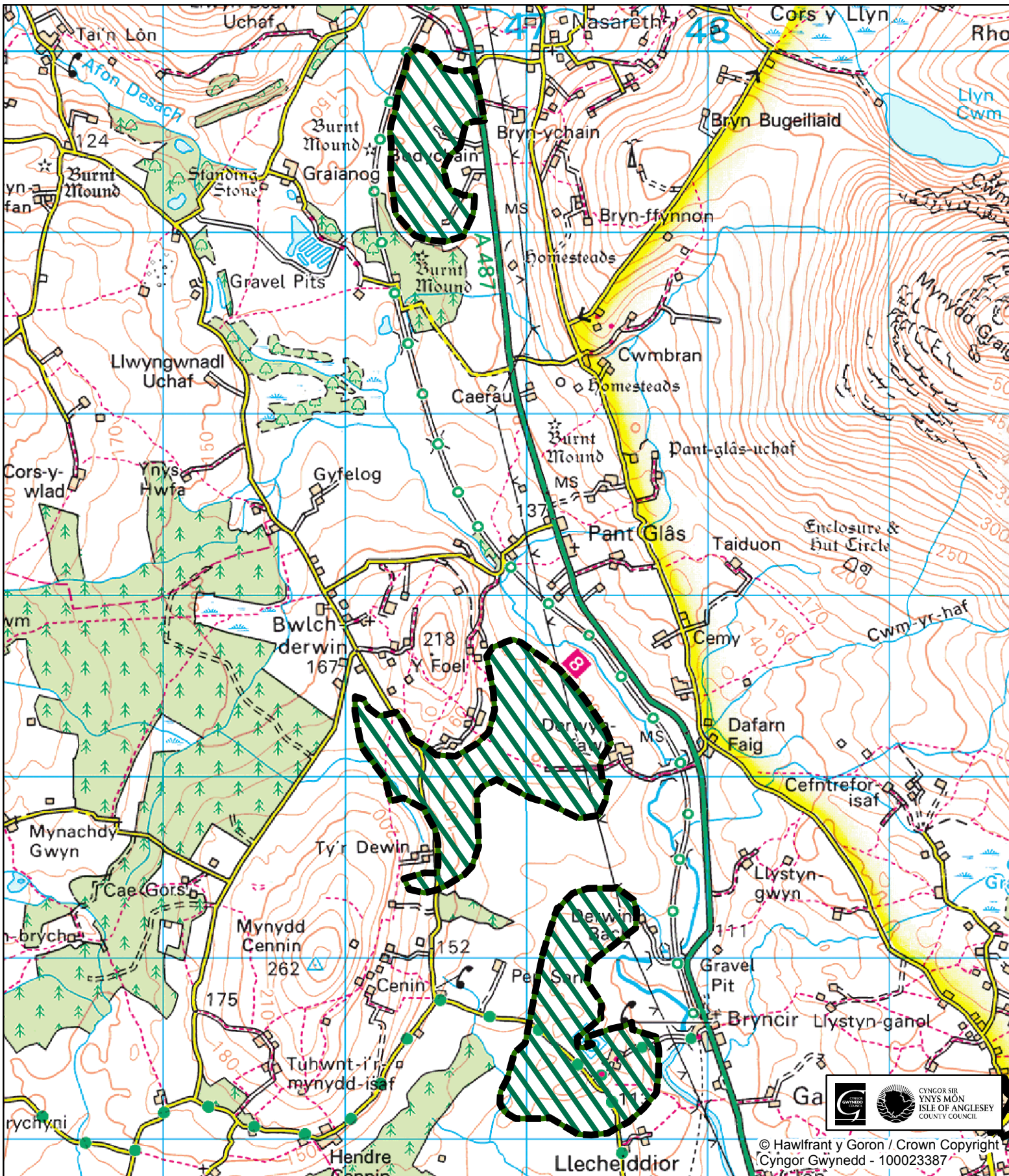
Rhan / Section: Map - Map Cynigion / Proposals Map

Rhif Sylw / Rep. Id: 1132

Disgrifiad / Description: Dileu'r Ardaloedd Gwelliannau A5025 /
Delete the A5025 Improvement Areas

S

**Cynllun Datblygu Lleol ar y Cyd / Joint Local Development Plan
Newidiadau â Ffocws / Focussed Changes**



Cyf / Ref: NF135

Rhan / Section: Map - Map Cynigion / Proposals Map

Rhif Sylw / Rep. Id: 1812

Disgrifiad / Description: Gwarchod Tywod a Graean ar y Map Cynigion /
Protect Sand And Gravel on Proposals Map

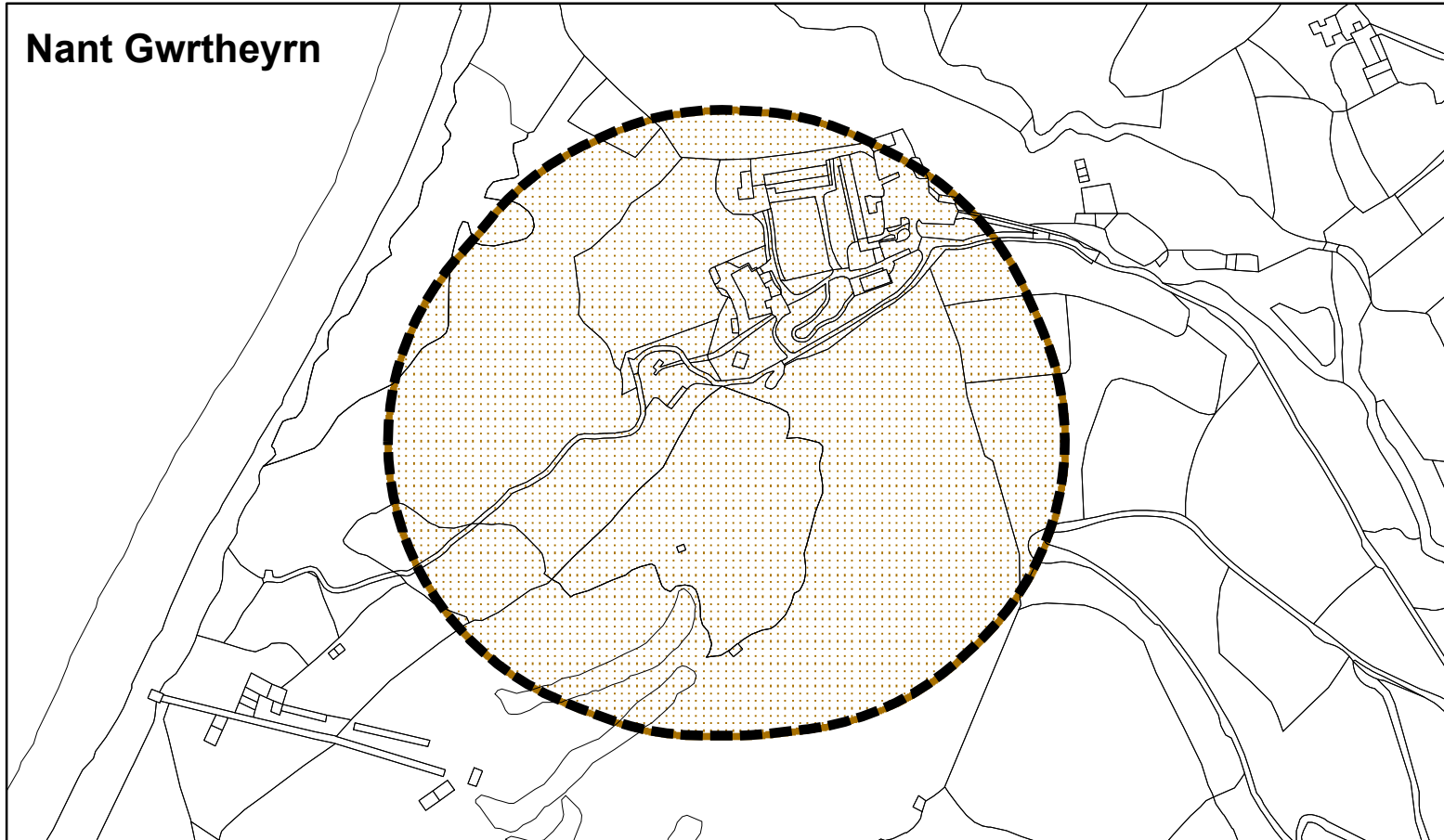
T

**Cynllun Datblygu Lleol ar y Cyd / Joint Local Development Plan
Newidiadau â Ffocws / Focussed Changes**

Nanhoron



Nant Gwrtheyrn



Th

Cyf / Ref: NF136

Rhan / Section: Map Cynigion / Proposals Map

Rhif Sylw / Rep. Id: 1812

Disgrifiad / Description: Ychwanegu Cylch Parth Mwynau /
Include Mineral Buffer Zone