

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	The Executive
Date:	1 December 2014
Subject:	Joint Local Development Plan – the Deposit Plan (draft public consultation document) and the revised timetable
Portfolio Holder(s):	Councillor John Arwel Roberts
Head of Service:	Jim Woodcock, Head of Planning and Public Protection
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Local Members:	A series of seminars for Members have been held since the start of the Plan preparation process in order to brief Members and provide an opportunity to raise issues. A drop in session will be held before commencing on the public consultation period about the Deposit Plan.

A –Recommendation/s and reason/s
<p>A1 That the Executive recommends the Joint Planning Policy Committee approves the draft Deposit Plan, subject to minor amendments, for public consultation in order to conform to statutory requirements;</p> <p>A2 That the Executive recommends the Council approves the revised timetable to prepare the Joint Local Development Plan in order to reflect new circumstances and conform to statutory requirements.</p> <p>(A similar report will be reported to Gwynedd Council’s Cabinet on the 16 December 2014).</p> <p>BACKGROUND</p> <p>1. Part 6 of the Planning and Compulsory Purchase Act 2004 places a duty on each local authority in Wales to prepare a Local Development Plan (LDP). The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 prescribe the form and content of a LDP and set out the procedure to be followed in its preparation. The Isle of Anglesey County Council and Gwynedd Council have decided to collaborate to prepare a Joint LDP for Anglesey and Gwynedd</p>

(excluding Snowdonia National Park) (the Plan Area).

2. The Executive will recall that the Joint LDP's Preferred Strategy was published for public consultation during May and June 2013. The next step involves the preparation and publication of the Joint LDP Deposit Plan. The Deposit Plan provides a sustainable land use planning framework to facilitate and guide the economic, social and environmental needs of both Authorities over the fifteen year period from 2011 to 2026 in the Plan area. Following adoption (anticipated December 2016) the Joint LDP will be used to guide and control development and investment within the Plan area, providing a basis for consistent and appropriate decision on planning applications. When it is adopted it will replace the Local Plan, the stopped Unitary Development Plan and the Interim Planning Policies.
3. Members will recall that the Delivery Agreement sets out how and when the Councils will prepare the Joint LDP. The current Delivery Agreement was approved by both Councils by the end of December 2013 and then supported by the Welsh Government in January 2014. Due to a number of reasons, beyond the control of the Joint Planning Policy Unit, more time was required to prepare the Deposit Plan. The reasons for the delay and a revised timetable were set out in a report to the Joint Planning Policy Committee in September 2014. The following provides a link to the report http://www.gwynedd.gov.uk/gwy_pwyllgorau.asp?cat=8496&doc=31593&Language=1. The Committee approved the revised timetable and that steps be taken to obtain each Council's approval before sending a revised Delivery Agreement to the Welsh Government – see **Appendix 1. The Executive's support is required before requesting for the Council's resolution to approve it.**
4. The revised timetable shows the Deposit Plan being subject to a statutory six week public consultation in February/ March 2015 and shows an indicative adoption date of December 2016. The attached **Appendix 2** describes what the Deposit Plan means for Anglesey. **The Executive's support is required and then the Joint Planning Policy Committee's approval of the Deposit Plan before starting the public consultation.** A copy of the Deposit Plan's Written Statement and its Proposals Maps is included in **Appendix 3A and 3B.**

NEXT STAGE

5. When the Councils consult on the Deposit Plan, it must advertise the consultation in accordance with the LDP Regulations and notify those parties identified in the Community Involvement Strategy (including statutory consultees), allowing six

weeks for representations to be made. The revised Delivery Agreement approved by the Joint Planning Policy Committee in September 2014 shows that the public consultation will take place during February and March 2015. The consultation will include communication with all those individuals and organisations that are included within the Joint LDP data base, placing copies of the Deposit Plan on the Council's web site and at Deposit locations and issuing press releases relating to the same. In addition it is proposed to undertake various staffed exhibitions at strategic locations across the Plan area.

6. Those making representations on the Deposit Plan will be encouraged to do so on a standard form, setting out clearly any supporting representation or objection. Objectors will also be required to indicate what test(s) of soundness the Plan is considered to fail, and indicate what changes to the Plan are sought. This information will inform the Inspector's consideration of the soundness of the Joint LDP, including implications for the sustainability appraisal. An online interactive version of the standard form will be available to encourage the submission of any supporting representation or objection directly into the register of representations or objections.
7. All representations received by the Councils that seek to change the Deposit Plan by adding a new site, or by altering or deleting a proposed site, must be advertised by the Councils as soon as reasonably practicable after the end of the six week consultation period, allowing a further six week period for representations to be made on them. It is envisaged that this consultation on the "alternative sites" stage will be undertaken during 2015, with the specific date being confirmed nearer the time.

B – What other options did you consider and why did you reject them and/or opt for this option?

A number of strategic options for housing growth and distribution were explored during the preparation of the Preferred Strategy (2013), including a public engagement period during 2011 – 2012. The Preferred Strategy was subject to public consultation and as referred to above the Deposit Plan's development has considered the comments about the Preferred Strategy and the evidence as well a number of statutory Appraisals.

C – Why is this a decision for the Executive?

The Agreement between the Isle of Anglesey County Council and Gwynedd Council about the procedure to prepare the Joint Local Development Plan requires the

Executive (and Gwynedd Council's Cabinet) to consider the Deposit Plan and make a recommendation about it to the Joint Planning Policy Committee before holding a statutory public consultation.

D – Is this decision consistent with policy approved by the full Council?

Yes, see the response to C above and part 3.2.2.1.1 of the Constitution.

http://www.anglesey.gov.uk/Journals/2013/05/07/u/d/l/constitution_2013_version_2.5.pdf

DD – Is this decision within the budget approved by the Council?

Yes, the work to prepare the Deposit Plan, the supporting documents and the public consultation have been included in the Joint Planning Policy Unit's expenditure profile in order to conform to statutory requirements.

E – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	
2	Finance / Section 151 (mandatory)	Finance are happy for this report to proceed
3	Legal / Monitoring Officer (mandatory)	
5	Human Resources (HR)	
6	Property	
7	Information Communication Technology (ICT)	
8	Scrutiny	
9	Local Members	
10	Any external bodies / other/s	

F – Risks and any mitigation (if relevant)

1	Economic	<p>The Deposit Plan's preparation has been influenced by:</p> <ul style="list-style-type: none"> • Sustainability Appraisal/ Strategic Environmental Assessment, Linguistic Impact Assessment, Equalities Assessment, Health Impact Assessment and a Habitat Regulations Assessment; • Input from the Joint LDP Strategic Project Group.
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	
6	Outcome Agreements	
7	Other	

FF - Appendices:

Appendix 1: The revised timetable to prepare the Joint Local Development Plan

Appendix 2: Deposit Plan – an overview of what it means to Anglesey

Appendix 3: A: Draft Deposit Plan Written Statement

B: Draft Deposit Plan Proposal Maps

Appendix 4: Overview of the results of a variety of Appraisals

G - Background papers (please contact the author of the Report for any further information):

The Joint Local Development Plan's Preferred Strategy (May 2013)

Delivery Agreement (December 2013)

Topic Papers (various)

Background Papers about various studies

APPENDIX 1 Revised timetable to prepare the Joint Local Development Plan

Table 1 Original timetable for preparing the Joint LDP and the revised timetable

Stage in the preparation process		Timetable	Revised timetable
1.	Preparation and publication of the final Delivery Agreement (<i>Regulation 5 - 10</i>)	January to November 2011	January to November 2011
2.	Review and develop the evidence base	July 2010 - October 2012	January 2011 - October 2012
3.	Participation Pre-deposit – prepare the pre-deposit documents that will outline the key objectives and preferred strategy (<i>Regulation 14</i>). This will not be a full draft of the Joint LDP	January 2011 - October 2012	January 2011 - October 2012
4.	Pre-Deposit Consultation - 6 week period (<i>Regulation 15</i>). Formal consultation on the pre-deposit documents and the sustainability appraisal report	May - June 2013	May - June 2013
5.	Participation - further develop the evidence base and prepare the Deposit Joint LDP (full draft plan) which is based on the evidence base, including the response to the pre-deposit documents	July 2013 - March 2014	July 2013 – December 2014
6.	Placing the Joint LDP and associated documents on deposit - 6 week consultation	May - June 2014	February 2015 – March 2015

	period (<i>Regulation 17</i>)		
	Indicative timetable		
7.	Consideration of comments about the Deposit Joint LDP (<i>Regulations 18 & 19</i>)	July 2014 - January 2015	April 2015 – November 2015
8.	Publish comments on alternative sites, consulting upon them - a period of 6 weeks (<i>Regulations 20 & 21</i>)	September - October 2014	June – July 2015
9.	Submitting the Joint LDP to the Welsh Government for Examination (<i>Regulation 22</i>)	February 2015	December 2015
10.	Independent Public Examination (<i>Regulation 23</i>)	June 2015	April 2016
11.	Publication of the Inspector's Report (<i>Regulation 24</i>)	March 2016	October 2016
12.	Adoption of the Joint LDP (<i>Regulation 25</i>)	May 2016	December 2016
13.	Monitoring and Reviewing	Annual report	Annual report

APPENDIX 2 Deposit Plan – an overview of what it means for Anglesey

SETTING THE STRATEGY

Context

1. From a strategic planning point of view Anglesey's main characteristics are:

- Major assets in the renewable and low carbon energy sector, including new nuclear investment and its associated transformational economic potential
- Young people move out, older people move in
- The ageing population structure and the trend towards net out-migration amongst younger age groups would naturally lead to a long term decline in population numbers
- The new 2011-based projections suggest only 2.9% growth for the principal (5 year migration trend) projection and only 5.4% growth for the 10 year migration trend variant
- A legacy of decline in industries and employment opportunities on the Island
- Affordability of housing is a challenge, particularly in some coastal settlements and in the more rural parts of the County
- A need for a better range of housing to satisfy requirements of local households
- A55 Euroroute, international rail link and port
- Outstanding coastal landscape
- Successful tourism industry
- Expanding further education establishments
- Strong, Welsh-speaking communities

Single Integrated Plan for Anglesey and Gwynedd (2013 – 2017)

2. The Anglesey and Gwynedd Partnership through the new Single Integrated Plan has three key outcomes, set out as follows:

Prosperous communities	Strong and sustainable economy; take advantage of the once in a life time opportunity linked to the construction of Wylfa Newydd to strengthen the Island's economy; improve the population's skill to meet the opportunities of the future economy; develop and promote tourism opportunities. Increase the supply of more appropriate housing, including affordable housing, and bringing more vacant properties back into use. Increase in the number of Welsh speaking communities and
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	opportunities to use the language.
Healthy communities	Healthy and active living to prevent ill-health; adults living independent and fulfilled lives; access to health and wellbeing services close to where people live.
Safe communities	Less anti-social behaviour, domestic abuse and criminal damage

Isle of Anglesey County Council Strategic Plan (2013 – 2017)

3. By 2017, the County Council aims to be:

“A professional and well run council, innovative and outward looking in our approach, committed to developing our people and partnerships in order to deliver efficient and effective services of good quality, that are highly valued by our citizens.”

4. Its aims for 2013-17 are to:

- Support the most vulnerable
- Develop the economy
- Raise the standards of and modernise our schools

Anglesey Energy Island Programme/Enterprise Zone

5. The Programme is a vehicle to facilitate and promote employment growth and development opportunities. It aims to harness a rich mix of energy streams, including nuclear, wind, tidal, biomass and solar; together with associated servicing projects that provide major potential to achieve economic, social and environmental gains for Anglesey and the wider North Wales region. In achieving its aims the Programme is more than the energy industry, running through all aspects of life for Anglesey and North Wales communities for example transport links and housing; tourism and leisure facilities to serve local people and visitors.

6. In terms of Wylfa Newydd, application of the Programme aims to ensure that the potential impacts of the New Nuclear Build and its associated developments are identified and mitigated where possible and that the socio-economic benefits linked with the construction and operation of the power station are fully realised.

7. Along with National Policy, the Plan will provide policy support for this Council approved document

The Deposit Plan's Vision, Objectives and Strategy

8. In essence, the Deposit Plan addresses the issues that need to be tackled as well as the aims and aspirations of the above Strategies and Programme through the land use themes in the Plan. Links are made between key issues - e.g. facilitating the provision of more appropriate housing to satisfy the requirements of local communities and more appropriate employment opportunities provide some of the key ingredients to retain more young people and to strengthen the Welsh language.
9. The Deposit Plan seeks to ensure that the needs of all of the Island's residents and visitors are met and the regeneration of its towns and villages and the surrounding countryside is delivered in a well- balanced and sustainable manner that reflects the specific role and opportunities within and near identified settlements. In planning for vital new development the Plan recognises the need to protect what is valuable about the environment.
10. The Plan allocates or safeguards land for new development:
 - 3,817 homes, which is nearly 3 times higher than anticipated under the trend based (no policy intervention) national projections;
 - New homes distributed across the Island in accordance with the Settlement Hierarchy, which identifies key Urban and Local Service Centres as well as Villages and Clusters;
 - More affordable housing delivered directly through the planning system using a range of existing and innovative tools;
 - 400 hectares of employment land, some of which have Enterprise Zone status;
 - Policies that provide flexibility to respond to increased demand for employment land;
 - Policies that provide an overarching framework to secure economic and social benefits from major infrastructure projects;
 - Policies that contribute to sustaining and strengthening the tourism sector;
 - A network of Town Centres, including Primary Shopping Areas, located within the Urban and Local Service Centre;
 - Policies that promote the expansion of further and higher education establishments to improve educational attainment and skills to meet business needs, including promoting the creation of a high-end knowledge based Science Park linked to Bangor University.

11. The Plan safeguards land that is valuable:

- Nature conservation, e.g. wildlife sites;
- Landscape value, e.g. Special Landscape Areas;
- Leisure and community facilities from competing land uses;
- Safeguards valuable resources such as minerals;
- Reduces the threat from flooding due to new development by directing it away from the floodplain;
- Promotes development that alleviates the impacts of climate change and adapts to them.

12. The Plan's vision, objectives and strategic and detailed policies as well as the proposals maps are included in **Appendix 3A and 3B**. An overview of the various Appraisals are included in **Appendix 4**.



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

**Joint Local Development Plan
Anglesey & Gwynedd**

**Draft Deposit
(December 2014)**

**Appendix: 3A
Draft Written Statement**

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DRAFT

Executive summary

To be included in the final document

DRAFT

Introduction

- 2.1 The Planning and Compulsory Purchase Act 2004 makes it a requirement for local planning authorities in Wales to prepare a Local Development Plan (LDP) for their areas. The Isle of Anglesey County Council and Gwynedd Council have decided to prepare a single Joint LDP for Anglesey and Gwynedd Planning Authority areas.
- 2.2 When the Joint LDP is adopted, it will replace the Development Plans shown in the table below. It will also replace the Anglesey Unitary Development Plan (that was stopped in 2005), and Interim Planning Policies, which currently is a material planning consideration for determining planning applications by the Isle of Anglesey County Council.

Isle of Anglesey Planning Authority Area

Gwynedd Planning Authority Area

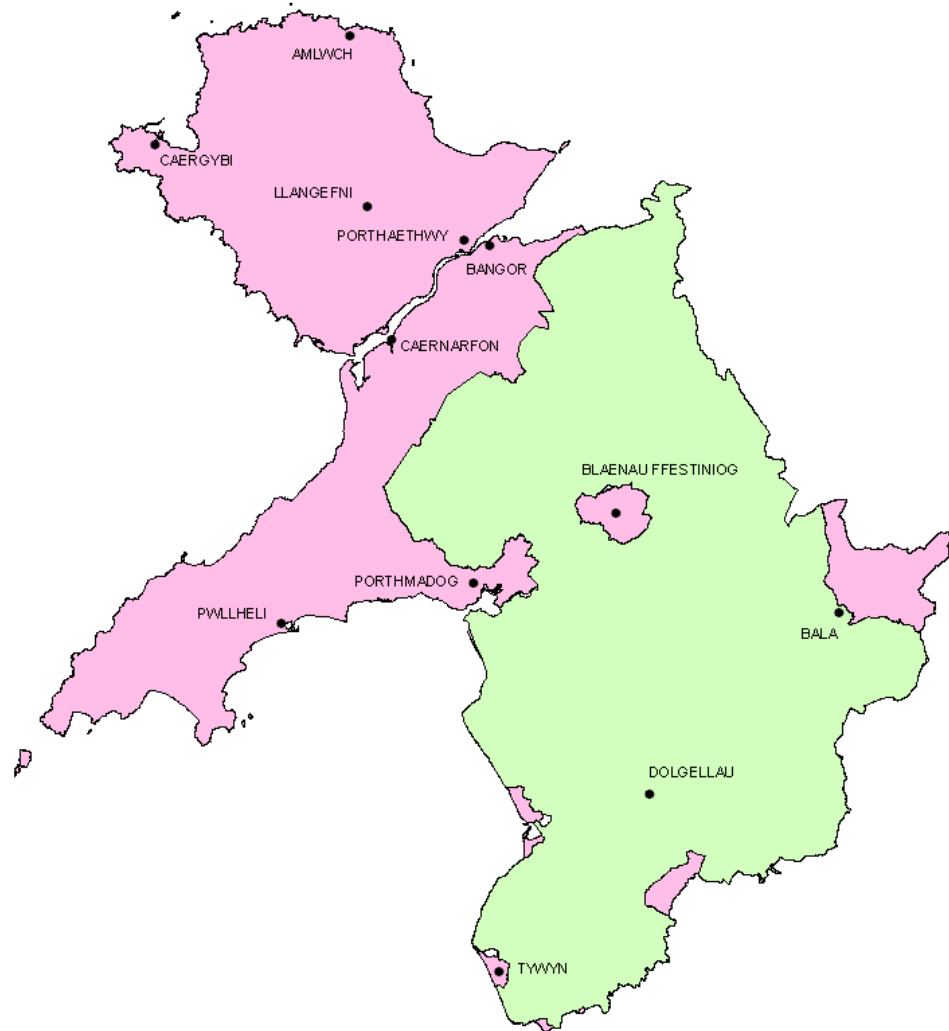
- | | |
|--|---|
| <ul style="list-style-type: none">• Gwynedd Structure Plan (1993)• Anglesey Local Plan (1996) | <ul style="list-style-type: none">• Gwynedd Unitary Development Plan (2009) |
|--|---|

Table 1: List of Development Plans that will be replaced after adopting the Joint LDP

- 2.3 Once the Joint LDP is adopted, the majority of decisions on planning applications in the two Planning Authority areas will be based on the contents of the Joint LDP.

The benefit of joint working

- 2.4 The Joint LDP will deal with Anglesey and Gwynedd but parts of Gwynedd within the Snowdonia National Park will not be included. Map 1 shows the Joint LDP area. It is neither a sub-regional nor a formal administrative area but whilst every area has its own special character, both Councils believe that there is a strong cross-boundary relationship between them in terms of function, economy, infrastructure and policy. This means that collaboration on a development plan makes planning and economic sense.
- 2.5 Working together will enable both Councils to tackle complex issues together and it may provide a stronger voice for them when discussing issues with their partners. A review of information available has shown important cross-boundary issues which provide a robust base for preparing a Joint LDP for the area in question. These are:
- Jobs - The demand for and supply of jobs create strong travelling patterns between Anglesey and north Gwynedd.
 - Jobs – decommissioning work at Trawsfynydd (over 650 workers) and the electricity generation and decommissioning work at Wylfa (over 600 workers) completed during the Joint LDP period, – projects that employ workers from across the Plan area.



Nodiant / Notation

- Ardal y CDLI ar y Cyd / Joint LDP Area
- Parc Cenedlaethol Eryri / Snowdonia National Park

Map 1: Joint LDP Area

- Wales Spatial Plan (2008) – identifies 6 Zones, which were developed by the Area Groups following extensive collaboration and research. Each Zone approached the issue in different ways, which reflects their agreed regional priorities. The Joint LDP area lies within 2 of the 6 Zones and further information can be seen in Chapter 3 of the Deposit Plan.

- Anglesey Energy Island Programme - a collaborative approach between a number of stakeholders in the public and private sectors (including the UK Government and the Welsh Government) to place Anglesey at the forefront in terms of energy research and development, generating and servicing, which will be a means of influencing major infrastructure projects bringing economic and social benefits to the Island and north west Wales.
- Road and Railway networks - Important elements of the road and railway networks cross the administrative boundaries of both areas.
- Cross- boundary Housing Market Areas which have common influences.
- Shopping – Bangor’s influence as a sub-regional shopping centre.
- Infrastructure – the capacity of the road network, energy transmission network, the sewerage treatment network and works and water supply.
- Landscape – the relationship across the Menai Strait.

What is the purpose of the Joint LDP?

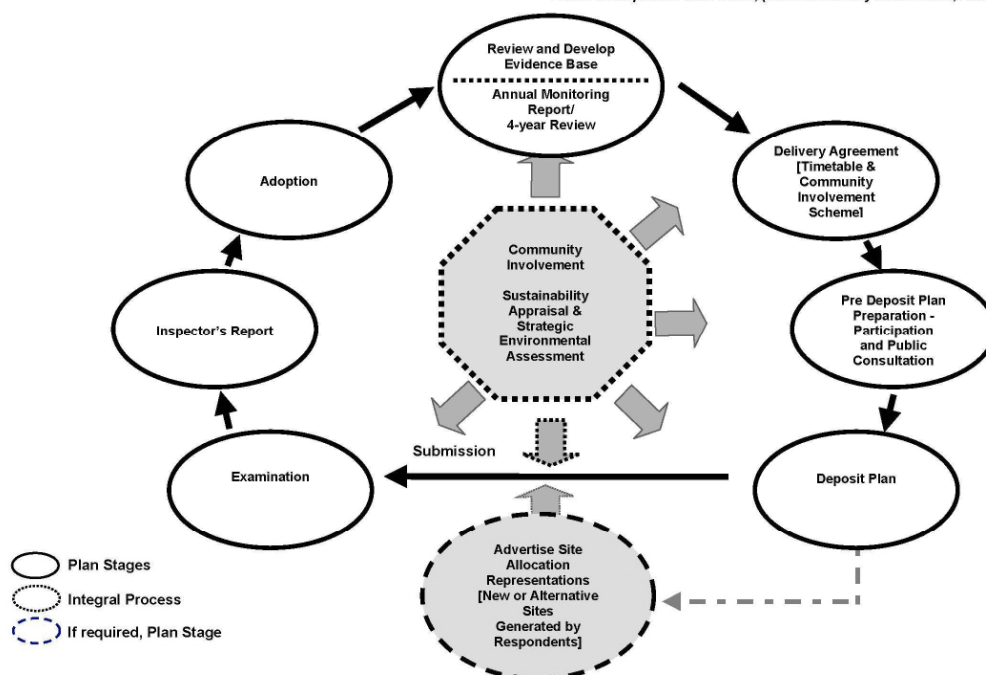
- 2.6 It will state what the strategy and aims for development and land use will be in the area covered by the Anglesey and Gwynedd Planning Authorities and it will include policies used to implement these strategies and aims over a period of 15 years (2011 to 2016). The Joint LDP will have a significant influence on development of the whole area and individual communities. It will provide guidance regarding the location of new houses, employment opportunities, leisure and community facilities and where these will be provided in the area. The Joint LDP will be used to determine which developments will receive permission in the future by the Councils and where.
- 2.7 It is a requirement for the Joint LDP to be ‘sound’, i.e. showing good judgment and that it can be trusted. The matters that are important to the area must be examined, based on evidence regarding the economy, the society and the environment and fair consideration must be given to practical alternative options.

The process of preparing the Joint LDP

- 2.8 The process of preparing the Joint LDP is shown in Figure 1.
- 2.9 The Joint LDP has been assessed against the Tests of Soundness. These deal with the content of the Joint LDP’s policy, along with the processes for producing it.

Figure 1: Local Development Plan Preparation Process Diagram

Local Development Plans Wales, (Welsh Assembly Government, 2005)



2.10 The Plan has developed over the last 3 years. A summary is provided below of the 13 key stages in the process.

2.11 **Delivery Agreement** – This establishes the timetable for preparing the Plan as well as a public participation plan showing the who, how and when for public participation and consultation. The first one was approved in December 2011. It has by now been updated (December 2014) to reflect the latest situation regarding preparing the Plan.

2.12 **Evidence** – reviewing and developing the evidence base (a continuous process) which includes information and social, economic and environmental trends, to give a comprehensive and sound foundation for developing the strategy, policies and designations.

2.13 **Pre-deposit Participation and Consultation on the Preferred Strategy Document** – this stage entailed identifying and assessing the main matters and strategic options (2011 – 2012). It was followed by a period of preparing the Preferred Strategy (2012 – 2013) and then submitting that document for public consultation (May 2013).

2.14 **Preparing the Deposit Plan and public consultation** – the comments on the Preferred Strategy were considered, and the evidence reviewed in order to prepare the Deposit Plan. This Deposit Plan shows the strategic vision, objectives and policies in detail, to guide the development of land and buildings up to 2026. It will be available for inspection and comment during February and March 2015 (date to be confirmed). After the public consultation, the Councils will advertise and ask for comments on the **Alternative Sites**

Register, namely sites submitted by developers/landowners and so on during the public consultation process on the Deposit Plan.

- 2.15 **Submitting the Plan and Examination in Public** – The Council will consider comments received during the public consultation stages and report on the consultation as a whole. The report will summarize the main matters raised. An independent Planning Inspector will then choose which matters need to be considered during the **Examination in Public**. The purpose of this will be to assist the Inspector to reach a conclusion regarding the soundness of the Plan, using the established tests of soundness. It is anticipated the Examination in Public will happen in April 2016.
- 2.16 **The Inspector's Report** – The report will say whether the Plan is sound or not and may give information about the mandatory amendments and the reasons for them. It is foreseen this report will be published in autumn 2016.
- 2.17 **The Plan Adopted and Implemented by the Councils** – This will have to happen within 8 weeks of receiving the Inspector's Report. It is foreseen the Plan will be adopted in December 2016. Then it will replace the development plans of both Councils, the Anglesey Unitary Development Plan that was stopped and the Interim Policies.
- 2.18 **Monitoring** – The strategy, objectives and policies of the Plan will be monitored annually. The conclusions of the monitoring work will be shown in an annual report, sent to the Government of Wales and published and available in recognized public locations.
- 2.19 **Full review** – The Plan will be reviewed in full every 4 years unless the annual Monitoring Report states differently.

What is in the Deposit Plan?

- 2.20 The rest of the Deposit Plan is as follows:

Chapter 3 Policy Context (national, regional and local)

It is an important element of the Joint LDP that the Plan considers, but does not repeat, the policy context provided by a range of local, regional and national plans, strategies and programmes. This part gives a brief summary of the key local, regional and national policy documents that have influenced the work of preparing the Joint UDP. Subject Paper 2 gives more information. It notes some new forces or drivers of change that, together with the Spatial Profile, have influenced the Vision, Objectives and Strategy.

Chapter 4 Spatial Profile

The Spatial Profile notes key social, economic and environmental matters in the Plan area, noting matters that are common to Anglesey and Gwynedd, or matters unique to either Anglesey or Gwynedd. The matters were noted and revised through the pre-deposit consultation/engagement process, and the combined encompassing exercise of the Sustainability Appraisal/Strategic Environmental Assessment. It ends by giving the main characteristics of the Plan's vision, objectives and strategy.

Chapter 5 Vision and Objectives

The Joint LDP provides a land use framework that is of assistance in achieving the Single Integrated Plan and Strategic Plans for both Councils. After considering the visions at the root of these Plans and the matters requiring attention, the Deposit Plan gives the general vision for the Plan area. A series of 18 strategic objectives was developed for developing the Plan's policy. The objectives are involved with key themes:

- Distinctive, vibrant, healthy and safe communities
- Living sustainably, including alleviating the effects of climate change and adapting to them
- Economy and regeneration
- Housing
- The natural and built environment

Chapter 6 The Strategy

A strategy describing what is intended for development. It is a basis for a series of strategic policies that in turn are a basis for detailed policies (where required). It combines the Joint LDP's settlement hierarchy and explains the role of the Service Centres, Service Villages, Villages and Clusters. The spatial implications of the Strategy are to be seen in a Key Diagram. It describes the level of housing, employment and retail growth, and how these interact with each other, providing the ingredients required to create communities that are more balanced in terms of age and more vibrant, that will in turn be a way of supporting and strengthening the Welsh language and culture.

Chapter 7 Managing Growth and Development

This part notes the Strategic and Detailed Policies. They aim to ensure that new development in the Plan area contributes towards achieving the Joint LDP's Vision, Objectives and Strategy.

Chapter 8 Monitoring and Implementation

This part of the Development Plan provides a link with Topic Paper 1 on the Register of Candidate Sites, which outlines the essential infrastructure and planning requirements for providing all the housing and employment sites allocated, in an effective and timely way. After adopting the Joint LDP, the Council will be required to prepare an Annual Monitoring Report noting, if it happens that some policies are not being implemented, what the reasons are for that and suggesting suitable changes to the Joint LDP to cope with the situation. This chapter includes the key targets and information about how the Plan is monitored.

2.21 The Plan also includes:

Appendices

The appendices contain information ancillary to the main body of the Deposit Plan, and they are referred to throughout the main document where appropriate.

Proposals Map

The Proposals Map shows the geographical location and extent of the development policies and site-specific protection allocated or designated in the Deposit Plan.

Constraints Map

The Constraints Map shows the geographic location and extent of the restrictions on development created by legislation or process outside the development plan process.

- 2.22 The evidence base forming the basis for the Joint LDP is in a number of documents. These are contained in a list in Appendix 1: "Schedule of Key Documents".

How can you participate in the public consultation on the Deposit Plan?

- 2.23 You can submit observations on the Deposit Plan during the 6 weeks public consultation period. Details about the public consultation period can be seen in the statutory notice on the Councils' websites and in the public places where this document can be viewed.
- 2.24 Separate consultations will be held on the Sustainability Appraisal and the Habitats Regulation Assessment note alongside this consultation. Separate submissions should be submitted as explained in the documents themselves.

Submitting on-line observations

- 2.25 Follow the instructions on the Council's website to see the on-line version of this document to include your observations. This is the Councils' preferred method in order to make the process of assessing these observations as effective and efficient as possible.
- 2.26 Observations can also be submitted in writing by using the appropriate form and posting it to the following address: planningpolicy@gwynedd.gov.uk

If you don't have access to a computer

- 2.27 You may submit your observations in writing by using the appropriate observations form and sending it to the address below. You must ensure that any observations clearly states to which part / paragraph of the Plan you are referring and that it includes your contact details – your name, address, telephone number and any e-mail details, so that we will be able to contact you should we have any questions. You can see copies of the document at the local public libraries, Council Offices, Siop Gwynedd, where you can also receive assistance to see the information kept on the Joint LDP website.
- 2.28 Should a document be required in a different language, in large print or in a different format then do not hesitate to contact us.

How can you contact us?

- 2.29 The contact details of the Joint Planning Policy Unit is as follows:

By e-mail: polisicynllunio@gwynedd.gov.uk

By writing to: Gwynedd and Anglesey Joint Planning Policy Unit, Town Hall, Bangor, Gwynedd LL57 1DT

Over the phone: 01766 771000 and ask for the Joint Planning Policy Unit

Our website address: www.gwynedd.gov.uk or www.anglesey.gov.uk

3 Policy context (national, regional and local)

The policy context (national, regional and local)

- 3.1 There are several plans, strategies and national, sub-regional and local policy statements which provide a framework for development in the Plan area. The Planning and Compulsory Purchase Act makes it a requirement for local development plans to be prepared and that they address these documents. This part of the Preferred Strategy Document draws attention to the key elements of the national, regional and local policy framework which has influenced the development of the Joint LDP thus far. Reference is made here to the main plans and policies – this is not an inclusive list. The Topic Paper 2: the policy context, includes a comprehensive list.

National

Planning Policy Wales (July 2014)

- 3.2 Planning Policy Wales is the Welsh Government's policy document and it describes the land use context for using land sustainably. The document supports every strategy published by the Welsh Government and it is supported by a variety of Technical Advice Notes. It recognises that planning and the way land is used contributes to economic development, to maintaining Wales' natural assets and to health, well-being and the quality of life of individuals and communities. In essence it describes how the land use planning system fulfils the Welsh Government's objectives.
- 3.3 If national policy is sufficient, no local policies are included. If national guidance require local interpretation, this is provided in the Plan.

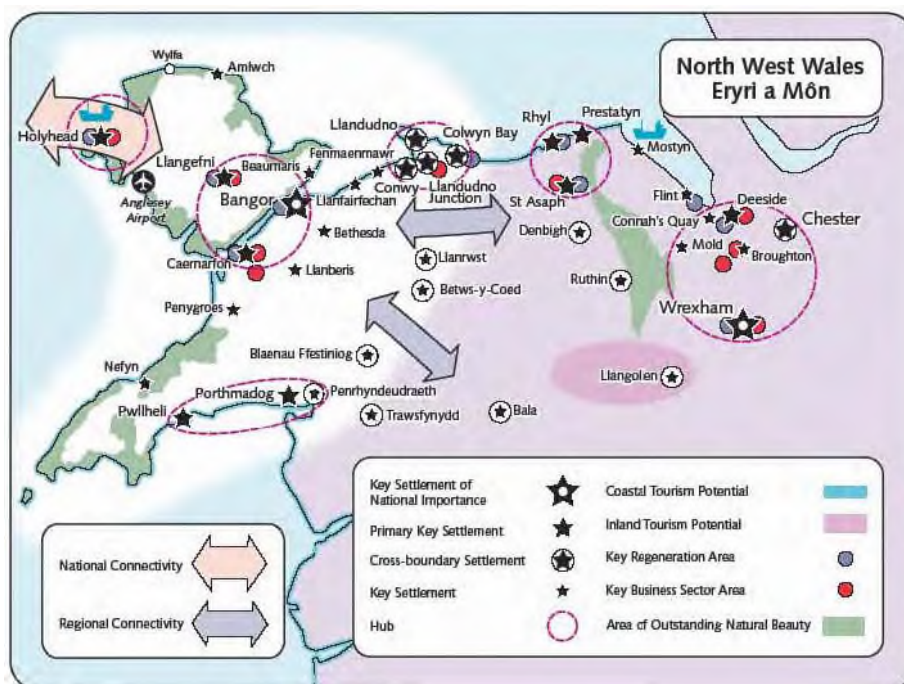
Minerals Planning Policy Wales (2000)

- 3.4 Minerals Planning Policy Wales is Welsh Government's document that provides land use planning policy for minerals extraction and associated development in Wales. This includes all minerals and substances in the ground and underneath it, which is mined over ground or underground. It is supported by Technical Advice Notes, which deal with Minerals.

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

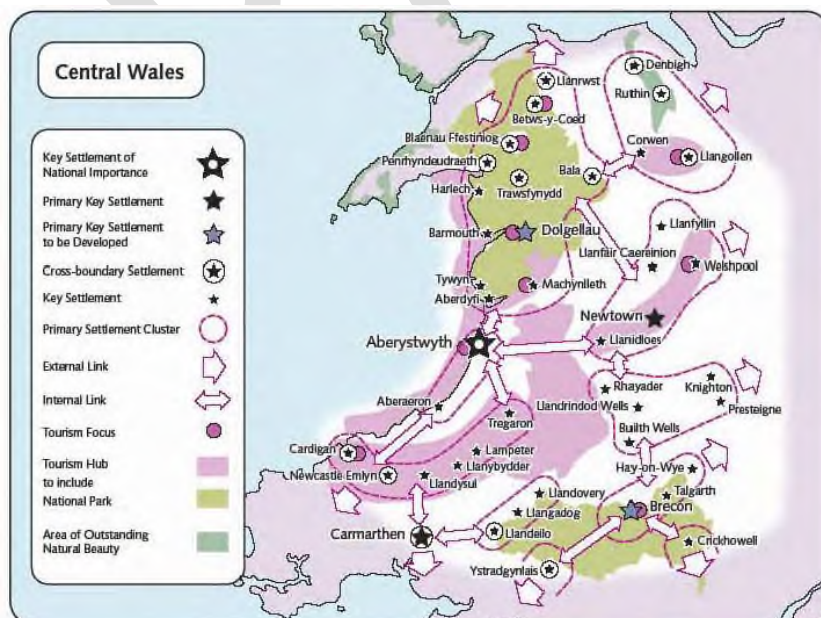
- 3.5 The Wales Spatial Plan introduced a strategic framework for directing development and policy interventions in Wales in the future. Anglesey and North Gwynedd is part of the North-West Wales Area: Eryri a Môn: Its vision for this zone is:
- "A high-quality natural and physical environment supporting a cultural and knowledge-based economy that will help the area to maintain and enhance its distinctive character, retain and attract back young people and sustain the Welsh language.

3 Policy context (national, regional and local)



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

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



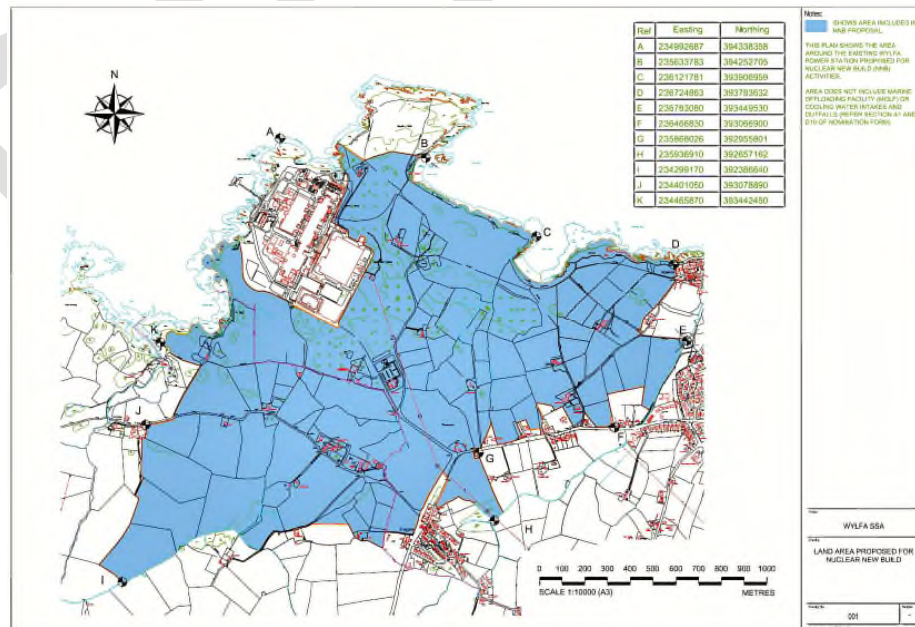
3 Policy context (national, regional and local)

National Policy Statements

3.7 A site near the Wylfa nuclear power station in the north of the island of Anglesey has been identified by the UK Government in the National Policy Statement as a possible site for a new nuclear power station. Constructing the new nuclear power station is a Nationally Significant Infrastructure Project under the Planning Act 2008. Because of its importance to the UK, the development of 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 procedure, an application for a Development Consent Order will be submitted to the National Infrastructure Department within the Planning Inspectorate, and they will decide whether the application should be approved or not. In contrast to the procedure in England, it will be the local authority that determines applications for developments associated with the main site. Associated developments may include:

- Facilitating work on the main site
- Road improvements on or from the existing route
- Logistical infrastructure and park and travel
- Accommodation for construction workers

3.8 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 National Infrastructure Department. National Policy Statement EN1, EN-3, EN-5 and EN-6 are those which are likely to be related to the Joint LDP 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; new off-shore or land based wind farms. Volume II of National Policy Statement EN-6 identifies the boundary of the site for the new nuclear power station on Anglesey.



3 Policy context (national, regional and local)

- 3.9 Although the main objective of National Policy Statement is to provide guidance to the Planning Inspectorate to make decisions on relevant major projects, the process of preparing the Joint LDP must address these fully and interpret them when preparing any relevant policies.
- 3.10 The table below provides a summary of the main regional and local plans and policies. It is not an exhaustive list - Topic Paper 2: the policy context, includes a comprehensive list.

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3 Policy context (national, regional and local)

Plan, policy or programme	Summary	Principle messages for the Joint LDP
<p>North Wales Transport Plan (TAITH)</p>	<p>The plan aims to deliver safe, sustainable and efficient transport networks to support the economic and social activities of various communities and businesses in north Wales, giving consideration to its strategic European role.</p> <p>It is intended to deliver this vision by:</p> <ul style="list-style-type: none"> • Optimising accessibility to employment, education, health and services for all the various communities in north Wales • Improving the quality and provision of passenger transport across north Wales and into and out of the Region • Facilitating the efficient movement of goods to support the Region’s industry and trade and its Regional Gateway functions • Providing, promoting and improving modes of transport and a sustainable infrastructure in order to minimise the negative impacts of transport on the local and global environment • Improving the safety of all modes of transport • Improving the efficiency and use of the transport network • Upgrading and maintaining the transport infrastructure, providing significant new infrastructure as required 	<p>The Joint LDP should promote transport modes that are environmentally friendly and develop a core transport network that is well integrated and safe, effective, clean and fair.</p> <p>Providing effective public transport is important given the growth in the Plan Area. The availability of public transport will be at the forefront when creating a strategy for the Joint LDP especially in terms of sustainability, accessibility, reducing dependency on cars and in assisting to respond to climate change.</p> <p>The LDP should ensure that new developments are guided to areas with effective and sustainable transport links.</p>
<p>Mid Wales Transport Plan (TRACC)</p>	<p>The Plan aims to plan for, and provide in partnership, an integrated transport system in the TraCC Region that facilitates economic development, ensures access for all to services and</p>	<p>The Joint LDP should promote transport modes that are environmentally friendly and develop a core transport network that is well integrated and safe, effective, clean and fair.</p>

3 Policy context (national, regional and local)

Plan, policy or programme	Summary	Principle messages for the Joint LDP
	<p>opportunities, maintains and improves community and respects the environment. The Priorities of the TraCC Regional Transport Plan are as follows:</p> <ul style="list-style-type: none"> • Reduce demand for travelling • Reduce impact of migration on the local and global environment • Improve security of property and personal safety of all transport users • Improve travel accessibility to services, jobs and facilities in all sectors of society • Improve quality and integration of the public transport system, including the social transport function • Provide, promote and improve sustainable modes of transport • Maintain and improve the existing highway and transport infrastructure • Ensure that travel and accessibility issues are integrated appropriately in decisions relating to land use • Improve the effectiveness, dependency and co-ordination of movements in mid Wales and between mid Wales and other regions in England and Wales • Provide a co-ordinated and integrated travel and transport network through effective partnership working. 	<p>Providing effective public transport is important given the growth in the Plan Area. The availability of public transport will be at the forefront when creating a strategy for the Joint LDP especially in terms of sustainability, accessibility, reducing dependency on cars and in assisting to respond to climate change.</p> <p>The Joint LDP should ensure that new developments are guided to areas with effective and sustainable transport links.</p>
North Wales Regional Waste Project	The Regional Members Group (with membership from the seven Local Authorities and Snowdonia National Park) agreed on the first Regional Waste	Waste treatment is a very important matter especially so in light of the decision to reduce the use of landfill and the opportunities available for

3 Policy context (national, regional and local)

Plan, policy or programme	Summary	Principle messages for the Joint LDP
	<p>Plan for north Wales. Technical Advice Note 21 asks for the plan to be reviewed every three years, and therefore, the first review was held in July 2009. The plan will provide planning guidance on land use for managing waste and recovering resources in a sustainable way in the region. For example, guidance on allocating sites within the LDP or in determining planning applications for waste facilities.</p> <p>The Plan's vision is to provide a land use planning framework for managing waste and reclaiming resources in a sustainable way in north Wales, with the following objectives:</p> <ul style="list-style-type: none"> • Objective A: reduce detrimental impacts on the environment and human health. • Objective B: reduce social and economic detrimental impacts and maximise social and economic opportunities. • Objective C: meet the needs of communities and businesses. • Objective D: adhere to legislative requirements, targets, principles and policies determined by European and national policy framework. 	<p>reusing, recycling and composting the waste.</p> <p>The Strategy will be a relevant consideration in the planning process and will provide a strategic framework for preparing the Local Development Plan and forming policies and specific land use proposals.</p> <p>It will be important to be proactive when addressing the need to identify sites and types of facilities to provide a sustainable network of waste management facilities in the Plan Area.</p>
<p>North West Wales Housing Market Study (baseline report 2008)</p>	<p>The North West Wales Local Housing Market Assessment will develop a method for identifying and monitoring the need and the demand for housing in Conwy, Denbighshire, Gwynedd, Anglesey and the Snowdonia National Park.</p>	<p>It will be important that the Joint LDP monitors and changes policy to ensure that policies and the affordable housing provision reflect the conclusions of this assessment.</p>

3 Policy context (national, regional and local)

Plan, policy or programme	Summary	Principle messages for the Joint LDP
	A baseline report was published which outlines the need for affordable housing. 17 housing market areas were identified across north west Wales and a profile has been prepared for each one.	
A Study of the Accommodation Needs of Gypsies and Travellers in North West Wales and Flintshire	The counties of north west Wales, the Snowdonia National Park and Flintshire collaborated with Bangor University to identify the need for accommodation for Gypsies and Travellers. It demonstrated a need for permanent and temporary accommodation in the Study area.	The Joint LDP will be required to identify a site or sites should the Study conclude that accommodation is needed within the Plan area.

Local

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

3 Policy context (national, regional and local)

Plan, policy or programme	Summary	Principle messages for the Joint LDP
	<p>areas. These are:</p> <ul style="list-style-type: none"> • Children and Young People • Care, health and well-being • The economy • The environment • Strong communities • Culture and the Council's business arrangements 	
<p>Isle of Anglesey County Council's Strategic Plan 2013 -17</p>	<p>The Strategic Plan is Gwynedd Council's principal plan. Its purpose is to set the vision and priorities for the Council for 2013 – 17 and to describe what the Council will do to achieve them. It identifies three priorities, which are:</p> <ul style="list-style-type: none"> • Supporting the most vulnerable • Developing the economy • Raise standards and modernise the schools 	<p>The Joint Plan should play an important role in facilitating development required to realise the plans and projects set in place to tackle the priorities in Anglesey's Strategic Plan.</p>
<p>Anglesey Economic Regeneration Strategy 2004 - 2015</p>	<p>The Plan provides a framework to encourage economic growth for the 10 year period in question. The strategy seeks to ensure the following in order to realise the vision:</p> <ul style="list-style-type: none"> • A thriving and successful economy with quality work opportunities created by innovative employers with effective support services and a skilled and flexible workforce; • An image that can compete with the rest of the world, fully utilising the unique culture, heritage and environmental assets of the Island to develop it into the Mother Island for 	<p>The Joint LDP should facilitate sustainable economic regeneration in the area giving full consideration to the Strategy's aims, objectives and targets.</p> <p>The Joint LDP should improve access to employment opportunities especially in communities of deprivation.</p> <p>The Joint LDP should support suitable economic activity and improve employment forecasts and opportunities giving consideration to those sectors</p>

3 Policy context (national, regional and local)

Plan, policy or programme	Summary	Principle messages for the Joint LDP
	<p>its people, investors and visitors;</p> <ul style="list-style-type: none"> • Lively and sustainable communities within a varied rural economy; • Quality sites with a competitive business environment serviced by a modern infrastructure of links and transport; • Towns that thrive and flourish as drivers of economic growth; • Having taken advantage of its strategic location as the main gateway to Ireland and the route through Europe to North West England and beyond; • Having taken advantage of the proximity to the resources of the University of Wales, Bangor 	<p>that are in greatest need of support.</p> <p>The Joint LDP should encourage the economic vitality of town centres as well as the countryside.</p>
<p>Anglesey Energy Island Programme</p>	<p>Anglesey's Energy Island Programme is a joint attempt between a number of stakeholders in the public and private sectors (including the UK Government and the Welsh Government) to place Anglesey in the vanguard in terms of energy research and development, generating and servicing and which will be a means of influencing these major infrastructure projects coming to the area, or affecting the area.</p>	<p>The Joint LDP should incorporate the principles included in the Programme and facilitate low carbon development across the Plan area (including energy saving methods and carbon footprint reduction)</p>
<p>Gwynedd Economic Regeneration Strategy (2007-13)</p>	<p>This Plan aims to develop and support sustainable communities that are healthy, vibrant and viable with the confidence to venture and the desire and ability to contribute their own solutions to the challenges and to take advantage of new opportunities.</p>	<p>The Joint LDP should facilitate sustainable economic regeneration in the area giving full consideration to the Strategy's aims, objectives and targets.</p> <p>The Joint LDP should improve access to</p>

3 Policy context (national, regional and local)

Plan, policy or programme	Summary	Principle messages for the Joint LDP
	<p>It is anticipated that the vision can be realised and the challenges achieved by means of a number of various activities in different fields, including:</p> <ul style="list-style-type: none"> • physical and visual upgrade; • develop a modern, outward and welcoming image for the county • develop work opportunities, business, enterprise and innovation; • establish a creative culture and enterprising approach in all aspects of life; • develop capacity and skills through education, Lifelong learning and training; • add value to the economy by developing indigenous quality produce and efficient local supply chains; • affordable living units and housing; • health, well-being and community safety; • culture, the arts, entertainment and sports; • provision of roads, paths, transport and traffic; • clean energy, recycling and a quality environment; • build community capacity and resources; <p>• look at improving the demographic balance and providing suitable facilities and services for people of all ages.</p>	<p>employment opportunities especially in communities of deprivation.</p> <p>The Joint LDP should support suitable economic activity and improve employment forecasts and opportunities giving consideration to those sectors that are in greatest need of support.</p> <p>The Joint LDP should encourage the economic vitality of town centres as well as the countryside.</p>
Meirionnydd Employment Plan 2010	This Plan aims to identify the employment situation in Meirionnydd including the potential	The Joint LDP should facilitate sustainable economic regeneration in the area giving full

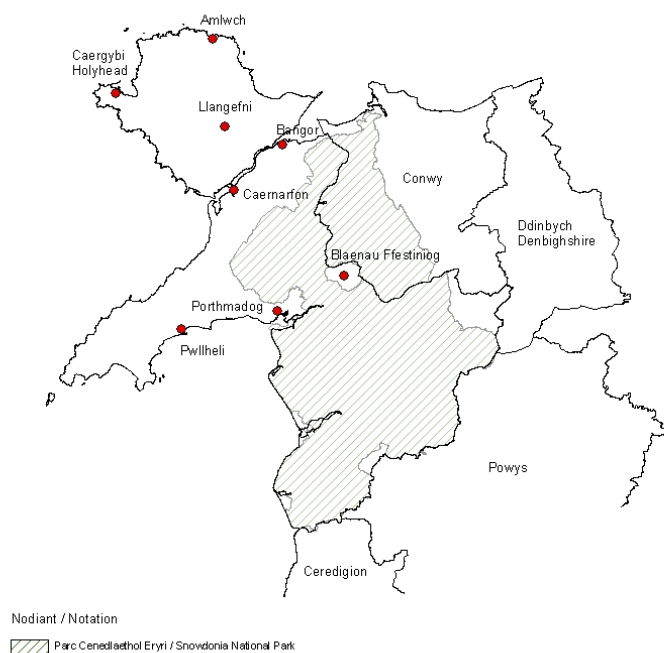
3 Policy context (national, regional and local)

Plan, policy or programme	Summary	Principle messages for the Joint LDP
	<p>workforce numbers and the jobs available, the structure of the economy and prosperity within the area – along with noting a possible work programme in response.</p> <p>The aim of the Plan is to close the opportunity gap by drawing appropriately on the strengths and resources of Meirionnydd to ensure an innovative, vibrant and sustainable economy with a variety of high quality work opportunities.</p>	<p>consideration to the Strategy’s aims, objectives and targets.</p> <p>The Joint LDP should improve access to employment opportunities especially in communities of deprivation.</p> <p>The Joint LDP should allocate sites for varied economic uses along with the infrastructure for employment.</p> <p>The Joint LDP should support suitable economic activity and improve employment forecasts and opportunities giving consideration to those sectors that are in greatest need of support.</p> <p>The Joint LDP should encourage the economic vitality of town centres as well as the countryside.</p>

4 Spatial profile and key issues

A spatial profile

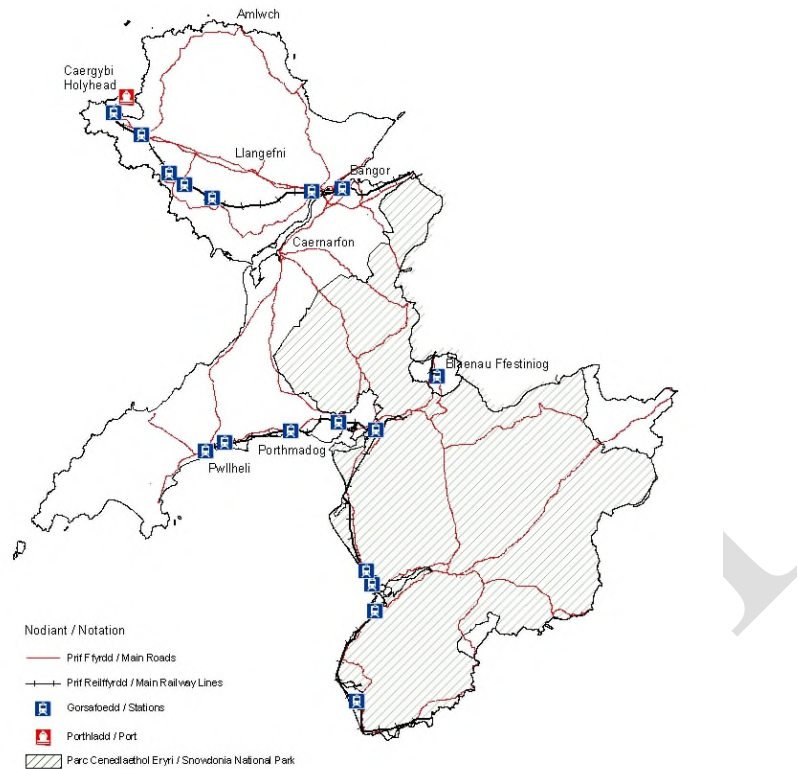
- 4.1 The Plan area includes the Unitary Authority of Anglesey and the Gwynedd Local Planning Authority. It shares its boundary with the Snowdonia National Park (but this Plan does not cover the Snowdonia National Park Authority area), Conwy County Borough Council and the Councils of Denbighshire, Powys and Ceredigion – see Map 2: spatial context. It is an area of approximately 3,260km² in size. According to the 2011 Census, which is the most recent source of information about population and household totals for different Councils, Anglesey had a population of 69,700 and there were 121,900 across the whole of Gwynedd. It was recorded that there were 30,600 households in Anglesey and 52,450 households in Gwynedd. A statistical profile of the Plan area is included in Appendix 2: Statistical Profile.



Map 2 – spatial context

- 4.2 The A55, which is part of the Trans European Road Network (TERN), and the north Wales coastal railway line connects parts of the area with the remainder of north Wales and beyond which means that goods and people can move quickly in and out of the area. The port of Holyhead provides a ferry service with Ireland and is the main link between Ireland and north Wales, the midlands and the north of England for the transfer of cargo. Although improvements have been made to parts of the road network to south Wales, the journey is not so easy. There are plans to improve additional sections across Gwynedd, e.g. the A487, which will improve links with the A55 as well as routes down to mid Wales – see Map 3: the transport network.

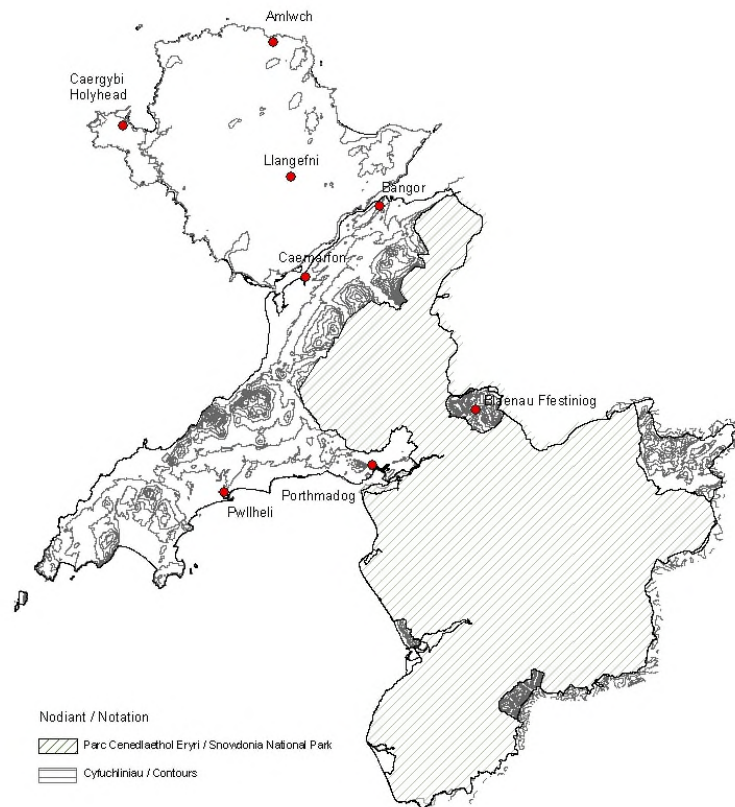
4 Spatial profile and key issues



Map 3 the main transport routes

- 4.3 Geographically, the area consists mainly of mountains and coasts and it includes extremely special environmental assets that have been acknowledged and designated nationally and internationally. Mountainous areas are the most distinct landscapes found in Gwynedd; the land in Anglesey is lowland – see Map 4: Topography of the Area and Map 5: National and International Environmental Designations. Human influence on the landscape can be traced back to prehistoric times and this can be seen in the large number of conspicuous features, i.e. Listed Buildings, Registered Ancient Monuments, Historic Parks and Conservation Areas. As a consequence of all the environmental resources, the area attracts a large number of tourists / visitors which arrive by means of the highways, railways, the port of Holyhead and various marinas; they make an important contribution to the local economy.

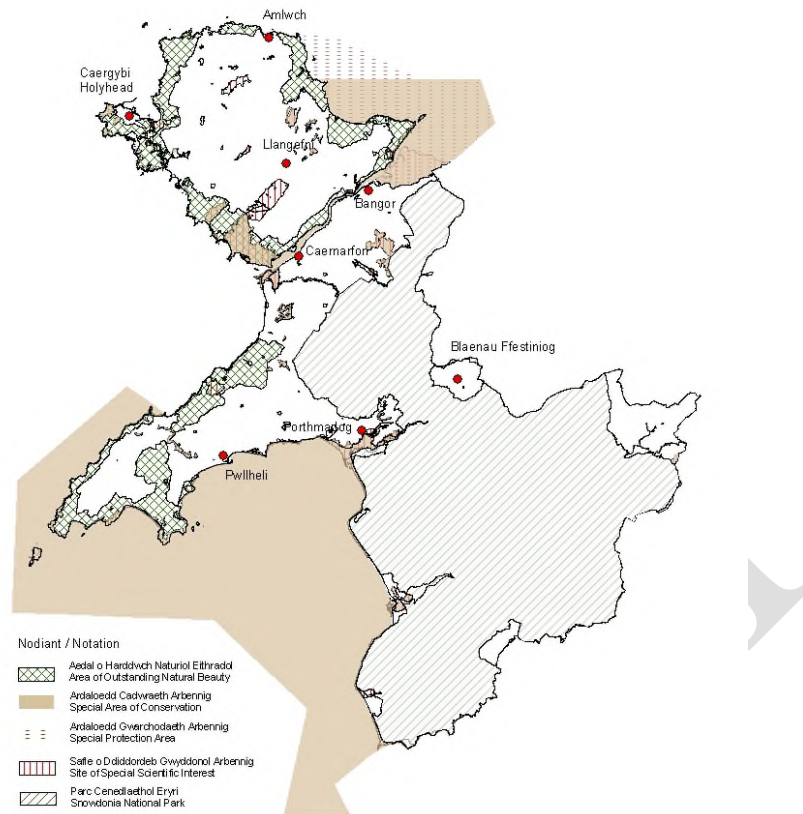
4 Spatial profile and key issues



Map 4: the area's topography

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

4 Spatial profile and key issues



Map 5: national and international environmental designations

Main issues to be tackled

- 4.7 The main issues to be tackled in the Plan have been identified by considering the key trends brought to the fore through the strategies, plans and programmes referred to in Chapter 3 and included in the relevant Topic Paper; the Sustainability Appraisal Report; the baseline information about social, economic and environmental issues and the results of the public engagement periods prior to developing the Preferred Strategy and the consultation about the Preferred Strategy. More information about these issues can be found in Topic Papers, Background Papers, and the Sustainability Appraisal Report which are published alongside the Deposit Plan and listed in Appendix 1. These are the main issues:

Table 2 –Schedule of the key matters (K1)

(K1 have not been listed in order of merit or importance)

POPULATION, DEMOGRAPHY AND HOUSING

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

4 Spatial profile and key issues

- KI 3. Need to provide for students
- KI 4. Need to provide for construction workers associated with major infrastructure projects
- KI 5. Losing young residents who are economically active
- KI 6. Insufficient supply of housing and to respond to the need for a better range of housing in terms of location, type, size and affordability for local people
- KI 7. Respond to the housing needs of Gypsies and Travellers
- KI 8. The current houses are considered to be too old and of poor design in terms of their performance and sustainability to satisfy modern needs
- KI 9. Capacity of settlements to deal with additional housing
- K1 10. Rationalising and centralising education and health facilities

WELL-BEING

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

THE ECONOMY, EMPLOYMENT AND SKILLS

- KI 15. Low productivity (Gross Value Added, per capita) of the local economy
- KI 16. Satisfy the demand for land and buildings for employment in sustainable locations to satisfy the need that has been identified across the area (urban and rural)
- KI 17. Respond to business development needs and employment needs of existing / new employers
- KI 18. Access to education and appropriate training skills
- KI 19. Infrastructure requirements (e.g. telecommunications / ITC, water, transport connections, foul water and surface water disposal), associated with existing and new developments, including the infrastructure for the anticipated / proposed new energy developments

4 Spatial profile and key issues

- KI 20. Decline in the prosperity and vitality of town centres as places offering shopping, leisure, employment and housing opportunities
- KI 21. Respond to the needs of the farming industry and other rural industries, including diversification in farming and the use of redundant farm buildings
- KI 22. The need to improve and manage the 'all year' tourist provision in the area in a sustainable way whilst at the same time promoting the heritage, the Welsh language and Welsh culture of the area
- KI 23. Need to safeguard the mineral resources of the area and take full advantage of secondary aggregates whilst assessing the supply levels

THE ENVIRONMENT

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

TRANSPORT AND ACCESSIBILITY

- KI 30. The impression that parts of the Joint LDP area are remote
- KI 31. Areas with poor telecommunications and ITC connections
- KI 32. Services and facilities accessibility problems, in particular in rural areas because of a lack of choice in terms of modes of transport

UNIQUE FEATURES

- KI 33. Fewer residents recorded as Welsh speakers in 2001 and fewer areas where more than 70% of the population can speak Welsh.
- KI 34. Maintain the positive features that contribute towards creating a unique character in various parts of the area.

4 Spatial profile and key issues

- KI 35. Need to protect and improve places, landscapes and buildings of historic, cultural and archaeological importance and their settings

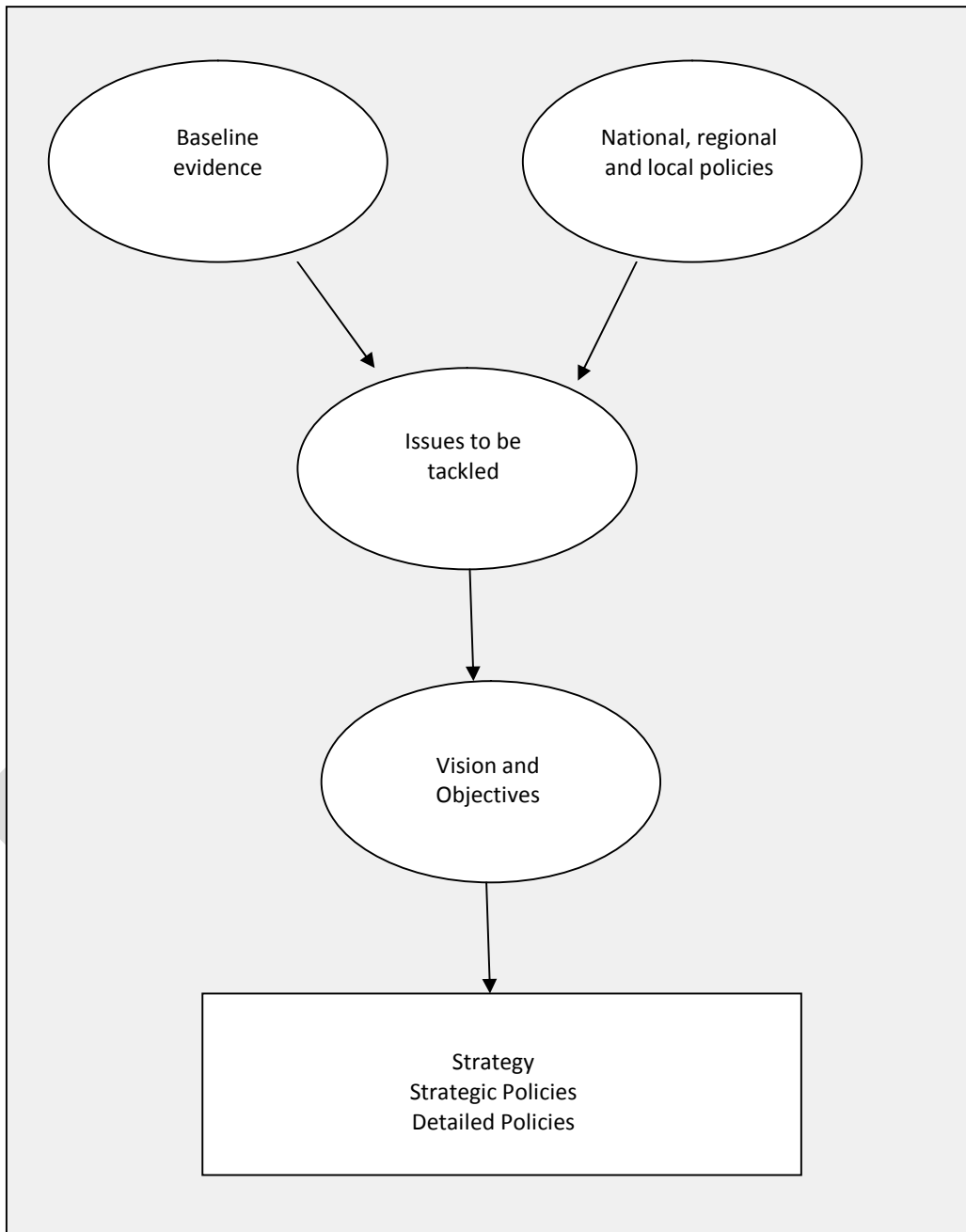
LOCATION

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

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Vision and strategic objectives

5.1 The Plan’s vision and strategic objectives were developed on the basis of national, regional and local policies, plans and programmes; the baseline evidence which includes the sustainability appraisal and the response to public consultation. They provide the basis for Strategic and Detailed Policies set out in Chapter 7 of the Plan.



5 Vision and strategic objectives

Vision

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

“Strengthen communities in Gwynedd and Anglesey”

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

- 5.4 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:

“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.”

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

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

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

which adapts and responds positively to the challenges of climate change

where the Welsh language is an integral part of communities

- **which boasts an appropriately skilled workforce**
- **where its residents and businesses are able to grasp new transformational economic opportunities in order to thrive and prosper**
- **which promotes economic activity amongst young people**
- **which has a varied, well connected, sustainable and broad economic base that makes the best use of local strengths and opportunities, and where the benefits deriving from the varied economic base are kept local**
- **which is recognized as a leading location for a variety of renewable and low carbon energy sectors and knowledge based industries, which will have contributed to transforming the local economy**

5 Vision and strategic objectives

- where the housing needs of local communities in the area are better addressed in terms of supply, type, quality, energy efficiency, location and affordability
- that is home to vibrant networks of inclusive communities where residents enjoy good health and well-being
- where the unique character of its built and cultural heritage, its countryside and landscape, and its environment is valued, protected and enhanced
- a place where the transport infrastructure, particularly Holyhead port and the A487 and A5025 have been developed in order to support and grow businesses locally

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

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

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

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

Despite the environmental challenges, Porthmadog will continue to be a key centre serving a rural hinterland by offering employment opportunities and a range of services. The town centre will continue to be vibrant and the town will have taken advantage of its multi railway connections. Porthmadog will continue to be an important destination for visitors, using its heritage and environmental assets, including its proximity to the Snowdonia National Park.

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

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

5 Vision and strategic objectives

Copper Kingdom heritage between Amlwch and Parys Mountain will have improved its role as a visitor destination.

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

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

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

The strategic objectives

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

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

- SO1 Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.
- SO2 Ensure that the appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.
- SO3 Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars.
- SO4 Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487, A470 as key transportation corridors:

Key outputs:

- The Plan's strategy and policies will have contributed to creating more communities with over 70% of Welsh speakers;
- No community infrastructure will have been lost unless evidence has shown it was not critical to the community;
- Development will be located in order to provide opportunities for people to undertake the full journey to work or part of it on foot, by bicycle or on buses and trains;

5 Vision and strategic objectives

- New roads or improvements to roads on the present road network will have been provided.

Theme 2: Sustainable Living

SO5 Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and countryside.

SO6 Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:

- ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible;
- reduce the need for energy and other resources in developments;
- promote renewable and low carbon energy production within the area;
- make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available;
- manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.

SO7 Ensure that all new development meets high standards in terms of quality of design, energy efficiency, safety, security and accessibility, relates well to existing development, enhances public realm and develops locally distinctive quality places.

SO8 Ensure that settlements are sustainable, accessible and meet all the needs of their communities in accordance with the settlement hierarchy:

Key outputs:

- the local contribution to climate change will have been reduced, due to energy efficiency and greater use of renewable energy;
- new developments that are vulnerable to harm will not be located in areas at risk from flooding;
- developments will have made the best use of previously developed land, suitable vacant buildings or buildings not being fully utilized.

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

SO9 Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs.

SO10 Secure opportunities for improving the skills and education of the workforce.

SO11 Diversify the Plan area's rural economy building on opportunities, offering local employment opportunities with good quality jobs that are suitable for the local community and respects environmental interests.

5 Vision and strategic objectives

SO12 Promote vital and vibrant town centres in Amlwch, Bangor, Blaenau Ffestiniog, Holyhead, Caernarfon, Llangefni, Porthmadog and Pwllheli, that have rediscovered their purpose as centres for work and services, and that are vibrant and attractive places for residents and visitors.

SO13 Manage the area as an alternative and sustainable destination for tourists by providing facilities of a high standard that meet modern day needs and offer benefits throughout the year:

Key outputs:

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

Theme 4: To give everyone access to housing appropriate to their needs

SO14 To ensure that a sufficient and appropriate range of housing sites is available in sustainable locations in accordance with the settlement hierarchy.

SO15 To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population:

Key outputs:

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

Theme 5: Protect and enhance the natural and built environment

SO16 Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment.

SO17 Encourage waste management based on the hierarchy of reduce, re-use, recovery and safe disposal.

SO18 Meet the needs of minerals locally and regionally in a sustainable manner:

Key outputs:

- developments given permission in Conservation Areas will have maintained or improved their historic character;
- no Scheduled Ancient Monument will have been lost due to development;

5 Vision and strategic objectives

- no development given planning permission will have resulted in a loss of a site of international or national nature conservation value.

INCLUDE TABLE TO DEMONSTRATE LINK BETWEEN OBJECTIVES, POLICIES AND INDICATORS

DRAFT

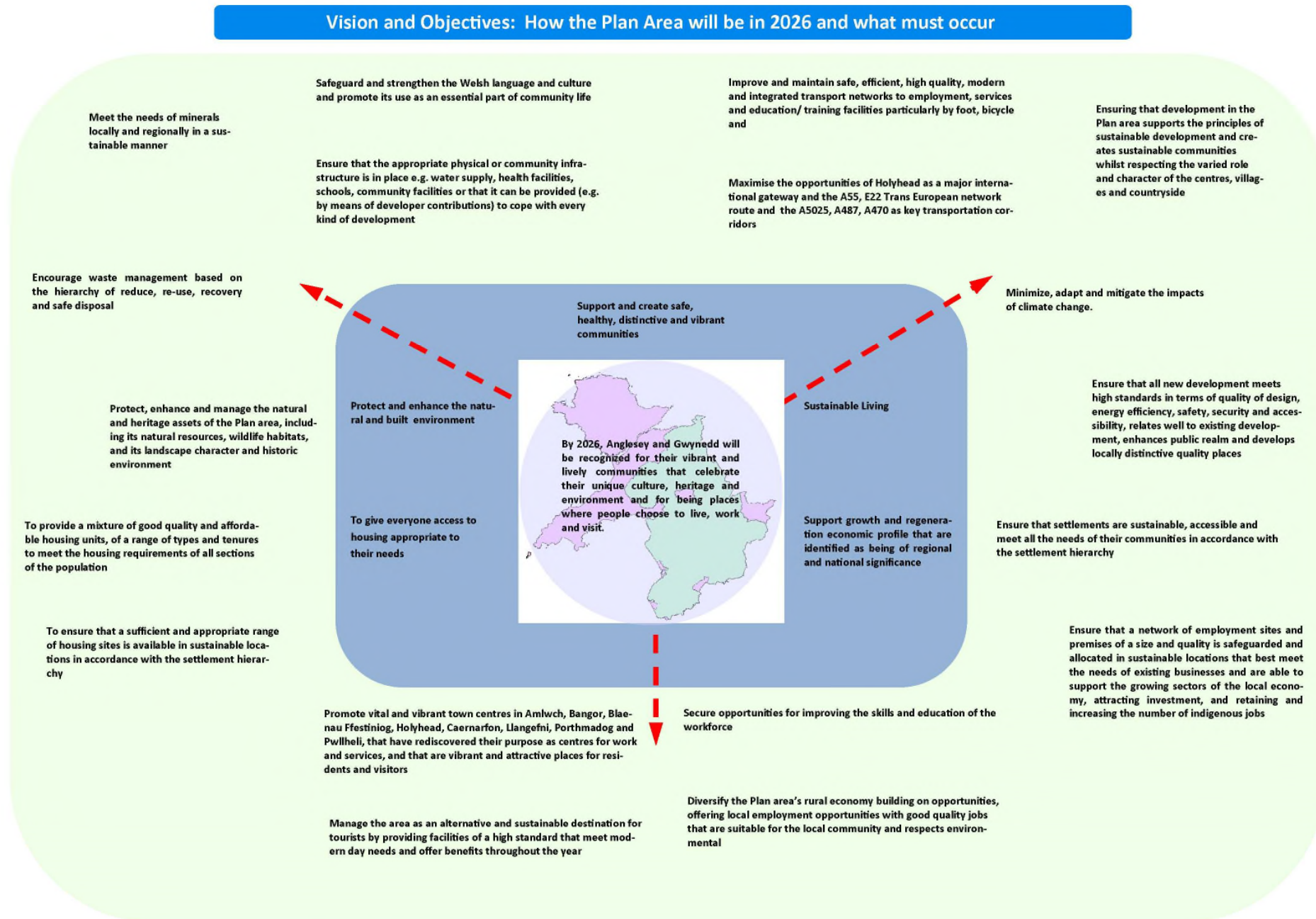
Overview

- 6.1 This chapter sets out the overall Strategy to deliver the Plan’s vision and objectives. Figure 2 below describes the main element of the Vision and what must occur (the themes and the objectives) to bring about this change.
- 6.2 The vision, themes and objectives have been developed into a land use planning strategy to guide the future development of the Plan area up to 2026. It sets out the broad intention for managing change, provides a framework for more strategic and detailed policies and indicates the level of provision to be made for housing, employment and other major land uses, the broad locations that such development will be directed to and the areas subject to general protection from development.
- 6.3 The Strategy takes the main elements of the Vision and Objectives and sets out principal land uses that will deliver them. In line with the Single Integrated Plan for Anglesey and Gwynedd, the broad Strategy is to strengthen communities in the Plan area. The Strategy contains the elements described in Table 3.

Sustainable communities	Economic growth and regeneration	Quality housing	Natural and built environment
<ul style="list-style-type: none"> • match physical and social infrastructure to sustainable development and economic growth needs; • sustainable movement through consideration of land use and promotion of active and sustainable travel; • safeguarding land for future infrastructure provision, including routes. 	<ul style="list-style-type: none"> • facilitate the delivery of jobs to support the Plan area’s population & wider economy; • existing employment land retained from inappropriate development; • facilitate an increase in employment land availability; • encourage existing and new businesses to invest; • facilitate a growing year-round tourism and cultural activity sector. 	<ul style="list-style-type: none"> • an effective supply of land for housing; • choice of housing type, size and tenure meets the requirements of a range of different households within local communities, including the provision of an appropriate level of affordable housing based on defined local needs; • encourage, where appropriate, brownfield development and use of existing buildings, including long term vacant housing is a priority. 	<ul style="list-style-type: none"> • safeguarding habitats, species, landscapes, townscapes, archaeology, historic buildings and monuments, allowing development that doesn’t adversely impact or preferably enhances these assets; • safeguarding mineral deposits.

6 The Strategy

Fig.2



6.4 Several cross cutting themes have informed the Joint LDP, influencing and underpinning the choices and direction of the policies, proposals and development sites. Table 4 describes the cross cutting themes.

Welsh language and culture	Climate change and sustainable development	Creating quality places
<ul style="list-style-type: none"> • promote prosperous and sustainable communities that support local services including the provision of additional housing and related development proportionate to local requirement; • support an advanced, thriving and diverse local economy. 	<ul style="list-style-type: none"> • ensure high resource efficiency and low/zero carbon energy generation technologies are incorporated within development; • embrace sustainable quality design and construction in new development; • avoid, mitigate or adapt to the causes of climate change 	<ul style="list-style-type: none"> • promote high quality new development; • protect and enhance important cultural, historic and landscape features; • safeguard, promote and expand green networks and habitats; • integrate new development into existing community infrastructure.

6.5 Overall the Strategy responds to the clear evidenced need to make provision for new homes and jobs as well as the protection of the area’s unique social, cultural and environmental character. It accommodates land uses that are required for a time-limited period, facilitating alternative policy compliant legacy uses in the long term. It sets a level of growth considered to represent the most robust, balanced and appropriate approach taking into account all relevant factors, including work undertaken by independent housing and economic forecasts.

The Spatial Strategy

6.6 The spatial element of the Vision broadly describes how the Plan area will look by 2026. It sets out what the vision means on the ground. The Spatial Strategy says where development should or should not go. The aim is to get the right type of development in the right place which meets the requirements of the communities.

6.7 Previous chapters in the Plan have described the rurality of the Plan area. It has a dispersed settlement pattern of towns, villages and other groups of buildings and high levels of private car usage, therefore the need to reduce carbon and greenhouse gas emissions is challenging. Evidence points to five broad categories of settlements within the Plan area as reflected in the spatial element of the Plan’s Vision. These are:

- Sub regional Centre
- Urban Service Centres
- Local Service Centres
- Villages
- Clusters

6.8 The selection and categorisation of settlements is based on data and its analysis as set out in Topic Paper 5: Developing the settlement strategy (May 2013). In the Paper, settlements are ranked according to a number of factors and the interplay between them. The factors include population, numbers of retail, employment, community and service facilities they contain and their access to public transport and the functional links between them. Facilities are weighted to reflect the fact that some facilities are more valuable than others in terms of the sustainability benefits they provide.

6.9 The Strategy defines what role the Sub regional Centre, Urban Service Centres, Local Service Centres, Villages, Clusters and countryside will play in achieving the Plan's Vision. The amount, type (particularly in housing terms) and distribution of new development will be determined largely by the roles set out in this Strategy. The strengthening of existing roles and evolution of new ones will take time and will be cemented through the strategies of the Councils and other partners and particularly through market forces.

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

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

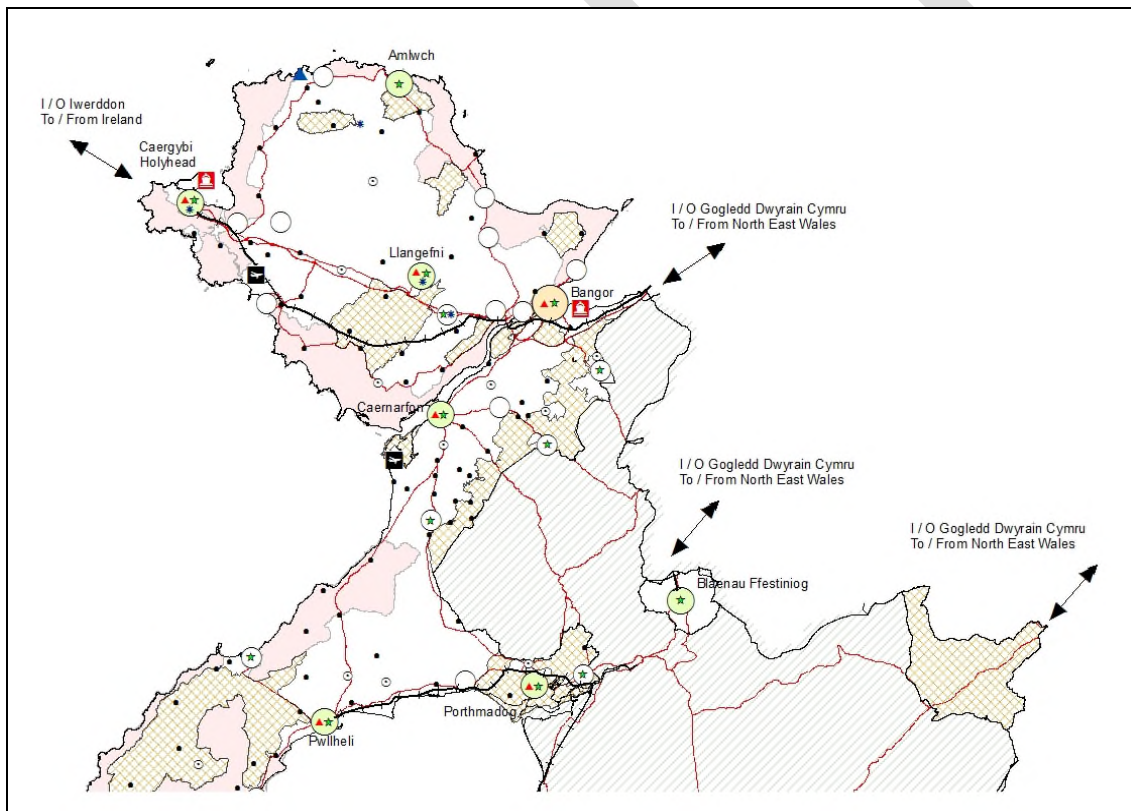
The Strategy proposes:

- **an emphasis on developing the Sub regional Centre and the Urban and Local Service Centres shown on Diagrammatic Map 6, where environmental, social and infrastructure constraints allow;**
- **an appropriate amount of development in Villages, with a focus on Service Villages shown on Diagrammatic Map 6, which have a better access to services and public transport;**
- **some development in Clusters, identified because of their functional links with Villages or Centres, and in the countryside**

6.11 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. A full list of settlements, where they sit in the settlement hierarchy and the implications is included in Appendix 3.

Nodiant / Notation

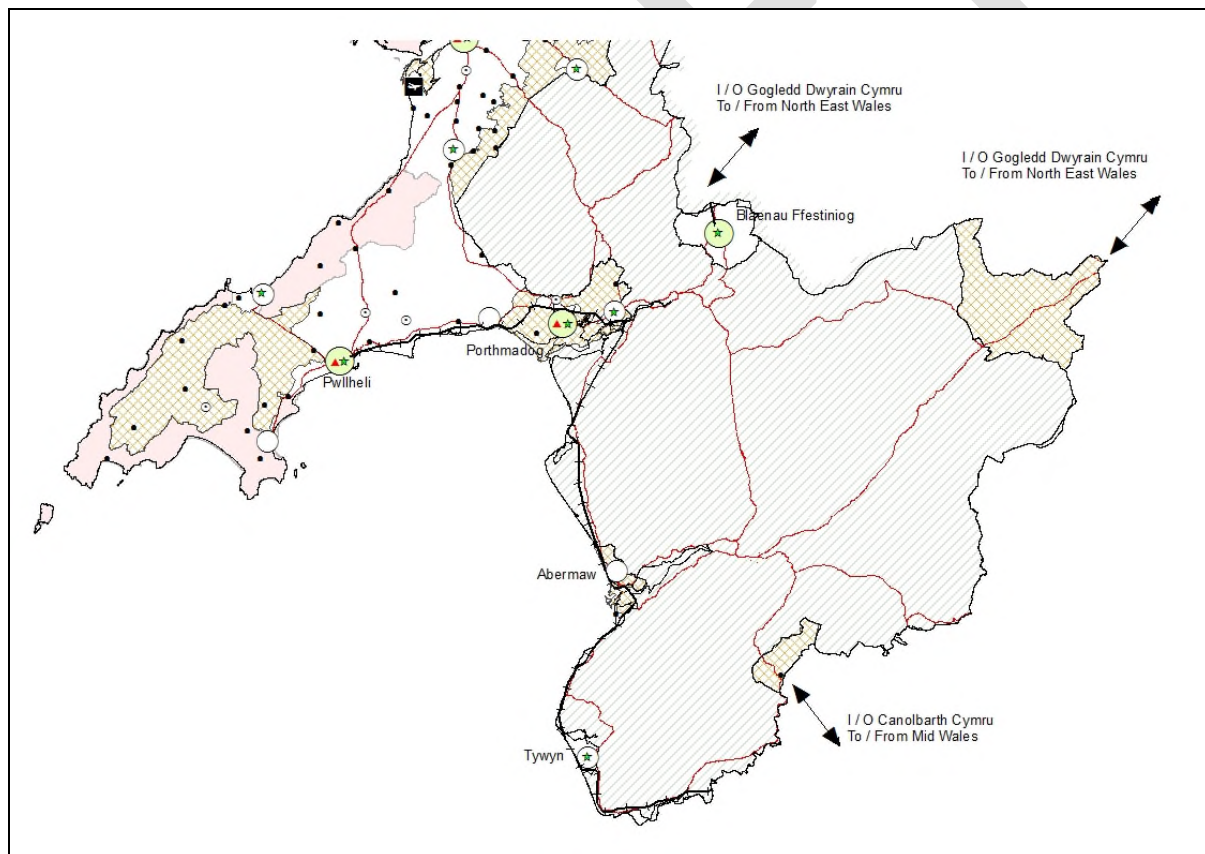
- Canolfan Is Ranbarthol / Sub-regional Centre
- Canolfannau Gwasanaethol Trefol / Urban Service Centres
- Canolfannau Gwasanaethol Lleol / Local Services Centres
- Pentrefi Gwasanaethol / Service Villages
- Pentrefi Eraill / Other Villages
- Prif Ganolfannau Manwerthu / Main Shopping Centres
- Ganolfannau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



Map 6 Diagrammatic (Part 1)

Nodiant / Notation

- Canolfan Is Ranbarthol / Sub-regional Centre
- Canolfannau Gwasanaethol Trefol / Urban Service Centres
- Canolfannau Gwasanaethol Lleol / Local Services Centres
- Pentrefi Gwasanaethol / Service Villages
- Pentrefi Eraill / Other Villages
- ▲ Prif Ganolfannau Manwerthu / Main Shopping Centres
- ★ Ganolfannau Gwaith / Employment Centres
- ✱ Safleoedd Parthau Menter / Enterprise Zone Sites
- Prif Ffyrdd / Main Roads
- Prif Reilffyrdd / Main Railway Lines
- ✈ Maes Awyr / Airport
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Area of Outstanding Natural Beauty (AONB)
- Parc Cenedlaethol Eryri / Snowdonia National Park
- ↔ Cysylltiadau / Links



Map 6: Diagrammatic Map (Part 2)

- 6.12 This approach should maximise the use of existing infrastructure, promote improvements where required, promote efficient use of land and buildings and make travel more sustainable.
- 6.13 Where possible, priority has been given to the re-use of suitable previously developed land (i.e. brownfield land) and existing buildings by identifying them as sources for future development during the Plan period. The Urban Capacity Study of the Centres, shown on Diagrammatic Map 6 and listed in Appendix 3, has informed this element of the Plan. The opportunities highlighted on a settlement by settlement basis is set out in Topic Paper 6: Urban Capacity Study published alongside the Deposit Plan. There are policies in the Plan that facilitate the development of brownfield land and existing buildings, where appropriate.
- 6.14 Overall, the ability to achieve the proposed spatial distribution on a settlement by settlement basis is influenced to a degree by the ability to accommodate development at the chosen locations. The sites chosen for each settlement result from a detailed analysis of the environmental, infrastructure and social capacity of the individual settlements and an assessment of different site options that have come forward. These detailed analyses are set out in Topic Paper 1: Candidate Sites Assessment Update and the Welsh Language Impact Assessment report, produced as background documents alongside the Deposit Plan.
- 6.15 In determining the spatial distribution of new housing sites it was also necessary to take into account the existing supply of development. The existing housing supply consists of land with planning permission and windfall development, as described and quantified in a series of housing policies in Chapter 7 of this Plan. New housing allocations are only identified in the Subregional Centre, Urban and Local Service Centres and Service Villages and only if the existing land bank and windfall sites can not accommodate their indicative level of growth.
- 6.16 Due to significant physical constraints in Blaenau Ffestiniog and the regeneration initiatives in place to attract new investment opportunities locally, the Strategy proposes a relatively higher use of brownfield land and buildings within the settlement compared to other settlements. This element of the Strategy will be monitored and reviewed, which will include discussion with the Snowdonia National Park Local Planning Authority and Conwy County Borough Council as there are settlements within their administrative areas that may be able to contribute in the long term to providing a solution, if required.
- 6.17 Although Porthmadog is defended against flooding, large parts of the settlement are categorised as being within Zone C1 (see Constraints Map). A core function of the Plan is to ensure that all development is sustainable, having regard to the implications of addressing climate change. Development proposals that would lead to a reduction in floodplain storage capacity or impede flood flows are strongly discouraged. On this basis and the lack of alternative sites beyond the flood risk area the Plan can not allocate land for housing in Porthmadog. Nonetheless new housing could be promoted on brownfield/ windfall sites provided that they conform to local and national planning policy and guidance set out in Planning Policy Wales and TAN 15. Due to this factor the supply of land for housing is less, which means that the Centre can not accommodate the growth that would be normally directed to it. It has been necessary to identify alternative locations in accordance with spatial strategy in its catchment area that would assist in meeting the requirement for housing that should otherwise be provided in the Urban Service Centre. Similar issues in nearby Tremadog means that it cannot contribute to providing the solution.
- 6.18 Criccieth and Penrhyndeudraeth have been chosen after taking into account a range of factors. Both Local Service Centres have good transport links with Porthmadog and each one has a good level of services that provide their residents the opportunity to walk to them to satisfy their everyday requirements, thus reducing the need for journeys to Porthmadog. This approach also accords with aspirations to retain opportunities locally. This leads to Criccieth and Penrhyndeudraeth, in accordance with the spatial strategy, being attributed an increase in the

housing growth opportunities. Chapter 7 of the Plan provides detailed information about levels of housing growth to each settlement.

- 6.19 The Plan is informed by a range of assessments including the combined Sustainability Appraisal and Strategic Environmental Assessment, a Welsh Language Impact Assessment, Habitats Regulation Appraisal, and a Level 1 Strategic Flood Risk Assessment. It is considered that the viability of local provision within these Local Service Centres can be enhanced by being supported by a larger population within walking distance. Given Porthmadog's continued role as an Urban Service Centre there will still be those within Criccieth and Penrhyndeudraeth and surrounding villages that will need to travel to Porthmadog, for example for employment purposes, alternative shopping opportunities, banking. However, their journey will be shorter than a journey to the nearest alternative Urban Service Centres and the choice of Transport modes includes by bus and by train. Gwynedd Council is committed to re-evaluating the options for growth in Criccieth and Penrhyndeudraeth in the Plan's first review.

Settlement boundaries

- 6.20 In order to provide robust guidance to assess and determine planning applications each settlement is defined spatially. The Deposit Plan has defined development boundaries around the Sub-Regional Centre, Urban Service Centres, Local Service Centres, and Villages. Clusters do not have settlement boundaries. Here development will be required to relate well to the existing built form, which will be shown on the Proposals Maps by colouring buildings that form their core. Development boundaries and clusters are drawn in order to:

- i. Prevent unacceptable development in the countryside and provides certainty and clarity as to where the exception policies (on the edge of settlements) can be applied;
- ii. Avoid the coalescence of settlements or parts of the same settlement, new ribbon development or a fragmented development pattern;
- iii. Identify areas where development proposals could be approved;
- iv. Promote the efficient and appropriate use of land

- 6.21 Some development boundaries appear to include 'white land' that hasn't been allocated for any particular use. Other than for housing, the Plan does not indicate any commitments for development where permission has already been granted. 'White land' may be previously developed and therefore provide opportunities for redevelopment or it may be protected by other policies included in the Plan and/ or National Planning policy.

- 6.22 The Strategy protects areas outside the development boundary and the identified Clusters, i.e. the countryside, from development other than those uses that are essential to a rural location and which would not harm its character and appearance. The Plan emphasises national planning policy and legislation that manage development in nationally and internationally protected areas and emphasises the need to maintain Special Landscape Areas and areas of particular biodiversity or cultural local importance

Welsh Language

- 6.23 The Welsh language is part of the social and cultural fabric of Wales. There are, however, significant variations in its use across the Country. The Plan area has the highest proportion of population that speak, read and write Welsh (60% in 2011) compared with the Welsh average

(14.6% in 2011). The 2011 Census recorded 65.4% in Gwynedd but between 2001 – 2011 the numbers were reduced by 1.1%. 57.2% of Anglesey's population can speak Welsh, but there was a reduction of 0.8% between 2001 – 2011. There was also a small reduction in Gwynedd in the number of areas where over 70% of the population could speak Welsh – from 41 to 40 Electoral Ward Areas in 2011. There was a reduction from 10 to 8 wards in Anglesey. Further information about the Plan area's language profile is included in Topic Paper 10 and the revised Welsh Language Profiles for each County.

- 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. 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 report of its findings, which is published alongside the Deposit Plan.
- 6.25 It is therefore considered necessary for the Plan to contain a specific policy to address the Welsh language. Additionally the protection and enhancement of the language within the Plan area is promoted through various policies in the Plan. The policies facilitate the type of development that can 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. A Supplementary Planning Guidance will be prepared that will expand on relevant Policies in the Plan in order to achieve sustainable communities.

Economic Strategy

- 6.26 The anticipated transformational economic change arising from the unique scale of major infrastructure projects on the Isle of Anglesey and the Island's Enterprise Zone status will be the biggest driver of spatial and social change over the Plan period. It is important that the Plan acts as a facilitator of economic development. This will be achieved through a policy framework that supports the principles of each Authority's Strategic Plans, the Anglesey and Gwynedd Single Integrated Plan, Employment Plans and the Anglesey Energy Island Programme.
- 6.27 Whilst the Plan is being produced when the Plan area is still experiencing the impact of the recession with the resultant low demand for all types of properties and land, there is strong cause for optimism within the Plan area linked to the expected substantial and unprecedented increased employment associated with the construction of Wylfa Newydd and development of other major infrastructure projects. It is anticipated that £2.5 billion will be added to the Anglesey and North Wales economy over the next 15 years. Traditional sectors are also considered important, including tourism, agriculture and the public services, especially so education, and care and health services.
- 6.28 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 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.

- 6.29 The role of the further and higher education sector is central to growing the commercial value of research for example in biological, computer, medical and ocean sciences; renewable and low carbon energy; life sciences, and food as well as improving people’s skills so that they are able to make the most of employment opportunities that may develop locally in the future. Locations near to the Plan area’s university and colleges, which include the proposed Menai Science Park near Gaerwen, Anglesey, have potential benefits to the local economy.
- 6.30 Providing the framework that facilitates development that sustains, improves, modernises and diversifies the economy will provide one of the building blocks that can contribute to sustain, strengthen or create Welsh speaking communities
- 6.31 The availability of appropriate land for businesses and industry is crucial to support employment creation. National planning policy requires planning authorities to ensure that there is a range and choice of marketable sites and locations for businesses safeguarded or allocated in development plans.
- 6.32 The Employment Land Review (2012), which is published as a Background Paper alongside the Deposit Plan, and analysis of later information leads to the requirement to safeguard and allocate in the region of 800 ha in the Plan area, plus an additional 144.1 ha in reserve on the Island. The Plan will:
- i. safeguard established business and industry areas in which turnover and vacant plots will accommodate new businesses;
 - ii. allocate new sites to accommodate new businesses or enable existing businesses to expand;
 - iii. provide opportunities for businesses to develop on alternative sites if a specific need is established that can’t be accommodated on a safeguarded or allocated site; and
 - iv. provide opportunities for businesses to develop in rural areas.
- 6.33 The majority of safeguarded or allocated sites are located in or close to the Centres identified in the settlement hierarchy, have good transportation links and are close to housing to reduce the need for long car based journeys and encourage walking, cycling and public transport usage. All business and industry sites that are either safeguarded or allocated in the Plan will be reviewed at least every five years to ensure there is an effective land supply in the Plan area.

Retail Strategy

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

Gwynedd	Sub-regional Retail Centre	Bangor
	Urban Retail Centre	Caernarfon, Porthmadog, Pwllheli
	Local Retail Centre	Abersoch, Barmouth, 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
--	---------------------	--

Table 5: Retail Hierarchy

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

Housing Strategy

- 6.37 A number of development options were considered in relation to levels of housing growth and the general spatial distribution before publishing the Plan's Preferred Strategy for public consultation (May and June 2013). The Preferred Strategy set out the reasoned justification for proposing an option that was below the Welsh Government's 2008 based principal population and household projections, but slightly higher than the long term past build rates.
- 6.38 The formal consultation process revealed contrasting views about the preferred option (see the Consultation Report published alongside the Deposit Plan). Since the public consultation about the Preferred Strategy, the Welsh Government published its 2011 based population and household projections. Planning Policy Wales (paragraph 9.2.2) states that the Welsh Government's latest population and household projections produced for each local authority area should be the starting point for assessing an area's requirement for housing.
- 6.39 The public consultation findings and the latest 2011 based population and household projections for Anglesey and Gwynedd all indicate contrasting views about the level of housing growth required in the Plan area up to 2026. Therefore, additional work has been undertaken in order to ensure that the level of growth in the Deposit Plan is based on robust and up to date evidence. A record of the factors that have been considered is set out in Topic Paper 4: Describing the Housing & Spatial Growth (2013 & 2014), which in turn refers to a series of other relevant Topic Papers and Background Papers. The Process of selecting a single housing target was also informed by the Sustainability Appraisal and a Welsh Language Impact Assessment.
- 6.40 The basic housing requirement (the target) for the Plan area, i.e. 7,184, is based on assessment of all the evidence and is directly related to the Plan area's growth prospects and the Councils' aspirations. It is considered that linking housing requirements to wider economic prospects improves the robustness and deliverability of the Plan's Strategy. It is anticipated that it will contribute to providing an opportunity and scope to live and work in the Plan area. The level of growth reflects the impacts of the recession as well as the transformational economic prospects expected later on during the Plan period. The Plan will facilitate the development required to complement each Council's strategic plans and programmes. This should mean that the area will start to become a more age-balanced area, more independent and less reliant on outside sources of labour, with scope for reducing levels of out commuting and be on its way to becoming a sustainable and more self-contained set of communities.
- 6.41 To ensure that the housing supply has the flexibility necessary for the continued delivery of new housing, even if unpredictable changes to the effective land supply occur during the Plan period,

a 10% slippage allowance has been added to the overall target. Therefore, the overall housing land requirement stands at 7,902 for the Plan area during the Plan period (2011 – 2026). This equates to 3,817 housing units to Anglesey and 4,015 to the Gwynedd Local Planning Authority area.

- 6.42 In line with the spatial strategy, up to 55% of the overall housing land requirement identified for the Plan area is directed to Bangor (the Sub regional Centre) and the Urban Service Centres combined and at least 20% to the Local Service Centres. These are the largest settlements where there are concentrations of facilities, employment opportunities and transport options. The remainder (no more than 25%) is expected to be delivered in Villages, Clusters and the countryside.
- 6.43 Approximately half of the overall housing land requirement is being met from housing sites that already benefit from planning consent given under the existing development plans or under other material planning considerations. The shortfall will be met by windfall sites, existing buildings and new sites that have been selected to provide flexibility and choice. Chapter 7 provides more detail about this.
- 6.44 The economic recession has had, and continues to have, an impact on the house building industry as both house builders and potential buyers face difficulties accessing finances and mortgages. This has resulted in a lower completion rates than seen during the pre-recession period. It is therefore likely that a number of sites identified in this Plan will take longer to deliver and the timing is likely to be linked to the decision to invest in Wylfa Newydd and the success of mechanisms applied in the Enterprise Zone. It is anticipated that around 2,368 housing units could be delivered during 2011 – 2017, with the remaining being delivered in the latter part of the Plan period. The land supply will help ensure that the lack of effective housing land will not become a constraint on economic recovery.
- 6.45 The quantity and the quality of homes can help to meet the varying needs and aspirations of different households in the Plan area and support investment in the economy.

STRENGTHENING RURAL AND URBAN COMMUNITIES

WELSH LANGUAGE AND CULTURE

Context

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

Introduction

- 7.1 The Welsh language plays an important role in the social, cultural and economic life of the Plan area's residents and visitors. In 2001 60% and 69% of Anglesey and Gwynedd's (County) population respectively were Welsh speakers. The use of the language varies in communities. The first tranche of information released from the 2011 Census about the Welsh language reveals lower levels of Welsh speakers in both Counties: 57% and 65% in Anglesey and Gwynedd, respectively. Details about individual communities will be released during 2013.
- 7.2 Where development is proposed, consideration must be given to the enhancement and protection of the language and culture. Strategic Policy PS19 sets the context for the assessment of the potential impact of development proposals upon the language and culture and will also inform the scale and location of new development as proposed within the settlement strategy.

STRATEGIC POLICY PS19 WELSH LANGUAGE AND CULTURE

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

1. **Using appropriate mechanisms to ensure that suitable measures that mitigate negative impacts are provided or a contribution is made towards them;**
2. **Refusing development that due to its size, scale or its location, would cause significant harm to the character and language balance of a community;**
3. **Encouraging all signage by public bodies and by commercial and business companies to be bilingual;**
4. **Encouraging the use of Welsh place names for new developments, house and street names**

- 7.3 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.

INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS

Context

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

Introduction

7.4 A planning obligation (Section 106 Agreement) is a binding agreement entered into between a Local Planning Authority and a developer/landowner or the offer of a specific undertaking by a landowner. Such an obligation may require the developer/ landowner to carry out certain works, or to provide, or contribute to the provision of measures to mitigate the negative impacts of their development. CIL Regulation 122 (2) states that “

7.5 A planning obligation may only constitute a reason for granting planning permission for development if the obligation is: –

- necessary to make the development acceptable in planning terms;
- directly related to the development; and,
- fairly and reasonably related in scale and kind to the development.”

7.6 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.

7.7 After the 6th April 2015 only 5 contributions from section 106 agreements, since 6th April 2010, can be included within a fund for sharing resources, for example contribution towards play areas from a number of developments within a settlement.

7.8 The Community Infrastructure Levy (CIL) is a voluntary mechanism. It was designed to supersede the present section 106 system. However, evidence is required to show that the market is viable to allow for this. The Local Development Plan intends to allow contributions through Section 106 Agreements where 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 Joint Local Development Plan. Information will be gathered upon the costs

Healthy, Distinctive and Active Communities

of preparing strategic infrastructure, the different sources to pay for the infrastructure and viability of sites. Discussions will also be held with other developers and stakeholders who have an interest and information about the area.

STRATEGIC POLICY PS5: INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS

The Councils will expect new development to ensure sufficient provision of essential infrastructure (either on-site or to service the site) is either already available or provided in a timely manner to make the development acceptable, by means of a planning condition or obligation. It may happen that planning obligations are required for maintenance payments in order to meet the initial costs of running services and facilities and to compensate communities for loss or damage caused by development.

Where the essential infrastructure cannot be provided on site, financial contributions will be requested, within limits allowed by legislation, to get essential investment off site. If the effect of the development is cumulative, the financial contributions may be accumulated, within legislative constraints, in order to alleviate the cumulative effect.

POLICY ISA1: INFRASTRUCTURE PROVISION

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

- Affordable housing
- Sports and leisure facilities
- Education facilities
- Recreation and open space
- Transport infrastructure including public transport
- Healthcare facilities
- Nature conservation
- Recycling and waste facilities
- Renewable and low carbon infrastructure
- Cultural and community facilities
- Broadband infrastructure
- Regeneration
- Flood risk management measures
- Service and utilities infrastructure, including water supply, drainage, sewers, gas and electricity
- Other contribution considered appropriate to the development

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

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Explanation:

- 7.9 New development will often require new or rely on existing infrastructure, services and facilities to make proposals acceptable in land use planning terms. Community benefits, related to proposed development and necessary for the grant of planning permission, can be sought from developers providing they are fairly and reasonably related in scale and kind to the proposed development. 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. Community infrastructure contributions will be secured either through planning obligations as set out in Section 106 of the Town and Country Planning Act 1990, or through levy receipts under the Community Infrastructure Levy Regulations 2010.
- 7.10 A planning obligation is a legally binding agreement entered into between a local authority and a developer. Planning obligations are a means by which 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 planning obligations sought in connection with a planning permission will be considered on a case by case basis. Where infrastructure provision is not available or is inadequate, the Council will look to the developer to make an appropriate contribution.
- 7.11 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 planning obligations.
- 7.12 In relation to infrastructure provided by the utility companies, engagement has taken place throughout the JLDP process to confirm the appropriateness of land allocations and to ascertain their compatibility with existing and, where known, future public investment strategies. Applicants should consult with infrastructure providers, e.g. and Dwr Cymru/Welsh Water, Education Authorities, Betsi Cadwaladr University Health Board, and undertake an assessment to determine whether there is capacity and infrastructure for their development prior to application.
- 7.13 Proposals to provide infrastructure or public services, including water supply, drainage, sewers, gas, electricity and other relevant services will be supported provided they do not cause significant harm to the local environment, public amenities or public safety.

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POLICY ISA2: COMMUNITY FACILITIES

The Plan will help sustain and enhance community facilities by:

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

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

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

Explanation

- 7.14 Policy ISA/2 aims to protect existing community facilities and encourage the development of new facilities where appropriate. Local leisure and community facilities are important to the health, social, educational and cultural needs of the Plan Area, as well as its economic well-being. For the purposes of this policy, community facilities are defined as facilities used by local communities for health, leisure, social and educational purposes and include schools, libraries, leisure centres health care provision, theatres, village halls, cemeteries, places of worship, public houses, and any other facility that fulfils a role of serving the community.

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- 7.15 Where a new facility is proposed outside a settlement, it must be demonstrated that the proposed location is the best available and is accessible to the local community. Extensions to existing community facilities which are not within or well-related to a settlement will be permitted where it can be demonstrated that the facility is well located to meet the needs of the community it is to serve.
- 7.16 The loss of community facilities which provide valuable public services could have a detrimental effect on community identity and sustainability. Safeguarding such facilities will help realise the full potential for community use of existing buildings and encourage re-use of appropriate buildings when they become available. Any replacement facilities must be located to meet the needs of the same local community, and provide the same type of provision as the facility being replaced. In the case of proposals which would result in the change of use or loss of facility a report will need to be submitted with any planning application explaining why the loss or change of use is justifiable, in terms of criterion **vi- viii** above.

POLICY ISA/3 – FURTHER AND HIGHER EDUCATION DEVELOPMENT

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

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

- i) Firstly, on existing further or higher education sites; and**
- ii) Secondly, on sites which have a close association with an existing campus.**

Explanation:

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

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POLICY ISA4: SAFEGUARDING EXISTING OPEN SPACE

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

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

Explanation:-

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

POLICY ISA/5 – PROVISION OF OPEN SPACES IN NEW HOUSING DEVELOPMENTS

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

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

- ☐ Provide suitable off site provision which is close to and accessible to the development in terms of walking and cycling, or, where this is not feasible/practical;
- ☐ Contribute financially towards new or improved facilities including equipment elsewhere.

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

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Explanation:-

- 7.22 The provision of public open space and outdoor playing spaces (i.e. facilities for outdoor sport or outdoor equipped playgrounds for children of whatever age) are an important part of creating an attractive and appealing neighbourhood where residents and children can have safe and convenient access to outdoor playing areas. This policy aims to ensure that well designed and suitably equipped play areas are normally provided in significant housing developments in future.
- 7.23 This policy will only be relaxed where it can be demonstrated that there is adequate suitable open space provision and outdoor playing spaces in accordance Fields in Trust (FIT) benchmark standards within close proximity to the development site. The need to provide an element of affordable housing as part of a development will not be sufficient reason for the relaxation of this policy.
- 7.24 In order to inform the open space requirements on future developments, the Fields in Trust (FIT) benchmark standard of a minimum 2.4 hectares per 1000 population should be used. This consists of 1.6ha of outdoor sports facilities (of which 1.2ha are formal playing pitches) and 0.8ha of children's playing space (of which 0.25ha are equipped play spaces).

INFORMATION AND COMMUNICATIONS TECHNOLOGY

Context

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

STRATEGIC POLICY PS21 INFORMATION AND COMMUNICATIONS TECHNOLOGY

The Councils will support infrastructure development that seek to extend or improve connectivity through existing and emerging communication technologies, i.e. high speed broadband, mobile phone, and development in all parts of the Plan area subject to appropriate safeguards.

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

- 7.25 Existing and national planning policy and guidance set out clear statements of national development management policy which should be referred to in formulating proposals and will be applied locally within the Plan area. These are therefore not repeated in the Plan as separate

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policies. In the interest of clarity these are:

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

SUSTAINABLE TRANSPORT, DEVELOPMENT AND ACCESSIBILITY

Context

- The Government supports a transport hierarchy in relation to new development that establishes priorities in such a way that, wherever possible, they are accessible in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles
- Development plan strategies and policies need to be consistent and integrated with the strategies and policies contained in Regional Transport Plans (RTPs), Road Traffic Reduction Reports, and Air Quality Management Plans and information in Strategic Noise Maps
- The Plan area is covered by two RTPs (TRACC and TAITH), which provide the relevant framework for the Plan area
- Active Travel Bill - This Bill was consulted on during summer 2012 and is to be introduced to the National Assembly for Wales in spring 2013. It aims to enable more people to walk and cycle and travel by more active methods.

Introduction

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

STRATEGIC POLICY PS 22: SUSTAINABLE TRANSPORT, DEVELOPMENT AND ACCESSIBILITY

Development will be located so as to minimise the need to travel. The Councils will support transport improvements that maximize accessibility for all modes of transport, but particularly by foot, cycle and public transport. This will be achieved by securing convenient access via footways, cycle infrastructure and public transport where appropriate, thereby encouraging the use of these modes of travel for local journeys and reducing the need to travel by private car.

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

- 1. Maintain an appropriate public transport service, recognizing alternative ways of maintaining travel**

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opportunities;

2. Maintain and improve stations, infrastructure and services on the main Railway Lines including access to disabled people;
3. Improve and enhance the public footpath and cycleway network to improve safety, accessibility (including disabled people) by these modes of travel;
4. Support schemes that will improve transport including park and ride/ share facilities for areas of employment and new development; freight transfer facilities and other rail-related improvements;
5. Allocating or safeguarding land where appropriate to facilitate the key strategic transport schemes.

The Councils will also require key transport infrastructure elements to be delivered as part of major infrastructure development schemes:

Planning obligations or other appropriate mechanisms for development on all major development sites will be sought to mitigate their impact on the Plan area's transportation system in accordance with Strategic Policy PS5 in addition to promoting an integrated transport system.

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POLICY TRA/1: TRANSPORT NETWORK DEVELOPMENTS

1). Improvements to Existing Infrastructure

Improvements to the existing transport network can be supported where the following criteria are satisfied:

- a) The choice of route and/or site minimises the impact on the built and natural environment, landscapes and property; and
- b) Permanent land-take is kept to the minimum that is consistent with good design and high quality landscaping; and
- c) In the case of cycleways, park and ride schemes, roads and roadside service areas, the scheme will help to improve road safety; and
- d) 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
- e) 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 PS10 not undermine retail provision in the Sub-Regional Centre, Urban and Local Service Centres or Villages.

2). Transfer Between Transport Modes

In order to facilitate the transfer between transport modes and help to minimise travel demand and reduce car dependency, the following developments will be supported:

1. Improvements to existing rail and bus interchanges, including measures to facilitate access by active travel modes and disabled people with particular access needs;
2. Strategically located park and ride facilities, supported by attractive, frequent and reliable bus services;
3. Strategically located facilities for overnight lorry parking and freight transfer;
4. High quality driver and passenger facilities including but not limited to seating, information, toilet facilities;
5. Facilities for park and share in appropriate locations in or near settlements on the strategic highway network;
6. Facilities for coach parking, taxis and passenger drop off;
7. Facilities for interchange with water-based transport.

3). Transport Assessments

In line with Policy CYFF1, 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.

4). Transport Schemes

Improvements to the strategic transportation network in the plan area will be secured through safeguarding and provision of land. Schemes include:

1. A487 Caernarfon to Bontnewydd
2. Llangefni Link-Road
3. 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

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Explanation

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

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

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

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A487 Caernarfon to Bontnewydd

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

Llangefni Link Road

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

New Menai Strait Crossing

- 7.34 The Britannia Bridge is the only single carriageway section of the Trans European Road Network Route E22, which presents significant problems to both regular commuter and holiday traffic.
- 7.35 The Welsh Government conducted a public consultation on several options for a new crossing over the Menai Strait between November 2007 and February 2008. The results of the consultation showed that the favoured option was a new multi-span bridge (39%) with a single-span cable bridge being the second favourite (31%).
- 7.36 A single-span bridge would be more expensive but would not involve work in the Menai Strait, which is a Special Area of Conservation.
- 7.37 The Isle of Anglesey County Council has expressed its support for a new crossing over the Menai Strait.

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

- 7.38 The A5025 from Valley to Wylfa Newydd will experience a significant increase in traffic, including an increase in the number of large vehicles using the road. This route has a number of pinch points, environmental and safety issues. Additionally, the A5/Valley junction requires consideration.
- 7.39 The four main locations on the route which require significant improvements are:

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- A5/A5205 (Valley);
- A5025 (Llanfachraeth);
- A5025 (Llanfaethlu);
- A5025 (Cefn Coch).

7.40 Improvements along the route from Amlwch to Wylfa Newydd may also need to be considered.

7.41 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.

POLICY TRA2: PARKING STANDARDS

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

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

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

Explanation

7.42 There may be instances where adequate parking cannot be incorporated within a development site, but could be provided nearby. In such instances, consideration will be given to permitting development where a commuted sum is paid to enable upgrading. For example, the upgrading of existing public transport infrastructure.

7.43 In regards to coach parking facilities, the importance of coach visitors is increasing and the provision of suitable parking is important to attract tourists and shoppers to visit the plan area's Tourist Centres and Service Centres. Such provision will enable the effective management of coach borne visitors and bring substantial benefits to the local economy.

POLICY TRA3: SAFEGUARDING DISUSED RAILWAY LINES

Development that inhibits the potential of re-opening of disused or redundant railway infrastructure for railway use or for alternative transport purposes will not be permitted.

Explanation

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

7.45 Disused railway lines may be protected from inappropriate development that could prejudice their future use as part of a sustainable, integrated transportation network.

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Healthy, Distinctive and Active Communities

- 7.46 In any proposed development, liaison with neighbouring landowners and local communities will be undertaken.

POLICY TRA4: MANAGING TRANSPORT IMPACTS

Where necessary, safe and convenient provision will be sought in conjunction with development for:

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

Development will not be permitted which would cause unacceptable harm to the safe and efficient operation of the highway, public transport and other movement networks including pedestrian and cycle routes, public rights of way and bridle routes.

Explanation

7.47 The purpose of this policy is to ensure that all new developments for which planning permission is required:

- i. Properly address the demand for travel and its impacts;
- ii. Contribute to reducing reliance on the private car, in line with national planning policies and the strategic transport objectives and policies of the plan;
- iii. Make satisfactory provision for access, parking and circulation, particularly by pedestrians, cyclists, public transport users and disabled people with mobility impairments and particular access needs; and
- iv. Avoid unacceptable harm to safe and efficient use and operation of the road, public transport and other movement networks and routes.

7.48 Measures appropriate to a particular development will depend on its scale, location and uses. They may include providing for and/or improving, as appropriate:

- i. The needs of disabled people with mobility impairments and particular access needs;
- ii. The needs of people with prams and/or young children;
- iii. Safe and convenient pedestrian access to and movement with the development, including pedestrian priority measures, lighting, security, and weather protection;
- iv. Walking links to existing pedestrian routes and networks, Service Centres and Villages, open space and other community facilities; (e.g. safe routes to school) – for access and recreational purposes – and designed for use by everyone;
- v. The strategic recreational routes;
- vi. Cycling links to existing cycle routes and networks, District and Local Centres, and community facilities

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designed for use by everyone;

- vii. Secure cycle parking and changing facilities;
- viii. Management of conflict between modes of access, including vehicles, pedestrians and cyclists;
- ix. Public transport, including bus stops, bus lanes and interchange facilities;
- x. Safe vehicular access to the site that does not unreasonably restrict the flow of traffic on the adjoining highway network;
- xi. Traffic and speed management measures; and
- xii. Car and coach parking and servicing facilities in accordance with the Councils' adopted standards.

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

DRAFT

LIVING SUSTAINABLY

SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

Context

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

Introduction

7.50 The purpose of the land use planning system is to help achieve sustainable development:

Sustainable development means making sure that people can satisfy their basic needs in the present, while ensuring that future generations can also look forward to the same quality of life.

There are three interconnected 'pillars' of sustainable development, which need to be considered together to deliver development that is truly sustainable:

ECONOMIC
SOCIAL
ENVIRONMENTAL

- 7.51 Planning Policy Wales (2014) sets out the principles underpinning the Government's approach to planning policy for sustainable development and reflect those principles that it expects all those involved in the planning system to adhere to. As the Plan is a key tool to achieve this aim an overarching strategic policy to promote sustainable development in all its forms throughout the Plan area is required. Detailed application of the objectives set out in the strategic policy is clarified in a suite of other strategic policies and in a suite of detailed policies, which will also provide more specific relevant requirements to achieve the objectives.
- 7.52 The Plan provides guidance as to how the area will contribute to national and European objectives to reduce carbon emissions, which is a principal cause of global warming. We must try to mitigate and reduce the impacts of climate change as well as adapting to the predicted impacts we are likely to see in the future. The Plan will seek to, amongst other things, support carbon management measure, including maximising renewable and low carbon energy development, support transition to a low carbon economy, support energy efficient improvements that require planning consent to existing buildings and avoid inappropriate development in areas at risk from flooding. These policies ensure that climate change is addressed as an overarching theme.

STRATEGIC POLICY PS1: SUSTAINABLE DEVELOPMENT

Development proposals will only be permitted where it is demonstrated that they are consistent with the principles of sustainable development. All development proposals are required to:

- 1. Accord with national planning policy and guidance in accordance with Policy CYFF 1;**
- 2. Alleviate the causes of climate change and adapting to those impacts that are unavoidable in accordance with Strategic Policy PS2;**
- 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 PS3;**
- 4. Promote greater self-containment of Centers 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 PS19;**
- 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 PS15;**
- 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 PS14;**
- 8. Reduce the effect on local resources, avoiding pollution and incorporating sustainable building principles in order to contribute to energy conservation and efficiency; using renewable energy; reducing / recycling waste; using materials from sustainable sources; and protecting soil quality;**

9. Reduce the amount of water used and wasted; 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.

Development proposals should also where appropriate:

10. Meet the needs of the local population throughout their lives in terms of their quality, types of tenure and affordability of housing units in accordance with Strategic Policy PS11;
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 PS8;
12. Support the local economy and businesses by providing opportunities for lifelong learning and skills development in accordance with Strategic Policy PS8;
13. Reduce the need to travel 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 PS22;
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 CYFF 2

STRATEGIC POLICY PS2: ALLEVIATING AND ADAPTING TO THE EFFECTS OF CLIMATE CHANGE

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

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

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

3. Implementing sustainable water management measures in line with the objectives in the Western Wales River Basin Management Plan;
4. Locating away from flood risk areas, and aim to reduce the overall risk of flooding within the Plan area and areas outside it, taking account of a 100 years and 75 years of flood risk in terms of the lifetime of residential and non-residential development, respectively, unless it can be clearly demonstrated that there is no risk or that the risk can be managed (in line with Policy CYFF 1);
5. Be able to withstand the effects of climate change as much as possible because of its high

standards of sustainable design, location, layout and sustainable building methods (in line with Policy CYFF 2);

6. Safeguarding the best and most versatile agricultural land and promoting allotments, support opportunities for local food production and farming in order to reduce the area's contribution to food miles;
7. Providing additional carbon management measures such as natural shelter and cooling and provide networks of green infrastructure and tree planting to compensate for CO2 emissions (in line with Policy CYFF 2);
8. Ensuring that the ability of landscapes, environments and species to adapt to the harmful effects of climate change is not affected, and that compensatory environments are provided if necessary;
9. Aim for the highest possible standard in terms of water efficiency and implement other measures to withstand drought, maintain the flow of water and maintain or improve the quality of water, including using sustainable drainage systems (in line with Policy CYFF 5);
10. Protecting soil in order to ensure that the effects of climate change can be withstood.

POLICY CYFF 1: DEVELOPMENT CRITERIA

A development proposal:

1. Must comply with all relevant policies in the Plan;
2. Must comply with national planning policy and guidance.
3. Will be supported within defined development boundaries or the built form of identified clusters listed in the settlement framework set out in Policy PS3, subject to detailed material planning considerations;
4. Should make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances that dictate a lower density);
5. Must provide appropriate amenity space to serve existing and future occupants;
6. Should have regard to the generation, treatment and disposal of waste;
7. Includes, where applicable, provision for the appropriate management and eradication of invasive species;

Additionally, planning permission will not be granted where the proposed development would have an unacceptable adverse impact on:

8. Prominent public views into, out of, or across any settlement or area of open countryside;
9. Vehicular access to and from the highway network and public transport, cycling and pedestrian infrastructure (in line with Policy TRA4);
10. The highway network as a result of the volume and type of traffic generated from a proposal (in line with Policy TRA4);
11. The health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance;

12. **The quality of ground or surface water;**
13. **The best and most versatile agricultural land (in line with policy cyff 1)**
14. **Land safeguarded for other uses, or impair the development and use of adjoining land.**

Explanation

- 7.53 Policy CYFF 2 sets out the priority criteria, not covered elsewhere in the Plan, that new development will need to meet, in principle, in achieving sustainable and appropriately located development.
- 7.54 The Welsh Government's national land use planning policies are set out in Planning Policy Wales and Minerals Planning Policy Wales supplemented by Technical Advice Notes, Circulars and Practice Guidance Notes. Authorities in Wales must have regard to national policy, including the Wales Spatial Plan, in the preparation of LDPs.
- 7.55 A thorough scoping exercise has been undertaken of all national guidance as set out in Background Paper 2: Relevant Strategies and Plans.
- 7.56 Policy CYFF 1 subjects all planning applications to up-to-date national planning policy and guidance and will avoid unnecessary repetition throughout the Plan, as required by Welsh Government.

POLICY CYFF 2: DESIGN AND PLACE SHAPING

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

Development proposals, extensions and alterations to existing buildings and structures will only be permitted where all of the following criteria, where relevant, are satisfied:

1. **It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;**
2. **It respects the context of the site and its place within the local landscape, including its impact on important principal gateways into Gwynedd or into Anglesey, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges;**
3. **It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate;**
4. **Important local features (including buildings, amenity areas, green spaces and green infrastructure, biodiversity and ecological connectivity) are retained and enhanced as far as possible;**
5. **It achieves and creates attractive, safe places and public spaces, taking account of 'Secured by Design' principles (including where appropriate natural surveillance, visibility, well lit environments and areas of public movement);**
6. **It plays a full role in achieving and enhancing a safe and integrated transport and communications network promoting the interests of pedestrians, cyclists and public transport**

and ensures linkages with the existing surrounding community;

- 7. It uses resources, including land and energy, as efficiently as possible by:

 - i. Making the best and most efficient use of the land available through being of appropriate density taking into account the character and appearance of the area;**
 - ii. Precluding the reasonable use of other adjacent land because of the layout and form of the development;**
 - iii. Developing brownfield land in preference to greenfield land where possible;**
 - iv. Minimising building exposure while maximising solar gain.****
- 8. Its drainage systems are designed to limit surface water run-off and flood risk and prevent pollution;**
- 9. The layout and design of the development achieves inclusive design by ensuring barrier free environments, allowing access by all and making full provision for people with disabilities;**
- 10. Where practical, include infrastructure for modern telecommunications and information;**
- 11. Be legible, providing a sense of place;**
- 12. Encourage active frontages at ground level where development is non-residential;**
- 13. It helps create healthy and active environments, and considers the health and well-being of future users.**

Explanation

- 7.57 Policies addressing the design of new development will play an important role in maintaining the Plan area's high quality environment. Development needs to be carefully planned to ensure that valuable features and characteristics are protected and enhanced. Good design helps to provide a sense of place, creates or reinforces local distinctiveness, promotes community cohesiveness and social well being. The layout and design of new developments must be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the sites characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern, and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality.
- 7.58 High quality design will be required for all new developments from building extensions through to major developments. This policy sets out a range of issues which all developers will need to take into account when designing each individual scheme. Proposals will need to be accompanied by appropriate information including a design and access statement when this is required to demonstrate compliance with Policy CYFF 3 In demonstrating that proposals will be sympathetic to and conserve historic buildings and historic landscapes applicants should have consideration of the requirements of Policy SP 14 and Policy CYFF1.

POLICY CYFF 3: DESIGN AND LANDSCAPING

All applications, other than for householder development, which will have an impact on the landscape

should be supported by a landscape scheme. The landscape scheme should, where relevant:

1. Demonstrate how the proposed development conforms with the Landscape Character Area Assessment or Seascape Character Area Assessment;
2. Demonstrate how the proposed development respects the natural contours of the landscape;
3. Demonstrate how the proposed development respects and protects local and strategic views;
4. Respect, retain and complement any existing positive natural features, landscapes, or other features on site;
5. Identify trees, hedgerows, water courses and topographical features to be retained;
6. Provide justification for circumstances where the removal/loss of existing trees, hedgerows, water courses and topographical features cannot be avoided and provides details of replacements;
7. Provide details of any proposed new landscaping together with a phased programme of planting;
8. Demonstrate that any proposed new planting includes plants and trees of mainly native species of local provenance and does not include any non-native invasive species within the landscaping;
9. Ensure that selection of species and planting position of any trees allows for them to grow to their mature height without detriment to nearby buildings, services and other planting; and
10. Provide permeable hard surface landscaping.

Explanation

- 7.59 A good landscape scheme should be an asset to the development, the local community and to the wider landscape. A landscape scheme can contribute to wide range of development situations, from small scale domestic plots to very large developments involving new schools, hospitals, roads, commercial projects and housing.
- 7.60 It is important to establish the requirements for the landscape scheme early in the design process so that it may contribute to the layout of the development and ensure that sufficient space is available for appropriate planting and other landscape features.
- 7.61 A well-designed and executed landscape scheme can become an on-going asset to the community, contributing in a wide variety of ways. The overall aim is to achieve an environment that maximises the quality of life for people who live and work in the Plan area. Some of the ways in which a high quality landscape scheme can assist in this are outlined below:

POLICY CYFF 4: CARBON MANAGEMENT

Developers should carefully consider the most appropriate carbon management measure, or group of measures, at the conception of a development scheme. This may be an individual measure or a combination of both energy efficiency and renewable energy measures. The most appropriate technology for the site and the surrounding area should be used. In all cases, schemes should of the highest aesthetic quality in line with Policy CYFF 2 and take into consideration the potential cumulative impacts of a combination of carbon management measures.

Potential Options for Energy Efficiency:

1. New build construction

- i. The energy efficiency of building fabric (including the whole building envelope which includes the ceiling, walls, windows, floors, roofs, foundations and doors);
- ii. Passive design (including natural lighting, passive cooling and passive solar heating).

2. Existing buildings

- i. The upgrading of existing building elements such as doors, floors, roofs, walls and windows.

Potential Options for Renewable Energy:

Biomass, heat-pumps (air, ground and water), solar photovoltaic, solar thermal, marine, waste, water and wind, including micro-generation and free-standing apparatus.

The lists of energy efficiency and renewable energy measures are not exhaustive and are likely to evolve as technological advances are made in carbon management techniques.

Carbon management schemes will be supported, provided that they comply with the criteria set out below.

3. Carbon management measures must:

- i. Be sympathetic to the character and appearance of buildings and their surroundings, especially when dealing with buildings in the historic environment;
- ii. Be sympathetic to the character and appearance of the surrounding landscape;
- iii. Be sympathetic to nature conservation sites and wildlife.

4. Carbon management measures must not:

- i. Compromise and/or damage the architectural/ historic integrity of buildings;
- ii. Detrimentially impact upon residential amenities.

5. Appropriate mitigation and reversibility measures will be expected to be demonstrated in schemes involving renewable technology apparatus.

6. The application of carbon management measures must be detailed within accompanying Design and Access Statements.

7. Energy Statements will be required for all major residential and non-residential development proposals (10 or more flats or homes) and/or the provision of 1,000m² and over of floorspace) to set out how they can make a contribution towards providing increased levels of energy generation from renewable and low/zero carbon sources. It therefore will expect all major development proposals to examine the potential for renewable energy generation and/or low/zero carbon technologies on-site and, where appropriate the sharing of renewable energy with the wider community.

Where appropriate, the Council will consider imposing a planning condition on consents granted for renewable technologies to ensure that all apparatus are removed at the end of their lifespan and that any affected building fabric is repaired, if necessary.

Explanation

- 7.62 Climate change, caused by increasing levels of greenhouse gases, poses a significant challenge of the plan area. The predicted impacts of climate change include hotter and drier summers and wetter winters. The pattern of rainfall is likely to fall in more intense storms.
- 7.63 Whilst the JLDP can have little impact on global CO2 levels, it can have a significant impact at a local level through ensuring that carbon emissions from new development are limited to the minimum practicable amount.
- 7.64 It is important that new development responds to the challenges posed by climate change. Part of this response should involve the consideration of carbon management in new build applications, including energy efficiency and renewable energy measures.
- 7.65 Existing buildings also have a role to play in reducing the plan area's overall carbon footprint and appropriate carbon management retrofitting measures are encouraged.
- 7.66 Carbon management is the measurement and management of emission of the greenhouse gases covered by the Kyoto Protocol, which are carbon dioxide, methane, nitrous oxide, sulphur hexafluoride, hydrofluorocarbons and perfluorocarbons. These greenhouse gases are translated into CO2 equivalents in determining reductions in emissions.
- 7.67 Carbon management measures, comprising of both energy efficiency and renewable technologies, are essential in helping to reduce the carbon footprint of the plan area and are strongly encouraged in both new build construction and the retrofitting of existing buildings. Schemes including carbon management measures will be supported, provided that they are of the highest standard in terms of both design and energy performance.
- 7.68 A holistic approach to carbon management is encouraged and can be applied to a wide range of both energy efficiency and renewable technology measures. The overall energy performance of a building envelope should be taken into consideration at the start of the conception of a development scheme.

POLICY CYFF5: WATER CONSERVATION

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

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

Explanation

- 7.69 The aim of this policy is to protect and improve water resources through increased efficiency and demand management of water, particularly in those areas where additional water

resources may not be available. There are a number of ways water conservation can be achieved, including water saving devices, rainwater harvesting, and grey water recycling.

- 7.70 The use of SUDS to manage waterflows are an important means of minimising flood risk by increasing permeable surfaces in an area which allows water to seep into the ground, thus reducing the risk of flooding. SUDS typically include swales, ponds, infiltration basins and porous surfaces and should be considered in place of conventional drainage methods where practicable. It is important that SUDS are incorporated into the design of a proposal at an early stage so that a range of techniques can be considered in order to maximise efficiency.

RENEWABLE ENERGY TECHNOLOGY

Context

- The UK Government has set a target to supply 15% of the UK's energy from renewable energy by 2020. Planning policy at all levels should facilitate delivery of both the Welsh Government's overall Energy Policy Statement, and UK and European targets on renewable energy.
- The Welsh Government's Energy Policy Statement (2010) identifies the sustainable renewable energy potential for a variety of different technologies as well as establishing a commitment to energy efficiency.
- One way local planning authorities can help to achieve this is by including positive planning policies for renewable energy.
- There are no Strategic Search Areas for commercial wind farms within the Plan area.
- Outside Strategic Search Areas smaller community based wind farm schemes (generally less than 5MW) are encouraged.
- Both Councils through the Anglesey Energy Island Programme and the Green Gwynedd Project support community, rural and larger scale ventures, where appropriate.

Introduction

- 7.71 In 2012 Renewable Energy Capacity Studies were prepared for Gwynedd (county) and Anglesey to assess the potential capacity for renewable sources of energy. The purpose of the Studies was to help each Council understand the potential resources from each renewable energy technology. The Studies considered a number of on-shore technologies, e.g. onshore wind, hydropower, biomass. Off-shore resources were acknowledged in the Studies but they do not contribute to the renewable energy capacity figures of the Plan area. The Studies 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.

STRATEGIC POLICY PS16: RENEWABLE ENERGY TECHNOLOGY

The Councils will seek to ensure that the Plan area wherever feasible and viable realises its potential as a leading area for initiatives based on renewable or low carbon energy technologies by promoting:

- 1. renewable energy technologies within development proposals which support energy generation**

from a variety of sources which include biomass, marine, waste, water, ground, solar and wind, including micro generation;

2. free-standing renewable energy technology development

This will be achieved by:

- i. ensuring that installations in areas covered by international or national landscape designations and visible beyond their boundaries, or areas of local landscape value, in accordance with Strategic Policy SP15 do not individually or cumulatively compromise the objectives of the designations especially with regard to landscape character, visual impact and residential amenity;
- ii. ensuring that installations in areas covered by international, national or local nature conservation designations in accordance with SP14 do not individually or cumulatively compromise the objectives of the designations;
- iii. supporting installations outside designated areas provided that the installation would not cause significant demonstrable harm to landscape character, biodiversity, residential amenity, either individually or cumulatively

POLICY ADN1: ON-SHORE WIND ENERGY

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

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

1. Medium-Scale wind farms / wind turbines will only be supported 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 developments will be supported outside the AONB, SLA and the setting of the National Park and World Heritage Site.
3. In the AONB, SLA and the setting of the National Park and World Heritage Site only Domestic-Scale wind turbine developments well related to existing settlements / buildings will be supported.

All developments should satisfy the following criteria:

- i) the development will not have an unacceptable impact upon visual amenity or landscape character through: the number, scale, size, design and siting of turbines and associated infrastructure especially in areas designated for their historic or landscape value;
- ii) the development will not result in demonstrable harm to biodiversity including statutorily protected sites and species in particular bats and birds;
- iii) the development will not result in significant harm to the safety or amenity of sensitive receptors including noise, shadow flicker and public health, and will not have an

- unacceptable impact on roads, rail or aviation safety;**
- iv) proposals will not result in significant harm to the residential visual amenities of nearby residents;**
 - v) the development will not result in unacceptable electromagnetic interference to communications installations, radar or air traffic control systems, emergency services communications, or other telecommunication systems;**
 - vi) the development will not have unacceptable cumulative impacts in relation to existing wind turbines, those implemented and those which have permission, and other prominent landscape features;**
- vii) turbines and associated infrastructure will, at the end of the operational life of the facility, be removed and an appropriate land restoration and aftercare scheme agreed.**

A proposal will be considered as falling within the category that represents the biggest type for which it qualifies.

Explanation:

- 7.72 The greatest potential in terms of generating energy from large scale on-shore wind turbines are the Strategic Search Areas identified in TAN 8. No Strategic Search Area exists within the Môn and Gwynedd JLDP area.
- 7.73 The number of environmental designations throughout the Plan area together with the dispersed nature of the local population means careful consideration needs to be given towards the potential unacceptable impact of on-shore wind energy proposals.
- 7.74 The Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study was commissioned to guide development such as on-shore wind energy to appropriate locations by identifying and protecting sensitive and distinct areas from inappropriate development.
- 7.75 The indicative landscape capacity within the Sensitivity and Capacity Study, helps to identify the type of developments which could be potentially accommodated, however, this does not in itself suggest that planning applications for development in these areas will be appropriate. Other variables such as environmental designations and technical constraints, site specific siting, layout and design will need to be considered on a case by case basis.
- 7.76 The Sensitivity and Capacity Study produces specific guidance notes for each type of development to help direct any proposed development to the most appropriate location in landscape and visual terms within each Landscape Character Area (LCA).
- 7.77 The study concluded that in both the AONB and SLA and areas contributing to their setting, there is no capacity for wind energy development with the exception of very infrequent domestic scale, development which should relate well to existing settlements/buildings. The setting of the National Park and World Heritage Site limits the capacity/scale of developments in such locations.

- 7.78 For areas outside the AONB, SLA or the setting of a sensitive location there is potential for either Micro or Small scale developments as defined in the table below.
- 7.79 Medium scale wind farms / turbines will be limited to development on suitable urban / industrial brownfield sites or subject to suitable justification as a repowering scheme for an existing wind farm / turbine.
- 7.80 Since no Strategic Search Area has been identified within the area no Large or Very Large scale wind farms / turbines will be supported.

The following wind turbine typology is used in policy ADN1:

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)
DOMESTIC	Under 10kW	<ul style="list-style-type: none"> • Single turbine applications • Turbine up to 15m to blade tip • Turbine may be roof-mounted or pole-mounted
MICRO	under 50kW	<ul style="list-style-type: none"> • Single or twin turbine applications • Turbine up to 20m to blade tip
SMALL	under 5MW	<ul style="list-style-type: none"> • Turbines up to 3 in number • Turbines up to 50m to blade tip • Viewed as a small group
MEDIUM	over 5MW and up to 25MW	<ul style="list-style-type: none"> • Turbines up to 9 in number • Turbines up to 80 metres to blade tip • Viewed as a large group
LARGE	over 25MW	<ul style="list-style-type: none"> • Turbines over and including 10 in number • Turbines up to 110 metres to blade tip • Viewed as a large scale wind farm
VERY LARGE	Over 25MW	<ul style="list-style-type: none"> • Turbines over and including 10 in number • Turbines over 110 metres to blade tip • Viewed as a very large scale wind farm

- 7.81 Encouragement is given towards community based projects in appropriate locations. The LPA will seek to negotiate Community Benefits in respect of wind farms / turbine development as a means to off-set or compensate for community impacts.
- 7.82 An important consideration is the potential cumulative effect of wind farms / turbines, both implemented and those approved, together with prominent landscape features. This could involve cumulative impact in relation to noise, visual, design, ecology, social, ground and surface water.
- 7.83 Regard should be given to other policies within the plan especially those in relation to natural and historic environment.

- 7.84 Guidance on the Application of Separation Distances from Residential Properties Study was commissioned by the Isle of Anglesey, Gwynedd and Snowdonia National Park to consider development such as on-shore wind energy by evaluating the suitability of introducing minimum separation distances.
- 7.85 The report concluded that minimum separation distances were not appropriate however indicative residential visual amenity assessment trigger distances were appropriate. This means that for development within these distances to a residential properties (other than the applicants/application sites own property) a residential visual amenity assessment should support the application.

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

POLICY ADN2: OTHER RENEWABLE ENERGY TECHNOLOGIES

Proposals for non-wind renewable energy technologies will be permitted within development boundaries provided they do not cause unacceptable impact to the character or amenity of the area.

Small scale schemes located outside development boundaries are required to justify the need to be sited in such a location.

Large scale scheme located outside development boundaries may be permitted in exceptional circumstances where there is an overriding need for the scheme which can be satisfactorily justified or there are specific locational circumstances for the siting of the development.

In all cases development should not cause an unacceptable harm to the landscape, biodiversity, archaeology and areas of historic value or their settings. In addition the potential effect of cumulative impact of renewable energy technologies should be considered.

- 7.86 This policy covers a range of renewable energy technologies including solar, biomass, heat pumps, hydro power, Combined Heat and Power (CHP). This policy does not cover on-shore wind farms / turbines which is covered by policy ADN1.
- 7.87 TAN 8 and Practice Guidance – Planning Implications of Renewable and Low Carbon Energy provide technical detail and definitions for understanding the characteristics of these technologies to aid assessment of proposals.

- 7.88 In considering proposals within development boundaries consideration will be given towards the potential impact upon the amenity of adjacent land, properties, residents and the community. Proposals will not be permitted if they have an unacceptable impact upon archaeology, conservation area or the setting of a conservation area, listed buildings or other features or areas of historical value.
- 7.89 Small scale developments outside development boundaries should be located in close proximity to existing buildings and structures and will not cause unacceptable harm to the landscape, biodiversity, archaeology and areas of historic value or their setting.
- 7.90 Large scale developments outside development boundaries should provide justification over the need to locate the development in the open countryside as well as not cause an unacceptable harm to the landscape, biodiversity, archaeology and areas of historic value or their setting.
- 7.91 The potential cumulative impact of renewable energy technologies should consider unacceptable harm in relation to landscape, visual impact, noise, ecology and ground and surface water.
- 7.92 The Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study was commissioned to manage development such as field scale solar PV energy development by identifying and protecting sensitive and distinct areas from inappropriate development.
- 7.93 The indicative landscape capacity within the Sensitivity and Capacity Study, helps to identify the type of developments which could be potentially accommodated, however, this does not in itself suggest that planning applications for development in these areas will be appropriate. Other variables such as environmental designations and technical constraints, site specific siting, layout and design will need to be considered on a case by case basis.
- 7.94 The Sensitivity and Capacity Study produces specific guidance notes for each type of development to help direct any proposed development to the most appropriate location in landscape and visual terms within each Landscape Character Area (LCA).
- 7.95 Regard should be given towards the Sensitivity and Capacity Study in relation to the potential scale of development that could be accommodated in the different LCA.

Coastal Change Management

POLICY NA1: COASTAL CHANGE MANAGEMENT AREA

A Coastal Change Management Area (CChMA) is identified on the Proposals Map.

New Development

Development proposals for new dwellings, replacement dwellings, subdivisions of existing buildings to residential use or conversion of existing buildings to residential use will not be permitted in the CChMA.

Relocation Of Existing Permanent Dwellings In The Countryside

Proposals for the relocation of existing permanent dwellings in the countryside located in the CChMA affected by coastal erosion will be permitted where:

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:
 - (i) in the case of an agricultural dwelling, within the farm holding or within or immediately adjacent to existing settlements
 - (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;
4. The proposal should result in no detrimental impact on the landscape, townscape or biodiversity of the area.

New Or Existing Non-Residential Buildings, Extensions To Existing Dwellings, Community Facilities Or Services Or Infrastructure

New non-residential permanent buildings not associated with an existing use or building will not be permitted in areas within the CChMA identified as being at risk from coastal change during the first indicative policy epoch up to 2025.

Proposals for the following types of development may be permitted in the CChMA, subject to a compliant Flood Consequences Assessment:

5. 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;
6. 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;
7. redevelopment of, or extensions to, existing non-residential property or intensification of existing non-residential land uses, where it can be demonstrated 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);
8. (outside the indicative policy epoch up to 2025) new non-residential development:
 - (i) directly linked to the coastal area (e.g. beach huts, cafés, tea rooms, shops, short let holiday accommodation, 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
 - (iv) subject to either time-limited and/ or season-limited planning permission, as appropriate;
9. 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;

10. **essential infrastructure, e.g. roads, provided that there are clear plans to manage the impact of coastal change on it, and that it will not have an adverse impact on rates of coastal change elsewhere.**

New Or Replacement Coastal Defence Schemes

Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the Shoreline Management Plan, and there will be no material adverse impact on the environment.

Managing Development

Planning conditions will be applied or a planning obligation will be secured where there is a need to: limit the planned life of a development or seasonal use; remove a time-limited development or existing dwellings on cessation of use; review relevant planning permissions; manage the occupancy of a relocated dwelling.

Explanation

- 7.96 A Coastal Change Management Area (CchMA) will only be defined where rates of shoreline change are significant over the next 100 years, taking account of climate change. They will not need to be defined where the accepted shoreline management plan policy is to hold or advance the line (maintain existing defences or build new defences) for the whole period covered by the plan, subject to evidence of how this may be secured. 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) 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 can be viewed at (include website address). 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.
- 7.97 New residential development is not suitable in the CCHMA due to the high risk of coastal erosion and flooding. This will apply equally to proposals to change of use of other permanent buildings to residential accommodation and replacement dwellings. The type of residential use this applies to includes individual dwellings, flats above existing commercial properties, sheltered housing, student accommodation, hostels, shared housing for disabled people, nursing homes and care homes, residential education and training centres.
- 7.98 Evidence in the Shoreline Management Plan 2 suggests that a small number of individual residential properties could be affected directly by land loss (as opposed to risks associated with flooding) within the Plan period (up to 2026) or early in the second policy epoch referred to in paragraph 1 above as a result of the effects of coastal erosion. For the purpose of this policy a permanent dwelling does not include caravans or other such moveable structures used as residential accommodation whether or not they are connected to services. To allow coastal communities to adapt to coastal change this exception Policy facilitates the relocation and

replacement of these dwellings to alternative locations outside the CChMA and therefore safe from coastal erosion. This policy will help ensure coastal communities remain sustainable by maintaining current levels of housing stock and reducing risk of erosion to people and property. It gives people in homes at risk of coastal erosion the same rights as others to replace their homes in line with Policy TAI/? in this Plan.

- 7.99 Policy TAI/? sets out criteria for replacement housing in the countryside located outside the CCHMA, e.g. need to be of a similar size to the original dwelling. The same principle will be applied to proposals considered under the above Policy. This will ensure that the new dwelling continues to meet the current occupier, preventing speculative development.
- 7.100 Many extensions and alterations to houses do not require planning permission. Extensions that do require consent from the local planning authority will be permitted where it can be demonstrated that the benefits to the homeowner outweigh any increase in risk for the property in relation to the expected life of the property. However, as in the case for replacement dwellings, consideration must be given to the wellbeing of the occupants, risk to life as a result of flooding. Where extensions or replacement dwellings are considered acceptable in terms of this Policy due consideration will also be given to Policy CYFF2 and Policy TAI???, as appropriate.
- 7.101 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.
- 7.102 Time limited planning permissions can be used to limit the planned life-time of new development. Season limited planning permission can be used to limit the use the site/ building to exclude the Winter. These types of planning permission would enable the local planning authority to retain control over the future of the development and potential risk to people and the development itself from coastal erosion. Planning conditions will be applied where there is a need to manage the risk during the developments planned life-time and manage the removal of the development to minimise the impact on the community and environment. To achieve this, planning permissions will contain conditions relating to the review of that permission in relation to the rates of coastal change and removal of development prior to the impact of the coastal change. It will be important to monitor compliance with planning conditions on time-limited applications and season- limited applications. Planning applications to renew time-limited planning permission in the CChMA where erosion has progressed at a lower rate than predicted will be given a similar consideration to a new application for development.

ECONOMY AND REGENERATION

MAJOR INFRASTRUCTURE PROJECTS

Context

- The UK has a legally binding target to cut emissions by 80% by 2050, with an interim target of at least 34% below base year levels by 2020 (Climate Change Act 2008)
- A key aim of national policy is to improve the country's energy security
- National Policy Statements establish the need for particular Nationally Significant Infrastructure Projects
- A site adjacent to Wylfa has been selected by the UK Government for construction of a new nuclear power station
- These known nationally significant infrastructure project could have major infrastructure implications for the Plan area in the form of new electricity transmission lines and associated development

Introduction

- 7.103 Major Infrastructure Projects 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.
- 7.104 For the purpose of the Plan, Major Infrastructure Projects include those defined as Nationally Significant Infrastructure Projects in the Planning Act 2008. Where associated or ancillary development is related to the construction or operation of a NSIP, these proposals will under Strategic Policies PS6 and PS7, as well as other relevant policies in the Plan.
- 7.105 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. Local authorities or other statutory bodies would be 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
- 7.106 The Planning Inspectorate will examine applications for new Nationally Significant Infrastructure Projects development, using the criteria on national need, benefits and impacts as set out in relevant policy. For energy infrastructure this will include the relevant National Policy Statements for Energy Infrastructure (EN-1- 6), 4 and, 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 (until the Plan carries sufficient weight as a material planning consideration or the Plan is adopted), the Energy Island Programme, Destination Management Plans, Single Integrated Plan, and other relevant documents, may also be material considerations. In terms of a Development Consent Order application, a local authority's role is largely discretionary under the Act; 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 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.

- 7.107 Through the Anglesey Energy Island Programme, its Strategic Plan and Single Integrated Plan the Isle of Anglesey County Council and its partners acknowledge the likely significant economic opportunities deriving from Wylfa Newydd. Chapter 3 of the Deposit Plan gives further information regarding the Isle of Anglesey County Council's vision in relation to this Project. This section of the Deposit Plan deals with developments that are associated with Major Projects 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 a Council is a statutory consultee.
- 7.108 Although the Councils are not the consenting authorities for Large Infrastructure Projects, it is considered important to explain their approach as a planning authority when consulted upon with a Local Development Order application. They will also ensure that related development conform with the relevant policies and strategies included in the Joint Local Development 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 (2014). Whether in their role as decision makers, or as consultee for applications to other bodies the Councils will seek to secure delivery on their key priorities as set out in their Single Integrated Plan, Strategic Plans and any other relevant plan or programme.
- 7.109 There are currently two proposed Nationally Significant Infrastructure Projects at the pre-application stage which are located within the Plan area:
- i. A new nuclear power station near to Wylfa, Wylfa Newydd, proposed by Horizon Nuclear Power, as identified in the National Policy Statement for Nuclear Power Generation (EN-6);
 - ii. Improvements/ new National Grid Transmission Lines connecting the proposed Wylfa Newydd with Pentir and beyond proposed by National Grid.
- 7.110 On the basis of the information currently available it is clear that these Projects will be significant developments with numerous significant impacts, some positive whilst others will be negative. It is foreseen that the Wylfa Newydd construction period will be 12 years, with around 8,500 construction workers during the peak period. 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 about 1,000. A 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

- 7.111 It is important that the emerging Plan sets out a policy framework to enable the Councils to assess and respond to Major Infrastructure Projects proposals coming forward, including for example:
- i. providing advice to inform project promoters during the development of their proposals for consultation and project development;
 - ii. responding to formal consultations during project development and on applications to other determining bodies 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);
 - iv. determining applications for associated, ancillary or related development outside the Development Consent Order; and
 - v. assessing the adequacy of consultation, and
 - 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, and
 - vii. making representations as part of the formal examination of the Development Consent Order by the Planning Inspectorate, and
 - viii. in determining any approvals subsequent to consent (including planning 'conditions'), and in discharging functions as the enforcing authority.
- 7.112 The scale and impact of Major Infrastructure Projects may require an appropriate and comprehensive package of 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.
- 7.113 In addition the Councils may require packages of community benefits to be provided by the developer to offset and compensate the community for the burden imposed by hosting a project. Any such fund will be used to off-set the burden on the locality, and would identify potential legacy uses, including transport, social, economic and community infrastructure which would benefit the community in the long term.
- 7.114 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.
- 7.115 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

- 7.116 Strategic Policy PS6 is an overarching policy relating to all Major Infrastructure Projects whether determined by the Secretary of State, the Isle of Anglesey County Council, Gwynedd Council or any other agency. Strategic Policy PS7 applies to the proposed new nuclear power station including development associated with it.

STRATEGIC POLICY PS6 PROPOSALS FOR LARGE INFRASTRUCTURE PROJECTS

In their role as the authority giving permission for associated development or as a consultee for applications to other bodies, within the context of national policy statements and national planning policy, the Councils will aim to ensure that development makes a positive contribution to achieving the vision and strategic objectives set out in the Plan. In doing so, consideration will be given to the nature, scale, range and possible impact of any development.

The Councils will therefore aim to ensure conformity, as far as is appropriate or relevant, with the following:

1. The development and associated/ancillary infrastructure, including any proposals for accommodation, education and training facilities, employment, supply chains, and transport, community, environmental and green infrastructure, will contribute to a balance of positive outcomes for local communities, visitors and the environment; and
2. An assessment is submitted of how a consideration of alternative options influenced the proposals; and
3. A comprehensive assessment is provided of the proposal's environmental (landscape, built, historic and natural), social (including health and amenity), linguistic and cultural, transport and economic impacts (positive, negative and cumulative) during the construction, operation and decommissioning and restoration (if relevant) phases, as well as measures to be achieved where appropriate to avoid, reduce, alleviate and/or off-set the harm done; and
4. Provision of contributions to the Council or other appropriate and agreed organization to offset any adverse impacts and harm caused by the project through effective engagement with local communities and the Council at the pre-application stage. The objective will be to identify measures, projects and services to enhance the long term well-being and sustainability of the communities affected; and
5. In recognition of any burden and disturbance borne by the community in hosting 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
6. Local economic and community benefits are where feasible maximized, through agreement of strategies for procurement, employment, education, training and recruitment with the Council at an early stage of project development; and
7. Meeting the requirements of the legislative provisions of the Habitats Regulations 2010; and
8. The provision of flood protection measures to manage flood risk and, where feasible, deliver improvements in the locality. The provision of an assessment of anticipated impacts of the proposal on the surrounding marine and terrestrial environment and delivery of measures to manage and minimise any harm caused.

In order to have sufficient information to be able to assess the effects of the proposals, the Council may request the preparation of management or delivery plans identifying the measures to be taken to maximize benefits and to mitigate and/or compensate for impacts where this is justified by national or local policy. These plans should identify the timetables for delivery and the systems and resources that will be used to implement the proposed measures.

STRATEGIC POLICY PS7 WYLFA NEWYDD RELATED DEVELOPMENT

In its role either as determining authority for associated development, or as consultee for applications to other bodies, and within the provisions of national policy, the Council when assessing and responding to emerging proposals for nuclear related development including that associated with or ancillary to the existing or proposed Wylfa Newydd, will seek to ensure compliance, where appropriate or relevant, with the following:

1. Any relevant policies included in the Joint Local Development Plan, and any relevant supplementary planning guidance should shape the approach to the development of proposals for nuclear related development and any associated development or infrastructure; and
2. In order to minimise impact and maximize re-use of existing facilities and materials, opportunities have been taken where feasible to integrate the requirements of Wylfa NNB with the proposed decommissioning of the existing power station; and
3. Highways and transport proposals for Wylfa NNB form part of a robust transport and logistics plan that has regard to Strategic Policy PS22 and any relevant Detailed Policies minimizes adverse transport impacts to an acceptable level, including those arising during the construction, operation and decommissioning and restoration stages. Proposals should where feasible make a positive contribution to transportation policy objectives in the locality, and should include multi-modal solutions and investment that encourages travel by public transport, walking and cycling; and
4. The requirements of 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; and
5. The siting and design of associated development should be informed by a consideration of legacy uses, so that investment in elements such as infrastructure, buildings, ecological and landscape works brings long term benefits. Where appropriate, delivery plans should be agreed for legacy uses during the pre-application process that will inform the approach to the design and layout of the associated development sites, as well as the framing of a S106 and/or other agreements and CIL payments (if applicable); and
6. The scheme layout and design and the scale of green infrastructure proposed should avoid, minimise mitigate or compensate for visual, landscape and ecological impacts on the local and wider area, as well as on cultural and historic aspects of the landscape, both in the short and longer term. Proposals will be expected to be commensurate with the scale of the development, and the extent of its impact; and
7. Meeting the requirements of the legislative provisions of the Habitats Regulations 2010; and
8. The provision of procurement, employment, education, training and recruitment strategies and delivery plans should be agreed by the Council at an early stage of project development, with an objective to maximize employment, business and training opportunities for the local communities both in the short and longer term; and
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 facilities the Council will seek appropriate contributions for off-site facilities; and
10. Proposals should include appropriate measures for promoting social cohesion and community safety; and
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.
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 in an existing or proposed facility on or off the nuclear site would need to:
 - i. Be strongly justified;
 - ii. Demonstrate that the planning impacts are acceptable; and

iii. Demonstrate that the environmental, social and economic benefits outweigh any negative impacts.

It is possible that as the project develops, due to unforeseen consequences resulting from the construction and operation of the Wylfa NNB, the Council may require additional information from, or works to be carried out by the developer and may, as a result, seek to re-negotiate any mitigation or compensation package in order to off-set any additional impacts or burdens borne by the community affected. The developer should build in review mechanisms to monitor the full range of impacts, and to review the adequacy of mitigation or compensation measures and to make adjustments as necessary.

PROVIDING OPPORTUNITIES FOR A FLOURISHING ECONOMY

Context

- Economic development is an important pillar of sustainable development.
- National policy requires an approach that facilitates and promotes development of employment land by making sure that there is a suitable amount and quality available which will enable economic development.
- The purpose of the Integrated Community Strategies is to promote economic, social and environmental wellbeing in Anglesey and Gwynedd.
- The Isle of Anglesey County Council and Gwynedd Council through the Council's Strategies, taking into account the difficult economic times, aim in the long term to transform the Plan area into an enterprising and vibrant area economically and socially, with people of all ages able to grasp new opportunities and choosing to stay in the area to live and work.
- It is necessary to give appropriate consideration to the environmental impact of the development against social economic benefits which would be gained from the development.
- The Anglesey Energy Island Programme sets a framework to capitalise on the planned investment and growth potential of the low carbon energy sector. It is envisaged that it will become a major economic driver for Anglesey, North Wales and Wales.
- The Welsh Government has designated the whole Island as an Enterprise Zone to focus on the energy sector with 8 specific sites allocated. It is hoped that allocating the whole Island as an Enterprise Zone will be a means of ensuring that the vision of the Energy Island Programme is realised. The Anglesey Enterprise Zone area has numerous large investment projects in the pipeline, which present opportunities for current local companies and to those wishing to locate in Anglesey as part of the supply chain.
- The site of the former nuclear power station in Trawsfynydd and Llanbedr Airfield (which lie outside the Joint LDP area), Gwynedd, has been identified as key sites within the Snowdonia Enterprise Zone designation. The vision for the former nuclear power plant in Trawsfynydd is ITC and digital, enterprises, generating innovative low carbon energy and technology companies, whereas the vision for the Llanbedr Airfield Site relates to the Unmanned Air System (UAS) industry .

Introduction

- 7.117 An objective of the Joint LDP is to facilitate both Councils' strategies to grow and diversify the Plan area's economy.

- 7.118 If a decision is made on a national level to develop the New Nuclear Power Station (NNPS), significant employment opportunities will be created during the construction period and in the long term. There are also a number of proposed large infrastructure projects which will offer significant employment opportunities (see section relating to infrastructure projects). 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 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 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 Coleg Menai campus in Llangefni, with further prospective investment likely. Another aim of the Energy Island Programme is to attempt to overcome infrastructure constraints, as a means of attempting to attract internal investment to the area and encouraging future economic growth. Further, there is an intention by Bangor University with the backing of Welsh Government to develop a Science Park. The preferred site for the development is Gaerwen. The Science Park would generate employment opportunities in the energy sector and environmental service.
- 7.119 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 capacity, its people (and their skills) and the area's abundant natural resources. Specific sectors that provide an opportunity for the area include:
- Construction; Environmental – Green sector products and services; Agriculture – produce and food products; Creative Industries – Media and Arts; Care; High Technology and Digital Sectors; Services and Commerce e.g. Retail; Nuclear Energy – Generation, Services and Engineering; Tourism; Alternative Renewable Energy – Generation, Services and Engineering
- 7.120 Gwynedd Council's key aim is to seek to ensure a geographical spread of employment opportunities. In addition the rural economy has an important role in the area in terms of the agricultural sector, tourism and small rural businesses.
- 7.121 The 2011 Employment Land Review reveals an excess of existing employment land that is unlikely to meet the requirements of modern business. The Review 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 employment sites that could meet the needs of modern business, have prospects of being developed during the Plan period and should be safeguarded from redevelopment for other uses. New sites need to be allocated for

employment uses (B1, B2 or B8) in or near to the Urban Service Centres of Pwllheli and Porthmadog in order to redress the current imbalance in the geographical spread of employment land within Gwynedd along with ensuring the necessary supply of reserve land relating to large infrastructure projects.

- 7.122 Since undertaking the Employment Land review in 2011 North Wales Authorities and the Snowdonia National Park have collaborated to undertake 'North Wales Regional Employment Land Strategy'. The Strategy identifies a portfolio of strategic employment sites and tries to determine how these will satisfy the demand during the Regional Strategy's lifetime. It concludes that there is sufficient employment land available across the area which is evenly distributed with greater emphasis in the North East and Anglesey, reflecting the Enterprise Zone status.

STRATEGIC POLICY PS8: PROVIDING OPPORTUNITY FOR A FLOURISHING ECONOMY

Whilst seeking to protect and enhance the natural and built environment, the Councils will facilitate economic growth by:

- 1. safeguarding 807 ha of land and units for employment and business purposes that would require or benefit from business or industrial park type location in relation to B1, B2, B8 and some sui generis uses on sites included in the employment land hierarchy during the Plan period and which have been allocated on the proposal maps (in accordance with Policy Cyf1);**
- 2. facilitate appropriate sites which become available on windfall sites which could satisfy any additional needs to those indicated in criterion 1 and in accordance with the principles given in Strategic policy 2 and Strategic policy 3, in order to ensure that economic opportunities are maximised;**
- 3. supporting economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth of rural enterprises, extension of existing businesses and diversification by supporting the re-use of existing buildings, the development 'live work' units, working from home, and by encouraging the provision of sites and premises in appropriate accessible locations within the settlement strategy (Strategic Policies PS3 and PS4) and in line with Strategic Policies PS1 and PS2;**

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 are shown on the proposals map.

		Site	Map reference	Vacant land area (ha) ¹	Total Area (ha)	Use	Enterprise Zone Site	Regional Plan Status
Prime Sites	Gwynedd	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)
		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, Penrhynudraeth	C7	3.1	11.5	B1	Not applicable	Not applicable
		Business Park, Porthmadog	C8	4	13.5	B1, B2	Not applicable	Not applicable
		Pendre Estate, Tywyn	C9	2.7	7.9	B1, B2	Not applicable	Not applicable
		Site in the Pwllheli/ Porthmadog area	C10	1.7	1.7	B1, B2, B8	Not applicable	Not applicable
	Ynys Môn	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
		Land to the north of Lledwigan farm, Llangefni	C14	20.3	20.6	B1, B2, B8	Yes	Strategic Regional Site (Main)
		Land in the Creamery,	C15	4.9	4.9	B1, B2, B8	Yes	Strategic Regional Site

¹ Figure correct at the time of carrying out the Employment Survey, 2011

		Llangefni						(Main)
Secondary Sites	Gwynedd	Hirael Bay, Bangor	C16	6.72	9.1	B1	Not applicable	Not applicable
		Felin Fawr, Bethesda	C17	0.4	1.5	B2	Not applicable	Not applicable
		Tanygrisiau Site, Blaenau Ffestiniog	C18	2.7	7.4	B1, B2, B8	Not applicable	Not applicable
		Peblig, Caernarfon	C19	2.2	6.7	B2	Not applicable	Not applicable
		Former Site of Friction Dynamex, Caernarfon	C20	7.4	7.4	B2, B8	Not applicable	Not applicable
		Glyn Rhonwy, Llanberis	C21	3.3	29.8	B1, B2, B8	Not applicable	Not applicable
		Former Site of Ysbyty Bron y Garth, Penrhyndeudraeth	C22	1.5	16	B1	Not applicable	Not applicable
		Penygroes Industrial Estate	C23	4.3	10	B1, B2, B8	Not applicable	Not applicable
		Agricultural Park, Llanystumdwy	C24	1.5	6.6	B1, B2, B8	Not applicable	Not applicable
		Nefyn Industrial Estate	C25	1.7	3.5	B1, B2, B8	Not applicable	Not applicable
		Wynnstay Farmers site, Rhosfawr	C26	1.4	4.9	B2	Not applicable	Not applicable
		Y Ffôr Industrial Estate	C27	2.8	2.8	B2	Not applicable	Not applicable
		Griffin Industrial Estate, Penrhyndeudraeth	C39		4.9	B1, B2, B8	Not applicable	Not applicable
	Ynys Môn	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
		Gaerwen Industrial Estate, Gaerwen	C33	25.2	58.1	B1, B2, B8	Yes	Strategic Regional Site (Main)

		Land near Mona airfield, Mona	C34	8.9	20.5	B2, B8	No	Not applicable
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The following sites are identified as 'reserve sites' associated with Anglesey Energy Island Programme. Before consideration can be given to releasing these lands for employment use, the justification of the need would have to be received, plus evidence that the proposed development on the site is directly related to realising the objectives of the Anglesey Energy Island Programme that there was no suitable protected employment site to meet the need.

	Site	Map reference	Area (Total)	Use	Enterprise Zone Site
Reserve Sites	Holyhead Port, Holyhead (PM)	C(wg)35	41.9	B1, B2, B8	Yes
	Extension to Gaerwen Industrial Estate, Gaerwen	C(wg)36	20	B1, B2, B8	No
	Former site of Shell, Rhosgoch (PM)	C(wg)37	82.2	B1, B2, B8	Yes

Land near Gaerwen shown on the Proposals Map is allocated as the preferred site for developing the Menai Science Park.

Explanation

- 7.123 To ensure that there is a balanced provision of employment land which is likely to meet the employment needs and opportunities likely to result from the EIP and Enterprise Zones in Anglesey and Snowdonia, it is intended to protect employment land in accordance with the hierarchy referred to above. 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:-

Main Sites

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

Secondary Sites

Sites that are not in the most attractive location as regards access and market presence in comparison to the main sites. However, they offer important opportunities which address local demand as well as the potential demand arising from EIP.

Reserve Sites

Sites that have the potential to meet the demand resulting from New Wylfa as well as the rest of the EIP.

Strategic Regional Site

Sites of regional importance with a critical role in achieving regional and contributing to national economic development objectives, supporting key sector development.

Sub-regional Strategic Site Sites with a more general and localised focus for economic development than regional strategic sites with a focus on attracting employers that draw a workforce from wider than the local area.

- 7.124 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. Protecting the sites named above is a means of ensuring that this need is met.
- 7.125 Traditionally the rate of take up of employment land within the Plan area has been 4ha per annum. To ensure that there is provision for the possibility of slippage and flexibility of economic stimulus that would lead to greater demand for employment land, the Plan provides for the rate of take up of employment land 6ha per annum.
- 7.126 It is expected that the location of the majority of employment developments within the area and within the life of the Joint Local Development Plan will be on sites that are identified in Policy Cyf1. This protection will allow new developments, as well as extension and intensification of employment activities on existing employment sites.

POLICY CYF2: ANCILLARY USES ON EMPLOYMENT SITES

The sites named in Policy Ref1 and as identified on the Proposals Map are protected for employment/business uses in accordance with what is stated. In exceptional circumstances it would be possible to consider applications for ancillary uses (i.e. not the use that is promoted in Policy Cyf1), provided that:-

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

Explanation:

- 7.127 This Policy is specifically concerned with the uses considered to be ancillary to an employment site such as a cafe or children's nursery which would be beneficial to have on the employment site in terms of making it more sustainable by reducing the need to travel and attracting people to work in the employment sites.
- 7.128 It will be essential to ensure that the development is appropriate in terms of nature and scale to primarily meet the needs of the workforce at the employment site in question, and that it would not rely on customers from outside the employment site.

POLICY CYF3: NEW INDUSTRIAL/BUSINESS UNITS FOR INDIVIDUAL SITES ON SITES WHICH ARE NOT PROTECTED FOR EMPLOYMENT PURPOSES

There is support for plans for new industrial or business enterprises for individual site users (use class B1, B2 and B8) which cannot be accommodated on current sites or proposed sites within the Plan area as long as they conform with all of the following criteria:

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

Explanation:

- 7.129 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 designated site. In these cases any applications for industrial or business use, which would be a departure from the plan, can be considered non-designated sites, taking into account the normal planning criteria and if there is a need for the development.
- 7.130 The aim of this policy is to support new business initiatives on a small scale as long as they are located in an appropriate location and are sustainable and that they are linked with settlements. In considering such initiatives, it is essential to follow the sequential test and guidance process contained in Planning Policy Wales along with the Technical Advice Note (TAN) 23: 'Economic Development' which identifies the need to ensure there is no other more suitable location option which would be able to meet the need, assurance as to the number of direct jobs that would be created by the initiative, and whether it would make any special contribution to policy objectives. Only in exceptional circumstances would new initiatives be permitted on unprotected 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 protected for employment use, or that there are no previously developed sites that could be suitable to meet demand.
- 7.131 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 impact on the amenities of the local area will not be supported.

POLICY CYF4: ALTERNATIVE USES OF EMPLOYMENT SITES

Only in special circumstances will approval be given for plans to release employment land in Use Classes B1, B2 or B8 (including lands that have been protected in accordance with policy Cyf1) for alternative uses, as long as the following criteria can be satisfied:

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

Explanation:

- 7.132 The Joint Local Development Plan seeks to ensure that there is adequate and appropriate provision of land for employment purposes. It is essential that these sites are located in areas close to settlements where people live in order to reduce the need to travel to work.
- 7.133 There are cases where some traditional employment sites have been dormant for a while. Furthermore it is recognized that traditional employment uses do not tend to produce land values that compare with uses such as housing or retail.
- 7.134 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, and information regarding the provision of employment sites which meet local demand.
- 7.135 When considering the release of existing employment sites it will be essential to ensure that the integrity of the employment site is not compromised specifically because it meets the needs of local employment. Furthermore it would be necessary to ensure that any potential use is not in conflict with the employment use remaining on the site.
- 7.136 In the circumstance where an employment site is released as an alternative site on a temporary basis, it will have to be ensured that appropriate measures are in place along with the planning application which will ensure that the site is restored to its original state.

POLICY CYF5: REUSE AND CONVERSION OF RURAL BUILDINGS FOR RESIDENTIAL OR BUSINESS USE

Proposals to convert rural buildings for business use or modification of residential units to allow working from home will be supported, as long as;

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

Explanation

7.137 With advances in technology and broadband connections within rural communities, there are more opportunities for people to work from home or to convert rural buildings to be used for businesses. The aim of this policy is to encourage rural communities to become more sustainable and to promote close links between living and working locations.

7.138 It is considered that the provision of rural workshops and small scale industrial units serve to support the sustainability and self-sufficiency of rural areas. The aim of this policy is to allow small scale developments that make appropriate use of existing buildings and that are suitable for rural areas. It would be necessary to ensure that any proposal complies with all the policies in the Plan [*specifically any potential policy regarding conversion*].

POLICY CYF6: REGENERATION SITES

Plans for urban renewal in accordance with any master plan/ strategy adopted by the Councils will be supported. In order to promote economic growth as well as contributing towards social and environmental sustainability, there will be a need to ensure that any potential plans:-

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

Proper justification would have to be received before an urban centre regeneration plan could be approved.

Explanation:-

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

CYF7: HOLYHEAD REGENERATION AREA (HRA)

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

- 1. Support Holyhead's role as a tourism centre and as a gateway to Wales and the rest of the United Kingdom;**
- 2. Improve connections within the town and with the Port in line with Strategic Policy PS22;**
- 3. Support opportunities to live, work, shop and spend time participating in leisure and cultural activities within the town;**
- 4. Contribute towards improving the town's physical environment in line with Policy CYFF2;**
- 5. Improve and protect the town's rich heritage in line with Policy CYFF2.**

Explanation

- 7.141 A number of the town's features are part of Holyhead's identity; they are features to be proud of such as the town's rich history, notable links with the sea and port as well as good railway links. Whilst Holyhead has several locational advantages such as its role as an international port and the most populated town in Anglesey, traditional staple industrial sectors have declined, and there have been various constraints to new job-creating development. Already higher than average levels of unemployment, poverty and deprivation have been compounded in recent years by the loss of major industrial employers in the town and vicinity. Significant new employment is needed to replace the jobs lost and sustainably reduce the level of poverty and related problems in the town.
- 7.142 Most of the wards in Holyhead (before the restructuring of wards in 2013) are included in the Welsh Government's Communities First anti-poverty programme which targets the most deprived wards in Wales. Holyhead has also been identified as a priority in the Welsh Government's area regeneration programmes (e.g. Vibrant and Viable Places 2014-17), and several areas of the town have been designated as Enterprise Zones. Further information regarding regeneration aspirations for Holyhead can be viewed in the Holyhead 2020: Realising Sustainable Community Benefit, Strategic Outline Programme (2013) as well as the Holyhead Town Centre Study: Vision and Regeneration Masterplan Report (2014). The aim of this policy is therefore to help realise the objective of regenerating Holyhead. In line with Policy CYFF 1

development proposals will need to conform to all other relevant policies in the Plan.

- 7.143 Holyhead has also successfully received Townscape Initiative Heritage status which aims to increase the economic activity within the town's commercial core whilst using the historic environment as a positive resource to safeguard and create employment opportunities whilst improving the quality of life for the local community. Gaining this status means that grant assistance is available to support the repair, architectural reinstatement and reuse of historic buildings.

THE VISITOR ECONOMY

Context

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

Introduction

- 7.144 Tourism provides an important source of income to several towns and rural communities in the form of visitor spending on accommodation, food, drink, leisure activities and shopping, and also to local business supply chains and wholesalers. Tourism brings over £238 million into Anglesey's local economy and over £851 million into Gwynedd (including Snowdonia National Park) each year and supports over 4,000 and 15,819 local jobs, respectively.
- 7.145 The Plan area's greatest tourism assets lie with its natural and historic environment. However, as well as being the Plan area's most valuable tourism assets, the unspoilt countryside and coastline, and historic features are also the area's most sensitive resources. Much of the Plan area is protected by international, national, regional and local designations. Parts of the Plan area also form the setting of the Snowdonia National Park.
- 7.146 The Isle of Anglesey Council and Gwynedd Council have adopted their its Destination Management Plans. The DMPs set out the aim, objectives and vision for the Authority's area, drawing on the existing regional tourism strategy. Under each objective, key projects are identified for the Delivery Plan. The Delivery Plan then provides more detail on each of the identified projects. At the time of writing this version of the Joint Local Development Plan the DMPs can be found on both councils' website.

7.147 Therefore development proposals should also align with and be informed by the DMPs and other local and national policy documents and strategies.

STRATEGIC POLICY PS9: THE VISITOR ECONOMY

Whilst ensuring compatibility with the local economy and communities and ensuring the protection of the natural, built and historic environment the Councils will support the development of a year-round local tourism industry by:

- 1. Focusing larger scale, active and sustainable tourism, cultural, the arts and leisure development in the sub-regional centre, urban service centres, and, where appropriate, rural service centres;**
- 2. Protecting and enhancing existing serviced accommodation and supporting the provision of new high quality serviced accommodation in the sub-regional, urban and rural service centres and villages;**
- 3. Managing the provision of high quality un-serviced tourism accommodation in the form of camping, alternative luxury camping, static or touring caravan or chalet parks;**
- 4. Supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the reuse of existing buildings, where appropriate, or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives;**
- 5. Preventing development that would have an unacceptable adverse impact on tourist facilities, including accommodation and areas of visitor interest or their setting and maximise opportunities to restore previous landscape damage.**

POLICY TWR/1: VISITOR ATTRACTIONS AND FACILITIES

Proposals to develop new visitor attractions and facilities or to improve and extend the standard of existing facilities will be supported provided they are within the development boundary.

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

1. the re-use of an existing building(s) or a suitable previously used site, or
2. the re-use of an existing building(s) or a site closely related to other existing buildings that forms part of an existing tourist facility, or
3. the development of an activity restricted to a specific location due to its appropriate use of a historical or natural resource.

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

- i. where it is reasonably practical it can be accessed by various modes of transport, especially sustainable modes of transport such as walking, cycling and public transport;
- ii. the scale, type and character of the proposed development is appropriate for its urban/rural setting;
- iii. the proposed development is of high quality in terms of design, layout and appearance;
- iv. the proposed development will support and extend the range of facilities within the Plan area;
- v. the proposal is supported by evidence to demonstrate that there would be local employment opportunities.

Explanation:-

- 7.148 In order to sustain a prosperous tourism industry that provides employment opportunities for local communities it is essential to extend the variety and standard of visitor attractions and facilities. New attractions and facilities can help in securing employment and generate income. The developments can also increase the range of facilities open to local people.
- 7.149 The natural and built environments are key factors in attracting tourists into the Plan area, however new tourism developments can have a negative impact upon the local environment and communities if they are insensitively developed or inappropriately located.
- 7.150 This policy aims to encourage the development of high quality sustainable tourism attractions and facilities in the right place. New attractions and facilities should be located within development boundaries where visitors can access a range of services by a choice of travel modes.
- 7.151 The policy also recognises that in exceptional circumstances some attractions and facilities require an open countryside, non urban location which could be acceptable where they result in an all year round tourism facility and rural employment gain. However, development should not be at the expense of the local environment or community interests. Outside of the development boundaries proposals should first look at re-using or extending existing buildings

in order to protect the countryside from inappropriate development. However, new build attractions could be permitted in certain areas of the countryside if it can be demonstrated there are no sequentially preferable sites and buildings.

POLICY TWR/2: HOLIDAY ACCOMMODATION

Proposals for:

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

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

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

Explanation:-

- 7.152 This policy is not relevant to proposals to establish new static holiday and touring caravans and holiday chalets sites. Such proposals will be considered under policies TWR/3 and TWR/5 of this Plan.
- 7.153 In terms of serviced accommodation, this policy applies to a variety of different types from large high quality hotels to small bed and breakfast accommodation. Quality hotels and other serviced accommodation can potentially bring significant economic benefits to the Plan area and broaden the range of holiday accommodation available to visitors. It is widely recognized that the Plan area lacks an adequate range of such accommodation. The aim of this policy is to support the principle of expanding the range and improving the quantity and quality of serviced accommodation. It is also important that the loss of hotels is resisted.
- 7.154 The policy also recognizes that a wide range of high quality self-serviced accommodation is essential in providing visitors with choice. The policy therefore aims to support the principle of providing high quality self-serviced holiday accommodation in sustainable locations which presents such a choice.
- 7.155 Where planning permission is given for self-serviced accommodation, a condition will be attached to ensure that the building will only be used as holiday accommodation and that it cannot be used for permanent occupation. 'New-build' self-serviced accommodation will not

be permitted in the open countryside to protect the area from private holiday homes being built across the Plan Area

- 7.156 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.

DRAFT

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

1. Proposals for the development of new small scale static caravan¹ (i.e. single or twin caravan) or holiday chalet² sites will be refused within the Anglesey Coast AONB, Llŷn AONB and the SLAs. In other locations new static caravan or holiday chalet sites and permanent alternative camping accommodation will only be permitted where:
 - i. It can be demonstrated that it doesn't lead to a significant intensification in the provision of static caravan or chalet or permanent alternative camping sites in the locality;
 - ii. that the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape; and
 - iii. that the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features.

2. In exceptional circumstances, proposals involving the relocation of an existing static or chalet site already located in the Anglesey Coast AONB, Llŷn AONB or a SLAs that forms part of the Coastal Change Management Area shown on the Constraints Map to another site will only be permitted providing that criteria 1. i – iii are met and the new site is located outside the Coastal Change Management Area.

3. Within the Anglesey Coast AONB, Llŷn AONB and the SLAs proposals to improve existing static and chalet sites by:
 - i. minor extensions to the site area, and/or
 - ii. the relocation of units from prominent settings to less prominent locations,

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

 - iii. the improvements does not increase the number of static caravan or chalet units on the site;
 - iv. that the proposed development is part of a scheme to improve the range and quality of tourist accommodation and facilities on the site;
 - v. in the case of a site located within the Coastal Change Management Area, that the proposed development is also part of a scheme to improve the safety of occupiers of occupiers of caravans or chalets;
 - vi. that the proposed development offers significant and permanent improvements to the design, layout and appearance of the site and its setting in the surrounding landscape;
 - vii. is appropriate when considered against other policies in the Plan

4. Outside the Anglesey Coast AONB, Llŷn AONB and the SLAs proposals to improve existing static caravan and chalet sites by:
 - i. minor extensions to the site area, and/or
 - ii. the relocation of units from prominent settings to less prominent locations, and/or,
 - iii. a minor increase in the number of units on site,

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

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

Explanation:-

- 7.157 Static caravan and chalet sites are an important source of holiday accommodation within the plan area. However, the proliferation of static caravan and chalet parks, especially along the coastline, has had a detrimental impact on the appearance of the landscape. The high number of existing sites on the coastline means that some parts of the plan area are already well served by such uses, with the static holiday caravan and holiday chalet sector providing the majority of all visitor accommodation bed spaces within the area. Consequently, there may be no justification for the provision of either new static holiday caravans (single or twin units) or new holiday chalets sites within coastal areas.
- 7.158 The Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study was commissioned to manage development such as static caravan and chalet sites by identifying and protecting sensitive and distinct areas from inappropriate development. The study concluded that in some areas outside the AONB and SLAs there may be very limited capacity for static caravan/chalet park developments typically comprising of very infrequent, very small scale, well sited, high quality developments. In all cases development should avoid the undeveloped coastal edge and its immediate setting.
- 7.159 The relocation of existing sites within the Coastal Change Management Zone will be permitted where they comply with the criteria in Policy TWR3, Policy ??? and all other relevant policies in the Plan
- 7.160 The primary objective for designating AONBs is the conservation and enhancement of their natural beauty therefore they must be afforded the highest status of protection from inappropriate developments. The cumulative impacts of static caravan and chalet developments within the AONBs can be obtrusive in the landscape and damaging to the character of the rural area unless strictly controlled. SLAs are non-statutory local designations. Their aim is to ensure that the landscape is not damaged by inappropriate development. . The sensitivity and capacity study concluded that within the AONB and SLAs (and all areas that contribute to their setting), it is considered that there is typically **no capacity for further static caravan/chalet park developments or extensions.**
- 7.161 Within the AONBs and SLAs an extension of a site, but without an increase in caravan or chalet numbers, may be permitted if it can be demonstrated that there would be clear benefits in reducing the impact on the surrounding landscape.

7.162 Whilst some sites have already seen progressive improvement, many require upgrading and improvement. Many existing sites are located in visually sensitive areas, particularly along the coastline. The aim of this policy is to promote improvements and upgrade the standard of visitor accommodation on existing sites, and to reduce the impact of these sites on the landscape, including views out of the Snowdonia National Park. Proposals to provide retail facilities (foods and non-food), restaurants/cafes and take-away food are dealt with under the retailing policies of this Plan.

7.163 Outside the AONB and SLAs a minor increase in units on site may be approved providing it can be demonstrated that the proposal offers significant improvements to the site and reducing its landscape impact. Minor in relation to extending site area is not defined except in relation to an increase in the number of units and should be no greater than a 10% increase on the number at the time of the original application. However, because of the considerable variety in the size, nature and location of sites, each application will be assessed on its merit within this general guide.

¹ Defined under the Caravan Sites and Control of Development Act 1960 (as amended by the Caravan Sites Act 1968)

² For the purpose of this Plan, a holiday chalet will be defined as any structure or suitable building intended for use as holiday accommodation, which is not defined by the statutory definition of caravan, that is:

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

POLICY TWR/4: HOLIDAY OCCUPANCY

Proposals for new self-serviced accommodation, static caravans and chalets or proposals to extend the holiday season of existing static caravan and chalet sites will be permitted provided: It can be demonstrated that the accommodation is being used exclusively for holiday purposes and does not become the occupant's main or sole place of residence;

In cases involving extending the holiday season of existing static caravan and chalet sites,

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

Explanation:-

7.164 As standards of the holiday units and facilities on sites improve, and demands within the holiday industry change there is pressure for the holiday occupancy period to be extended. The location of many static caravan and chalet sites occur in areas where the provision of permanent housing would be contrary to national and local planning policies which seek to manage development, for example in order to safeguard the open countryside. Some sites in the plan area may not be suitable for year round occupation because of the quality of their facilities, or due to the close proximity of an important habitat which requires protection at

certain times of the year. Placing conditions on these developments can ensure that holiday accommodation is used for its intended purpose and does not become a permanent place of residence.

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

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

Proposals for new touring caravan, camping or temporary alternative camping sites, extensions to existing sites or additional pitches will be permitted provided all the following criteria can be met:

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

Explanation:-

- 7.166 For the purpose of this policy 'touring units' includes touring caravans, tents, trailer tents and motor-caravans.
- 7.167 The aim of this policy is to facilitate the establishment of high quality touring and camping sites in appropriate locations and recognises the contribution made by high quality touring and camping sites to the range of holiday accommodation available for visitors.
- 7.168 Alternative forms of camping accommodation such pods, yurts, wigwams and teepess, have become more popular in recent years with visitors seeking a different camping experience. Permitting alternative camping proposals will lead to a wider range of tourist offer in the plan area that can benefit the local tourism economy.
- 7.169 Although often in use for only part of the year, touring caravan and camping sites are often situated in prominent and open locations and can be very intrusive in the open countryside, particularly on the coast. Particularly heavily pressurised areas exist in many communities located on or near to the coast, including extensive parts of the AONBs. **The Council will require strong evidence that proposals for further units of accommodation in such areas will not add**

to servicing problems or harm the character or natural resources of these areas.

- 7.170 Landscape setting, site layout, and screening will therefore be important considerations in assessing proposals. In all cases, the applicant will need to submit a landscaping scheme, as well as an improvement plan for extensions, with the application.
- 7.171 When not in use and during the winter months all units should be removed from the site. Touring caravan and camping sites are considered acceptable in land use planning terms as having less impact on the landscape as static caravans sites because, by their very nature, they have transient features which do not impose permanent, year round effects on the local environment.
- 7.172 In order to ensure minimum impact upon the landscape with proposals for alternative camping accommodation, all structures should be temporary, be capable of being dismantled and moved and should have limited physical connection to the ground. The use of concrete bases is not considered acceptable. Timber platforms or decking, which can be removed from the site if required, should be used. Where possible measures should be taken to restore the site to its original state when not in use.
- 7.173 In order to ensure that these temporary structures are being used exclusively for holiday purposes and do not become full time, permanent dwellings the structures should provide basic holiday accommodation. They should only provide basic facilities for sleeping, seating and eating without installation of water services or provision of drainage facilities for WC, showers and washing. This ensures that such structures do not generate a level of permanence that could increase the level of landscape impact and site restoration should removal of the structures be required. Additional facilities (if not already present) should be provided separately from the accommodation through the conversion or extension of an existing building(s). If no suitable buildings are available, the need for additional facilities needs to be clearly demonstrated by the applicant and commensurate with the scale of the development.
- 7.174 Any proposals that include structures with mains water and drainage will be dealt with under policy TWR/3.
- 7.175 Since the countryside looks very different during the winter months, a condition will be attached to planning permissions for all new sites approved, limiting the operational period of the site to between 1st March and 1st October of the same year.
- 7.176 An unobtrusive location is defined as one which is well screened by existing landscape features and/or where touring units can be readily assimilated into the landscape without the need for excessive man made features such as hard-standing and fencing.
- 7.177 B&Bs that operate within a residential dwelling (C3 use) will not be permitted to diversify in this way to avoid the proliferation of such structures within residential curtilages.

TOWN CENTRES AND RETAIL DEVELOPMENTS

Context

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

Introduction

- 7.178 The Plans Settlement Strategy recognises the unique character and role of various centres in the Plan area. City and town centres are vital elements of the local economy and they continue to provide a focal point for communities. It is therefore important to ensure that there is a planning framework which safeguard and enhance the position of town centres as locations for retail and commercial services. Vibrant and active centres provide a mixture of uses including residential units, business activity, service provision, retail units, leisure and cultural facilities. The Joint LDP has a role to play in supporting development that will protect and promote the vitality and viability of existing centres.
- 7.179 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 floorspace 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.
- 7.180 Village shops and community services (e.g. post office, pubs) are important to rural communities as they can provide for people's day to day needs, particularly for those who are isolated either by their location or circumstances. The Joint LDP aims to safeguard and enhance such services and encourage the provision of multi-purpose community services where possible.

STRATEGIC POLICY PS10: TOWN CENTRE AND RETAIL DEVELOPMENTS

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:

Gwynedd	Sub-regional Retail Centre	Bangor
	Urban Retail Centre	Caernarfon, Porthmadog, Pwllheli
	Local Retail Centre	Abersoch, Barmouth, Bethesda, Blaenau Ffestiniog, Criccieth, Llanberis, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn
Anglesey	Urban Retail Centre	Holyhead, Llangefnï
	Local Retail Centre	Amlwch, Benllech, Beaumaris, Cemaes, Llanfairpwll, Menai Bridge, Rhosneigr, Valley

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:

1. encouraging a diverse mix of suitable uses (as defined in PPW and TAN4) in high quality environments that attract a wide range of people at different times of the day, and which are safe and accessible to all;
2. ensuring that new investment will be consistent with the scale and function of the city/ town centre in accordance with the retail hierarchy;
3. facilitating the provision of 372 sq m net of new convenience floorspace² and 9,353 sq m net of comparison floorspace³ by 2026 in the appropriate locations;
4. resisting development that detract from their vitality and viability and protecting against the loss of retail units within the Primary Retail Areas, as shown on the proposal maps;
5. maximising opportunities to re-use suitable buildings within town centres;
6. restricting the expansion of out-of-centre retailing and leisure development
7. encouraging sustainable links between the workplace, home and town centres.

Shops and services in Local Retail Centres and smaller villages that provide for the day to day needs of communities are safeguarded against their unnecessary loss and proposals for multi purpose community services are supported.

² Convenience goods – Widely distributed and relatively inexpensive goods which are purchased frequently and with minimum of effort, such as petrol, newspapers and grocery items.

³ Comparison goods – Relatively high value goods, such as shoes, electrical equipment furniture, clothes where the customer makes a comparison between different shops

POLICY MAN/1: PROPOSED TOWN CENTRE DEVELOPMENTS

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

The hierarchy of centres is as follows:-

Gwynedd	Sub-regional Retail Centre	Bangor
	Urban Retail Centre	Caernarfon, Porthmadog, Pwllheli
	Local Retail Centre	Abersoch, Barmouth, Bethesda, Blaenau Ffestiniog, Criccieth, Llanberis, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn.
Anglesey	Urban Retail Centre	Holyhead, Llangefni
	Local Retail Centre	Amlwch, Benllech, Beaumaris, Cemaes, Gaerwen, Llanfairpwll, Menai Bridge, Rhosneigr, Valley.

Proposals for new retail, commercial and leisure development proposals within town centres defined on the Proposals Maps will be permitted provided that all of the following criteria are met

1. they enhance the attractiveness, vitality and viability of the town centre,
2. the proposed development, either individually or cumulatively, does not undermine the retail role of the centre;
3. the proposed use is in keeping with adjacent uses;
4. the development does not create an excessive amount of dead frontages
5. within the Primary Retail Areas, designated in Bangor, Caernarfon, Porthmadog Pwllheli, Holyhead And Llangefni as shown on the Proposals Map, the change of use of ground floor premises (A1 shops) to any other use will be resisted

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

Explanation:-

- 7.181 PPW states that local planning authorities should identify an existing hierarchy of centres and highlight any which fulfil specialist roles.
- 7.182 The Plan recognises that the centres identified above have been and will continue to be the focus for retailing, commercial, cultural and leisure activities within the area. These centres are important for the local economy, ensuring that a variety of complementary functions are available, reducing the need to travel, being a catalyst for successful regeneration and helping to maintain sustainable communities.
- 7.183 Retail and commercial development should preferably be located within the defined town centres identified above. First preference will be given to developing sites within the Sub-

Regional Centre, Urban Regional Centres, followed by edge of centre sites and then Local Retail Centres. Proposals will be determined in accordance with the sequential approach set out in PPW and TAN 4.

- 7.184 New retail and commercial development located outside of town centres can have a detrimental impact on the vitality, attractiveness and viability of existing centres. These impacts need to be considered when determining proposals for new retail development
- 7.185 The vitality, viability and attractiveness of the town centres identified in the plan can be maintained and enhanced by ensuring that town centres identified in the retail hierarchy remain the primary focus for a wide range of town centre uses including (A1,A2 and A3), commercial and public offices (B1), community facilities and institutions (D1 and entertainment and leisure (D2). These types of town centre uses will be encouraged to locate within identified town centres, but outside the identified Primary Retail Areas. The Primary Retail Areas in Bangor, Caernarfon, Porthmadog and Pwllheli, Holyhead and Llangejni as shown on the Proposals Map have been identified to safeguard and enhance their retail function.

POLICY MAN/2: PRIMARY RETAIL AREAS (RETAIL CORE)

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

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

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

Explanation:-

- 7.186 Within the towns identified in this Policy, the majority of the ground floor units in the Primary Retail Areas are shops. The Primary Retail Areas are identified on the Proposals Map and their boundaries are based on the recommendations of the Gwynedd and Anglesey Retail Study (Applied Planning 2013).
- 7.187 The aim of this policy is to safeguard and enhance the vitality and viability of the Primary Retail Areas by controlling the number of non-A1 uses. An accumulation of non-A1 uses could pose a threat to the prosperity of Primary Shopping Areas.
- 7.188 The Council recognise that some shops may become vacant and remain vacant for a long period of time. If a unit remains vacant for a long period it could have a negative effect on the vitality, attractiveness and viability of the area. One way the planning system can assist the recovery of Primary Retail Areas is to enable greater flexibility where long term vacancies are becoming a problem. When considering proposals for the change of use of a retail unit under

such circumstances, clear evidence must be presented to show that the unit has been widely marketed as a shop for a continuous 6 month period at a fair price or rent and that no reasonable offer has been refused.

- 7.189 It is considered that there are sufficient opportunities for encouraging a diverse mix of complementary uses within areas of the defined town centres that surround the Primary Shopping Areas

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

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

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

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

Proposals for major retail development and sub-division of existing retail units outside the defined town centre boundaries will only be permitted where:

- 1. the development would not undermine the retail hierarchy set out in the Strategic Policies and detailed Policy MAN/1 and**
- 2. the development either by itself or in combination with other permitted or allocated retail developments would not undermine the vitality and viability of any of the centres.**
- 3. evidence of need for additional provision has been demonstrated**
- 4. the sequential approach set out in national planning policy and guidance and in the Plan has been satisfied.**

Explanation:-

- 7.190 Retail development outside of town centres can jeopardise the vitality and viability of existing centres. The Local Development Plan will seek to limit the scale of retail development outside town centres whilst recognising the need to allow some development to help sustain communities particularly in rural areas. Existing shops outside defined centres can perform a vital role in meeting the daily needs of local people and it is important that such services are not lost.
- 7.191 The Councils will support proposals for new small scale shops within development boundaries. Small scale is taken to be less than 200 sq m net as most corner shops would not exceed 200 sq. net.

- 7.192 Proposals that are outside of the defined town centres will be determined using the sequential approach outlined in Chapter 10 of PPW. Proposals for retail uses on industrial estates unrelated to factories selling their own products will not normally be permitted because retail development in such locations can have the effect of limiting the range and quality of sites available for employment uses as well as having a detrimental impact on the vitality, attractiveness and viability of existing town and local centres.
- 7.193 It is recognised that some types of retailing, such as stores selling bulky goods and requiring large showrooms may not be able to find suitable sites in town centres. Such stores should be located at edge of centre sites or where such sites are not available, at locations accessible by a choice of means of transport.
- 7.194 Major retail proposals are considered to be any proposals above a net floor space of 500 sq. m. Any proposed additional floor space which would take an individual store to above 500 sq. m net will also be assessed under this policy. National policy establishes that a retail impact assessment must be submitted for retail developments over 2,500 sq. m gross floor space. In the case of Anglesey and Gwynedd where many centres have small retail provisions, more modest scale development can have a significant adverse impact on the vitality and viability of existing town and local centres. For this reason a retail impact assessment will generally be required for developments over 500 sq. m net. In some instances a retail impact statement may be requested for smaller units where it is considered that the development either alone or in combination with other retail developments could harm nearby centres. Requiring a retail impact assessment will help the Council assess whether there is a need for the development, the justification for selecting the site and the likely impact of the proposed development on the attractiveness, viability and vitality of the town centre.
- 7.195 PPW establishes the approach to applying the needs and sequential tests for retail development.

POLICY MAN/4 – SAFEGUARDING VILAGE SHOPS AND PUBLIC HOUSES

Proposals to change the use of a village shop or public house will not be permitted unless:

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

Explanation:-

- 7.196 It is important that the daily needs of communities are reasonably met in their locality. Provision of these services locally will reduce the need to travel and help sustain local communities.
- 7.197 The applicant will be required to provide clear evidence to show that the unit has been permanently vacant or vacant for an extended period that it has it has been on the market as a

commercial unit for a reasonable price or rent for a continuous period of 12 months and that no reasonable offer has been rejected, especially where a similar service is not available within reasonable walking distance,.

POLICY MAN/5: NEW RETAILING IN VILLAGES

Proposals for the change of use of buildings to a small shop or proposals for new shops or extensions to existing shops will be approved provided that all the following criteria can be met:

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

Explanation:-

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

POLICY MAN/6: RETAILING IN THE COUNTRYSIDE

Proposals for small scale shops or extensions to existing shops will be approved outside development boundaries provided all the following criteria can be met:

- 1. the shop is a subservient element of an existing business on the site;**
- 2. the shop will not significantly harm nearby village shops;**
- 3. priority has been given to using an appropriate existing building;**
- 4. the new use will not significantly harm the amenities of neighbouring residents or the character of the area;**
- 5. the development is accessible via sustainable means of transport;**
- 6. access and parking arrangements are satisfactory and the development will not significant harm highway safety.**

Explanation:-

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

POLICY MAN/7: HOT FOOD TAKE-AWAY USES

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

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

Explanation:-

- 7.201 Although it is recognised that hot food takeaway shops can provide an important complementary service, particularly in town centres for visitors and the night time economy, , they are more likely to have a detrimental impact on amenity and on the retail character and function of shopping centres compared to other retail uses. Such harmful impacts relate to increased incidence of litter, smells, crime and anti-social behaviour, noise and general disturbance, parking and traffic problems.
- 7.202 Applications for hot food takeaway shops will need to be assessed carefully as they can have a potential detrimental effect on the character of a retail centre and on the amenities of nearby users and residents. Such developments will have to be assessed in the context of adjacent land

uses to ensure that they are in keeping with the area and will not have a negative effect on the locality. New hot food take-away premises should be easily accessible by foot, cycle and public transport and not reliant on customers arriving by car.

- 7.203 In recent years, a number of premises have been converted into hot food takeaways. Where high concentrations occur they can pose a threat to the attractiveness, vitality and viability of the area. Clustering of hot food takeaways can break up the continuity of retail frontages and can detract from the retail function to the detriment of local residents. Thresholds where this kind of development will become unacceptable will have to be defined by examining the circumstances prevalent in a particular area. The existence of a similar development on the same street as the proposal as well as unimplemented permissions for hot food take-aways will need to be taken into account. Where development affects Primary Retail Areas, proposals will also be considered in the context of Policy MAN/2.

DRAFT

PART A – SCALE AND TYPE OF HOUSES

HOUSING TO MEET LOCAL NEED

A BALANCED HOUSING PROVISION

Context

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

Introduction

7.204 The Plan is expected to deliver one of the Government's key housing goal that aims to ensure that more housing of the right type be provided and that more choice should be provided. The creation of a healthy and balanced housing market is also a key objective of both Councils, and together with other strategies and programmes being undertaken by the Councils and other organisations, the Plan should ensure the use of land supports the delivery of sustainable communities.

7.205 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 housebuilding 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.

7.206 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.

7: Managing Growth and Development

Supply and Quality of Housing

- 7.207 A range of sizes and types of new housing is as important as the overall amount. A variety of housing types and tenures within individual Housing Market Areas, and on each housing site where that is possible, creates sustainable mixed communities and helps avoid concentrations of types of housing. High quality design and construction is vital to create visually attractive and sustainable new housing which will remain a desirable place to live well into the future.
- 7.208 Given current and future circumstances, (e.g. possible effects of the so called bedroom tax, larger than expected household size, high affordability ratio) more concealed households are anticipated and for the foreseeable future at least, home ownership is only likely to be an option for those with high incomes and those with equity from other sources such as other family members or inheritance. So it is vital to maximise the supply of new affordable housing and Strategic Policy PS12 sets out the Councils' approach.
- 7.209 A high proportion of the forecast future increase in households in the Plan area will be of people aged over 65. Many of these will want to remain in their existing homes, but some are likely to want to move to a property designed especially for older people. Enabling older households to 'down-size' can release larger properties for occupation by families. This points to a growing requirement for older peoples' housing, delivered by a diverse range of providers in a variety of formats, recognising that the housing needs and desires of older people are as varied as those of the working population. Some of that housing may encompass varying levels of care provision including extra care.
- 7.210 The provision of new student accommodation if required in appropriate locations in Bangor will release private housing which will thus become available to meet general housing needs.
- 7.211 At this stage it is recognised that some of the new housing will only be possible if new/upgraded infrastructure is provided. The Councils will work with infrastructure providers to remedy any shortfall in a timely manner.
- 7.212 The following Strategic Policy aims to address housing issues around the number of housing units, affordable housing, type, mix of new homes and as well as ensuring that the needs and requirements of specific groups, such as the elderly are met.

STRATEGIC POLICY PS11: HOUSING PROVISION

Based on the level of anticipated housing need, balanced against deliverability, environmental constraints and landscape capacity, the Councils will make provision for 7,902 housing units between 2011 and 2026.

A constant minimum 5 year supply of housing land will be maintained.

This level of growth will be distributed in accordance with Strategic Policy PS3 and policies TAI/10 to TAI/14.

POLICY TAI/1: APPROPRIATE HOUSING MIX

The Councils will work with partners to promote sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Development proposals should contribute to creating sustainable mixed

communities by:

1. maximising the delivery of affordable housing (including for local need) across the Plan area in accordance with Strategic Policy SP12;
2. contributing to redress an identified imbalance in a local housing market;
3. ensuring the sustainable use of housing land, ensuring an efficient density of development compatible with local amenity in line with Policy CYFF2;
4. ensuring the correct mix of housing unit types and tenures to meet the needs of the Plan area's current and future communities;
5. making provision, as appropriate, for specific housing needs such as student accommodation, homes for the elderly, Gypsy & Travellers, supported accommodation, nursing, residential and extra care homes, needs of people with disabilities;
6. improving the quality and suitability of the existing housing stock;
7. ensuring high standards of design that create sustainable and inclusive communities in line with Policy CYFF2.

Explanation

7.213 New housing development should include an appropriate balance and mix of house types and sizes, including where applicable affordable houses and for those who wish to self build, to reflect identified demographic needs of the settlement or for Service Centres the area they serve. It is also important to address any under provision which exists in the current range of housing stock in the settlement or area. Facilitating more balanced communities, comprising a range of ages, household types and incomes may also help achieve wider social policy goals, such as maintaining and strengthening Welsh speaking communities. A Supplementary Planning Guidance will be published to provide advice on the matter.

7.214 The Councils will consider information from a variety of sources, which include Local Housing Market Assessment, Housing Needs Studies, Common Housing Register, Tai Teg Register, Elderly Persons' Accommodation Strategy, 2011 Census and the 2011 Household Projections (this list isn't exhaustive) to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites.

POLICY TAI/2: SUBDIVISION OF EXISTING PROPERTIES TO SELF-CONTAINED FLATS & HOUSES IN MULTIPLE OCCUPAATION (HMOs)

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

A – For Property within a development boundary or is a coloured building within an identified Cluster

1. The proposal doesn't involve a two storey terraced house;
2. The property is suitable for conversion to the number and type of units proposed without the need for significant extensions and external adaptations;
3. It will not result in an excessive concentration of such uses to the detriment of a residential area;
4. It will not have detrimental impact on residential amenity. In this regard, each proposal must demonstrate the adequacy of car parking, refuse storage space;
5. Where dedicated car parking cannot be provided the proposal must not exacerbate existing

parking problems in the local area.

B – For Property in the Open Countryside

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

Explanation

- 7.215 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. Proposals for new build Flats /HMOs will be dealt with under policies TAI/10 to TAI/14 [allocations and windfall policies] with consideration given to the potential impact upon the character and amenity of the locality including cumulative impact under Policy CYFF1 (general policy).
- 7.216 The provision of self-contained flats or HMOs can affect the residential amenity of adjoining properties. The accumulative effect or overprovision of these types of properties can affect the social character of an area and lower its environmental quality, thus detrimentally affecting the standard of living of other inhabitants. The situation can further worsen as families move out in order to seek a better living environment. The Council does not wish to see this happen (or continue in some areas). Therefore, it will not permit the conversion of two storey terraced houses into flats or HMOs on the basis that this type of development is likely to fully compromise the residential amenity of adjoining properties. The conversion of other properties will be refused unless proposals conform in full to the policy.
- 7.217 The pressure for this type of development, as well as its consequences, can be clearly seen in Bangor and pressure also exists in other parts of Gwynedd and Ynys Môn where there are large houses e.g. Pwllheli, Abermaw, Caernarfon and Menai Bridge. The situation is manifest in Bangor, since this type of accommodation is ideal as student accommodation and consequently whole streets of houses are used in this way. Very often these buildings suffer from lack of maintenance and they do not contribute positively to the appearance of the street or area. This presents a significant challenge not only to the Planning Service but also to developers, landlords, students, local residents, the academic institutions and the various agencies that

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-
- provide services in the area. This Plan will not, in itself, resolve all these issues. Continuing joint working with other parties will be imperative if the issues are to be fully addressed.
- 7.218 HMOs in Bangor have traditionally been more concentrated in the Deiniol, Hiraal and Menai wards. In order to create more balanced communities within Bangor, it is important to control the change of use of residential properties into HMOs.
- 7.219 The cumulative impacts of HMOs can have adverse environmental and social impacts such as the accumulation of residual waste and increased traffic congestion due to high levels of on-road parking. Therefore, the cumulative impacts of clusters of HMOs can be considered to be a material consideration in the decision-making process.
- 7.220 Criterion 4 refers to the effect on a residential area. The following datasets will be used to determine the proportion of properties not used as a 'shared house' as a percentage of all households. Data is included in Topic Paper ? Student Accommodation. The data will be updated on a yearly basis to ensure that changes over time are captured and that the latest data can be used in determining planning applications. Applicants will need to take account of the current data on the date of their application. The Councils consider that non shared residential accommodation should not exceed 25% of residential properties in the electoral wards of Menai (Bangor) and Deiniol and 10% in the remaining wards in the Plan area.
- Licensed HMOs – records from the Council's Licensing Team;
 - The number of extant planning permissions for HMOs
 - Council Tax exempt student properties ("shared housing")
- 7.221 In circumstances where an applicant disagrees with the Council's assessment of the number of HMOs/ shared housing in a given area, then the applicant will be afforded an opportunity to provide evidence and demonstrate otherwise.
- 7.222 Where a dwelling is located in an open countryside location evidence will be required to show that consideration has been given towards commercial usage prior to subdivision for residential use. The building should be of a sufficient size to be subdivided e.g. an old mansion, and that it is not viable to be retained as a single unit. Consideration will be given towards the impact on the residential amenity of other residential properties in the vicinity of the development.
- 7.223 If the proposal would create more than a single additional unit to the number of units on the site at the base date of the Development Plan then the development would be expected to contribute towards Affordable Housing in line with policy TAI/8.
- 7.224 For development in the open countryside the site should be located in a sustainable location being close to a service centre or on a public transport route.

POLICY TAI/3: RESIDENTIAL CARE HOMES, EXTRA CARE HOUSING OR SPECIALIST CARE ACCOMMODATION FOR THE ELDERLY

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

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

Explanation

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

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and other community facilities; Regard should be given towards the Plan's general policies in relation to the design of a proposal and its potential impact on the amenity of the locality.

- 7.229 Residential care homes consisting of only a bedroom (and possibly a bathroom) but with everything else communal, including meals, would be considered as a C2 usage. Other developments based on self-contained accommodation with simply a warden and no direct provision of care would be considered as C3 usage. For an extra care facility to be considered as C2 usage there should be extensive communal facilities within the scheme. C3 developments will be assessed against Policies TAI/10 – TAI/13 and all other relevant policies in the Plan.
- 7.230 Proposals which are considered as C2 usage will not be expected to contribute towards affordable housing provision. They will contribute to achieving the overall target for housing growth.
- 7.231 Due to the lack of mobility of residents within Nursing Homes or Elderly Mentally Infirm establishments there is greater flexibility in terms of the accessibility of these specialist care accommodation on foot to services and facilities in centres. However regard must be given towards sustainable travel of the staff and visitors therefore potential brownfield sites or buildings outside the development boundary should be located on a high frequency sustainable transport route.

POLICY TAI/4: LOCAL MARKET HOUSING

New residential development within the development boundaries of the specific settlements noted below will be permitted provided that:

- 1. The occupancy of the property is restricted to:**
 - i. Local market housing; and/or**
 - ii. Affordable housing (in accordance with Strategic Policy PS12 and Policy TAI/8)**
- 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.**

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

The relevant settlements:

(i) Local Service Centres

Anglesey

- Beaumaris
- Rhosneigr

Gwynedd

- Abersoch

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(ii) Villages

Anglesey

- Moelfre
- Trearddur
- Pont Rhyd y Bont

Gwynedd

- Aberdaron
- Mynytho
- Llanbedrog
- Sarn Bach
- Tudweiliog

Explanation

- 7.232 Proposals to build new residential units within the development boundaries of Abersoch, Beaumaris, Rhosneigr, Aberdaron, Moelfre, Mynytho, Llanbedrog, Sarn Bach, Trearddur, Tudweiliog and (Four Mile Bridge) must comply with the policy. 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 TAI/8, open market housing will not be permitted in the settlements that are named in this policy.
- 7.233 Evidence 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 within these settlements, the objective of this policy is 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. Application of this Policy may also help achieve wider social policy goals, such as maintaining and strengthening Welsh speaking communities. A Supplementary Planning Guidance will be published to provide advice on the matter.
- 7.234 The occupancy of local market housing will be restricted to those who are eligible, through a Section 106 legal agreement. The legal agreement will not restrict the value of the property as in the case of affordable housing. Rather, this policy will seek to control the value of local market units by restricting their sizes. By controlling the maximum size of local market units, the value of these units will be more compatible with the policy objective of sustaining the defined communities.

Table 1: Maximum sizes of residential units in relation to Policy TAI/4 (Where there is no connection with a Registered Social Landlord or where the development is not subject to a Social Housing Grant from the Welsh Government)

Type of residential unit	Local Market Housing
Single storey, 2 bedroom house	90m ²
Single storey, 3 bedroom house	100m ²
Single storey, 4 bedroom house	120m ²

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Two storey or more, 2 bedroom house	100m ²
Two storey or more, 3 bedroom house	110m ²
Two storey or more, 4 bedroom house	130m ²
Two storey or more, 5 bedroom house	145m ²
Garage	Additional 20m ²

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

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

Villages – Connection with the particular ward where the settlement is located only.

'Connection with the ward' is defined as follows:

- An individual who currently lives within the relevant wards and who has lived there continuously for 5 years or longer; or
- People who are not currently living in the relevant wards but who have a long and established connection with the local community, including having lived in the area for a period of 5 years or longer in the past; or
- People who have an essential need to move to live close to relatives who are currently living in the relevant wards and who have lived there for at least the past 5 years or longer and who need support because of age or infirmity reasons; or
- People who need support because of reasons relating to age or infirmity and who need to move to live close to relatives who are currently living in the relevant wards and who have lived there for the past 5 years or longer; or
- People who genuinely need to live within a specific ward as a result of their work situation; or
- Any other criterion agreed in writing by the Senior Planning and Environment Manager, Gwynedd Council or the Head of the Planning and Public Protection Service, Isle of Anglesey County Council (whichever Local Planning Authority is relevant).

POLICY TAI/5: PURPOSE BUILT STUDENT ACCOMMODATION

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

- 1. The proposal must be accompanied by an assessment of the number of additional full-time undergraduate and postgraduate students requiring accommodation, and should be supported by a higher education institution;**
- 2. The proposal is deliverable;**
- 3. The site isn't within a primarily residential area;**

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4. The site should be located within a 15 minutes walking and reasonable cycling distance to the higher education institution campus, or alternatively, near to a high frequency bus route to the education campus;
5. Proposals must not lead to a unacceptable increase in on-street parking in the surrounding area;
6. Appropriate management is in place to minimise potential negative impacts from occupants or the development on surrounding properties and neighbourhoods, and to create a positive and safe living environment for students.

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

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

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

Explanation

- 7.236 Purpose built student accommodation provide an alternative to shared private rented housing or housing in multiple occupation, which left unmanaged can have serious social and environment impacts on residential amenity. Current purpose build accommodation is located on the University's campus and on or near to the High Street, Bangor. Topic Paper ? Student Accommodation provides details of the existing provision and sets out the issues relating to the matter and how purpose built accommodation can assist in creating a more balanced housing market area, which in turn creates healthy and inclusive communities.
- 7.237 The potential positive knock-on effects of the provision of appropriately located purpose built student accommodation are a greater balance between shred housing, HMOs and open market residential housing; more local people being able to purchase affordable open market residential housing; a reduction in on-street parking issues as there are likely to be fewer cars per property and a reduction in student related anti-social behaviour in residential areas.
- 7.238 To avoid a potential oversupply of student bedspaces in purpose built accommodation, developers must undertake detailed appraisals on the level of need for additional student accommodation prior to formulating proposals, in order to gauge the appropriate levels of required bedspace provision. Such appraisals should include, but not be limited to, waiting lists for existing places (both University and privately owned stock) and an appraisal of schemes in the planning pipeline (under construction with planning permission and current applications). Priority will be given to schemes that are part of the institution's plans or which are being progressed in partnership with the institutions.

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- 7.239 Assessing proposals for new purpose built accommodation against the criteria above will help ensure that proposals are developed in appropriate locations and help ensure that students reside in managed accommodation as opposed to HMOs. For purpose built accommodation in Bangor the inset map identifies a search zone which includes part of the High Street towards Holyhead Road (subject to retaining commercial usage on the ground floor) Holyhead Road area and areas around the Ffriddoedd Road campus site.

POLICY TAI/6: REPLACEMENT DWELLINGS

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

1. Outside development boundaries or identified clusters, the present dwelling has a lawful residential use;
2. The building is not listed;
3. The existing dwelling is of no particular architectural and/ or historic and/ or visual merit, for which it should be conserved;
4. Outside development boundaries the existing dwelling is not capable of retention through renovation and extension and/ or it is demonstrated that the repair of the existing building is not economically feasible;
5. Outside development boundaries, the proposed dwelling is not a replacement for temporary residential accommodation or a building constructed of short-life materials;
6. Outside a Coastal Change Management Area, the siting of a replacement dwelling should be within the same footprint as the existing building unless it can be demonstrated that relocation within the curtilage lessen its visual and amenity impact in the locality;
7. Outside development boundaries, the siting and design of the total new development should be of a similar scale and size and not create a visual impact significantly greater than the existing dwelling in order that it can be satisfactorily absorbed or integrated into the landscape. In exceptional circumstances a larger well designed dwelling that does not lead to significant greater visual impact could be supported;
8. In areas at risk from flooding and outside a Coastal Change Management Area:
 - i. A flood consequence assessment has been undertaken for the development and satisfactory risk mitigation has been identified;
 - ii. The dwelling will incorporate flood mitigation and resiliency measures in accordance with CLG publication Improving the flood performance of new buildings: flood resilient construction;
 - iii. The building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/ overtopping of the tidal defences;
 - iv. A flood warning and evacuation plan has been prepared for the property and is to be displayed on site.
9. Exceptionally, when a recently inhabited or habitable dwelling is destroyed by accident, planning permission may be granted for a new dwelling, in situ. Evidence about the status and previous condition of the building and the cause and extent of the damage must be provided.

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

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

Explanation

- 7.240 For sites unrelated to the settlement hierarchy, and thereby identified as open countryside, stricter control is required over replacement dwellings in relation to its existing use right, replacement of a temporary structure and its visual impact.
- 7.241 In open countryside locations the existing dwelling must have an established use as a residential unit otherwise it would be considered to create a new dwelling in the open countryside contrary to National Policy. The preference will be given towards the renovation of buildings with new build only being permitted when it is unviable to undertake such renovation work.
- 7.242 This policy will not permit the replacement of a temporary residential accommodation such as caravans, chalets etc or buildings constructed from short-life materials such as prefabricated houses.
- 7.243 The proposed new dwelling would be expected to incorporate the footprint of the existing building unless it can be demonstrated that its relocation within the curtilage lessens its visual impact and it would not lead to an impact upon the amenity of adjoining uses. For sites located within a Coastal Change Management Area policy ?? would carry greater weight than this policy.
- 7.244 In open countryside the proposed new build should reflect the size and scale of the existing building unless it can be demonstrated that the proposal would not lead to a significant greater visual impact and that the proposal would lead to a better designed dwelling.
- 7.245 New build is directed away from flood risk areas, however, proposals for replacement dwellings that incorporate flood mitigation and resilient measures can be permitted.

POLICY TAI/7: RESIDENTIAL USE OF CARAVANS, MOBILE HOMES OR OTHER FORMS OF NON-PERMANENT ACCOMMODATION

NEW CARAVAN OR OTHER FORMS OF NON- PERMANENT ACCOMMODATION SITES

As an exception to Policy PS3 and Policy TAI/8, a proposal involving the siting of caravans or other forms of non-permanent accommodation for the purpose of residential use will be permitted, if the following criteria are met:

- 1) the siting is for a limited period of time, and in connection with an approved building project; or
- 2) there is a proven need for temporary accommodation to assist in the establishment of a new

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rural based enterprise, in line with national planning policy and guidance.

In the case of scenario 1) above:

- i. the siting of temporary residential caravans or other forms of non-permanent accommodation will be subject to the same locational considerations as permanent residential dwellings; and
- ii. the site is located so as to minimise the need to travel and promotes the use of sustainable transport modes to the approved building project; and
- iii. it can be demonstrated that the accommodation facilitates the delivery of the building project's accommodation strategy.

EXISTING HOLIDAY CARAVAN OR OTHER FORMS OF NON-PERMANENT HOLIDAY ACCOMMODATION

A proposal involving occupation of existing holiday caravans or other forms of non-permanent accommodation outside the usual occupancy season or the extension of existing sites for the purpose of temporary residential use will be permitted, if the following criteria are met:

3. there is a proven need for temporary residential accommodation in association with an approved building project; and
4. the site is located so as to minimise the need to travel and promotes the use of sustainable transport modes to the approved building project; and
5. it can be demonstrated that the construction worker accommodation facilitates the delivery of the building project's accommodation strategy.
6. it can be demonstrated that the proposal would not have a significant detrimental impact on the tourism industry.

MECHANISMS TO MANAGE THE DEVELOPMENT

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

7. occupancy of the caravans or other form of non-permanent accommodation is confined to persons able to demonstrate the essential need for the accommodation; and
8. the resources required to ensure monitoring systems are established and any unauthorised activity can be adequately controlled is available; and
9. the permission is for a time-limited period only and, after which time the need for the accommodation ceases, the caravan or other form of non-permanent accommodation shall be removed from the site and either (i) the land restored to its former condition within a specified period, or (ii) serviced plots are retained for a future policy conforming use.

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

Explanation

- 7.246 Caravans and other forms of non-permanent accommodation are generally considered to be unacceptable as permanent homes within the Plan area. However, they may have a part to play in providing short term low cost accommodation for specific households provided that there is

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an essential need and the high quality of the environment of the Plan area is safeguarded and there are no overriding safety objections.

- 7.247 Temporary permission for the residential use of a caravan or other forms of non-permanent accommodation may be given in association with and for the duration of building works, the establishment of a new agricultural enterprise or other similar site-based project. In accordance with the Plan's policies, such a permission would be subject to satisfactory arrangements for the provision of water supply, effluent disposal and other domestic services and the protection of the residential amenity of any neighbours. There may also be a requirement for caravans to be painted in an approved subdued colour or for appropriate screening to be introduced.
- 7.248 Proposals for new sites associated with an approved building project will also be assessed against the same policies that apply to permanent residential development proposals. Residents of the caravans, mobile homes or other forms of non-permanent accommodation require the same access to services and facilities such as health, education, employment and retail therefore the same, considerations need to be taken into account. Therefore the sites would need to be within or adjacent to development boundaries of identified settlements.
- 7.249 In certain circumstances, on agricultural holdings or other rural land based enterprises, there may be a special requirement for the use of a caravan or another form of non-permanent, for example, on a newly established farming enterprise, prior to permanent accommodation being justified.
- 7.250 In assessing proposals that involve the temporary use of existing caravans or other forms of non-permanent accommodation particular regard will be had to the potential for loss of existing holiday accommodation within such sites.
- 7.251 For major development proposals there may be a short term requirement to use existing holiday caravan sites or non-permanent holiday accommodation. In such cases evidence is required over the need for the temporary residential use and how it would facilitate sustainable transport provision to and from the workplace.
- 7.252 Proposals which lead to the extension of an existing site should have regard to other policies within the plan in particular the suitability of such extension in terms of visual impact.
- 7.253 Proposal which can demonstrate how the temporary usage will help to upgrade the facilities on such sites and provide a long term tourism legacy for the area will be permitted.
- 7.254 Such proposals will also have to show that it would not individually or cumulatively, with other similar proposals within an area, lead to a detrimental impact upon the tourism industry.

PART B - AFFORDABLE HOUSING

Context

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

Introduction

- 7.255 The provision of affordable homes is an objective of the Plan. Providing affordable homes is also a priority of both Single Integrated Plans and is a key priority for both Councils. The majority of affordable housing that is built in the Plan area has been delivered as part of new development. Therefore, planning policies have a central role in helping to deliver low cost homes through quotas of affordable dwellings being negotiated and delivered on open market housing sites. Applying these policies can also contribute to achieving wider social policy goals such as maintaining and strengthening Welsh speaking communities. The following Strategic Policy and detailed policy sets out the circumstances for securing affordable housing, which will in time be supported by an Affordable Housing Supplementary Planning Guidance.
- 7.256 Affordable Housing is defined in national policy as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Social and affordable rented housing is normally rented from a Housing Association. Intermediate Housing refers to housing which is available to buy or to part buy/part rent at below the market price. Planning mechanisms, such as Section 106 Agreements are used to control occupancy and prices.
- 7.257 In May 2011 average house price in Anglesey and Gwynedd stood at approximately £170,471 and £169,780, respectively. While this is not considered high by national standards, when compared to average household income they are considered unaffordable. At entry level the problem is more pronounced and many local people, especially younger people, often find themselves priced out of the market. Despite the recent economic downturn the issue of housing affordability remains a key concern across the Plan area. Additionally over the last few decades 'Right to Buy' sales and the proliferation of second/ holiday homes have significantly

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reduced the supply of both social sector and market properties, available to meet local housing needs.

- 7.258 A key theme of national policy is that local planning authorities can seek the provision of affordable housing through the planning system where there is strong evidence on need. In order to demonstrate the need for affordable housing within the Plan area, the Councils carried out Local Housing Market Assessments (LHMA), Housing Needs Study and an Affordable Housing Viability Assessment.
- 7.259 The Anglesey LHMA and Housing Needs Study and the Gwynedd LHMA provide a snapshot of the scale of affordable housing likely to be required in Anglesey and Gwynedd, i.e. approximately 1,344 housing units per annum for 5 years to meet backlog and emerging needs (these figures are based upon Welsh Government methodology which calculates 25% of household income on housing costs) . The current assessments also indicated that across the Plan area most of the need was for social rented units rather than shared ownership dwellings. 'Tai Teg', an affordable housing register, will be the main information source for intermediate/shared equity schemes in the Plan area.
- 7.260 As the private sector is by far the largest house builder it is recognised that the provision of affordable housing can affect the profitability and the viability of housing development. The Affordable Housing Viability Assessment has been produced to demonstrate the levels at which housing development is capable of being delivered profitably while at the same time providing an appropriate level of affordable housing and tenure mix.
- 7.261 The results of the Affordable Housing Viability Assessment indicate that in lower market areas the land values and house prices make the delivery of affordable housing challenging. While, elsewhere in medium and high market areas land values and house prices suggest that development is capable of delivering higher levels of affordable housing without adversely affecting the profitability of sites. Furthermore, as market conditions improve, sites across the Plan area should be able to accommodate increased levels of affordable housing without impacting on profitability.

STRATEGIC POLICY PS12: AFFORDABLE HOUSING

Sufficient land is identified to provide a minimum target of 1,400 new affordable homes.

POLICY TAI/8: AFFORDABLE HOUSING THRESHOLD & DISTRIBUTION

The Councils will seek to secure an appropriate level of affordable housing across the plan area by working in partnership with Registered Providers, developers and local communities to meet the minimum target presented in strategic policy PS12.

1 Threshold

Housing development, both new build and conversions, in settlements identified within the settlement hierarchy as shown in strategic policy PS3 will be expected to make an affordable housing contribution in line with the threshold figures introduced in the table below:

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CATEGORY OF SETTLEMENT	THRESHOLD
Sub-regional	5 or more housing units
Urban Service Centres	
Local Service Centres	
Service Villages	3 or more housing units
Rural / Coastal Villages	2 or more housing units
Local Villages	
Clusters	Only sites of 100% affordable housing will be supported within clusters.
Subdivision of Rural Dwellings	2 or more additional units

2 Percentage of Affordable Housing

The following percentage of affordable housing provision is expected within the Housing Price Area presented in the table below:

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.

See table in the explanation below in relation to which settlement falls within these areas.

Where the affordable housing requirement of a particular scheme falls below a single dwelling on the site then a pro-rata payment would be expected rather than no affordable provision on the site.

3 Other Matters

- i. All developments will be required to achieve an appropriate mix in terms of 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. 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.
- v. If it can be demonstrated that there are no such eligible occupiers for rural enterprise dwellings then the housing will be occupied by those eligible for consideration for affordable housing.
- vi. 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.

Explanation

7.262 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 will be sought i.e. 60% in this example.

7.263 Different House pricing areas have been identified in the Viability study. The table below identify into which House Price areas different settlements belong (Clusters not included since all development in Clusters will be for affordable housing):

HOUSING PRICE AREA	MAIN SETTLEMENTS
AT LEAST 25%	
Gwynedd High Value Coastal	Abersoch
Rhosneigr	Rhosneigr
Beaumaris	Beaumaris
Rural North West	Cemaes

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HOUSING PRICE AREA	MAIN SETTLEMENTS
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

- 7.264 Planning Policy Wales refers to affordable housing exception sites as small housing sites within or adjoining existing settlements for the provision of affordable housing to meet local needs. This is further clarified in TAN2 which states rural exception sites should be small (as locally defined in the development plan), solely for affordable housing and on land within or adjoining existing rural settlements which would not otherwise be released for market housing.
- 7.265 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.
- 7.266 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.

POLICY TAI/8A: EXCEPTION SITES

Where it is demonstrated that there is a proven local need for affordable housing that cannot reasonably be delivered on a market site inside the development boundary within a reasonable timescale, as an exception, sites within or immediately adjacent to development boundaries for 100% affordable housing schemes on a small scale that are proportionate to the size of the settlement unless it can be clearly demonstrated that

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there is a demonstrable requirement for a larger site will be supported, with priority given to suitable previously developed land.

In exceptional circumstances subject to evidence that it is not viable to provide a 100% affordable exception site to meet a proven local need for affordable housing on sites immediately adjacent to the development boundary, support will be given to an enabled exception sites subject to:

1. Only a minimum number of open market housing dwellings are included to make the proposal viable;
2. The development is by or in partnership with a Registered Social Landlord and/or a Community Land Trust and/or the Strategic Housing Authority;
3. The open market provision does not exceed the growth level anticipated within the plan's settlement strategy.

Explanation

- 7.267 Planning Policy Wales refers to affordable housing exception sites as small housing sites within or adjoining existing settlements for the provision of affordable housing to meet local needs. This is further clarified in TAN2 which states rural exception sites should be small (as locally defined in the development plan), solely for affordable housing and on land within or adjoining existing rural settlements which would not otherwise be released for market housing.
- 7.268 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.
- 7.269 Even though there have been permissive exception sites policies for a number of years in both Anglesey and Gwynedd there has only been limited development delivered through these policies.
- 7.270 Paragraph 4.2.2 of TAN6 states that "Planning authorities should employ all available policy approaches, in an innovative way, to maximise the supply of affordable housing as defined in TAN2."
- 7.271 A reduction in the availability of social housing grants and the need for authorities to be innovative in delivering affordable housing provision has led to the inclusion of an enabled exception sites element to policy TAI/8A.
- 7.272 The enabled exception sites is seen as an innovative way to ensure that proposals by or in partnership with a Registered Social Landlords and/or a Community Land Trust and/or the Strategic Housing Authority are viable and can therefore be brought forward to deliver a proven local need for affordable housing.

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- 7.273 Proposals should be supported by robust evidence that the proposal would not be viable without an open market element as part of the proposal. The number of open market units should be the least amount required. The onus will be on the developer to provide evidence to satisfy the local planning authority that it is not viable to develop an exception sites without an element of open market provision. Any open market element justified in such a proposal should be of a scale and type to meet the communities need for market development and not lead to an over provision within the settlement.
- 7.274 In settlements identified under policy TAI/4 as Local Market housing the open market element on an enabled exception sites within these settlements will have to comply with policy TAI/4.
- 7.275 Consideration will be given towards the settlement strategy and the expected growth level when considering the impact of any open market provision as part of a proposal considered under this policy.
- 7.276 A CLT is a not-for-profit, community organisation run by local people to develop housing and other assets at permanently affordable levels for long-term community benefit. It is a constituted, legal entity with the ability to hold and manage assets, and is defined in law.
- 7.277 It is imperative that the affordable housing developed on an enabled exception site are completed concurrently with the market housing. The development of these sites should not be phased and there should not be a time gap between the completion of the market housing and the completion of the affordable housing.

PART C – GYPSY AND TRAVELLER ACCOMMODATION

Context

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

Introduction

- 7.278 It is widely accepted that there is a national shortage of authorised sites for Gypsies and Travellers. This has led to an increasing incidence of unauthorised encampments and has sometimes created tensions between Gypsies and Travellers and the settled community. The

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supply of authorised sites, in appropriate locations, will help address the cycle of eviction that can be costly, and does not address the underlying need for a home.

- 7.279 National policy places a responsibility for local authorities to set out the strategy and the criteria to be used to guide the development of Gypsy and Traveller sites in the plan area.
- 7.280 There is currently one authorised local authority owned residential Gypsy site at Llandygai, near Bangor with capacity for 8 pitches. There is also a tolerated Travellers site near Pentraeth, where 11 caravans are sited. It is considered that this site offers unsatisfactory living conditions and therefore should be relocated to a more appropriate site.
- 7.281 Local authorities were required to assess the accommodation needs of Gypsy and Traveller families under Sections 225 & 226 of the Housing Act 2004. Where there is an assessment of unmet need for Gypsy and Traveller accommodation in the area the Council should identify sufficient sites in local development plans to ensure that the identified pitch requirement for residential and transit use can be met
- 7.282 In accordance with the Housing Act 2004, the North West Wales and Flintshire Gypsy and Traveler Accommodation Needs Assessment (GTANA) (2011) was undertaken for all the North Wales local planning authorities apart from Wrexham (who had undertaken a separate study).
- 7.283 The findings of the GTANA indicate that there is a requirement for 11 residential pitches to replace the existing tolerated site near Pentraeth and a requirement for an additional 10 residential pitches in Gwynedd. The GTANA has calculated that 28 'transit' pitches are required in North Wales to be shared between the Local Authorities. There are currently no authorised transit sites in North Wales. 'Transit' pitches can either be on formal sites that are similar to permanent residential sites but the occupier can only stay up to 3 months. Alternatively they can be temporary stopping places. Conwy County Borough Council and Denbighshire County Council are currently working together to identify permanent residential Gypsy and Traveller site as well as a formal transit site.
- 7.284 Under the new Housing (Wales) Act 2014 another GTANA will need to be undertaken in 2015 to comply with Welsh Government requirements. The completion of the new assessment may result in changes in the number of additional pitches required over the Plan period.
- 7.285 This process provides equity between Gypsies and Travellers and the settled community, because the same process for other types of housing need and homelessness is followed. By not providing for the identified need Gypsies and Travellers may have to resort to unauthorised sites, which, aside from the tensions this causes, is equivalent to homelessness.

POLICY TAI/9: SAFEGUARDING EXISTING GYPSY & TRAVELLER SITES

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 Gypsies.

Any new Gypsy or Traveller sites granted planning permission and implemented shall also be safeguarded for Gypsies or Travellers use.

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Planning permission will be refused for an alternative use on a safeguarded site unless an alternative, replacement site has been identified and developed to provide facilities of an equivalent or improved standard (including its location) whilst there remains a need for such sites as evidenced by the Gypsy and Traveller Accommodation Needs Assessment or the best available evidence.

Explanation

- 7.286 The policy proposes that sites that have permanent planning permission for Gypsy or Traveller residential use, or are granted such permission in the future, will be safeguarded. This will ensure that the permitted use as a Gypsy or Traveller site is not lost to an alternative use, 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 demonstrated by the Gypsy and Traveller Accommodation Needs Assessment (2011 and any update).

POLICY TAI/ 9A: GYPSY AND TRAVELLER SITE ALLOCATIONS

To contribute to fulfilling the identified need for Gypsy and Traveller pitches as shown in the Gypsy and Traveller Accommodation Needs Assessment the following location, as shown on the Proposals Map, has been identified for potential development for permanent residential Gypsy or Traveller use, to be solely occupied by Gypsies or Travellers:

Permanent Gypsy or Traveller sites

Location	Number of pitches	Occupants
Extension to existing site at Llandygai, Bangor	5	Gypsies

The Councils are applying a Gypsies and Travellers Sites Assessment Methodology to identify sites for an additional 16 permanent residential pitches as well as a series of temporary stopping pitches for Gypsies and Travellers in accordance with the Accommodation Needs Assessment Study.

Explanation

- 7.287 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 and have no alternative place to live (this assessment is carried out by Housing Services). Occupants will be provided with pitches on a year round basis paying rent and council taxes to the local Authority.

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7.288 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 were submitted and subsequently discounted after applying the site assessment methodology (see below).

7.289 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.

Permanent Residential Pitches

7.290 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:

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 sites

Temporary Stopping Sites

7.291 The ideal size of a residential site should generally be no more than 12 pitches (Good Practice Designing Gypsy Traveller Sites 2009, the Government is currently consulting on a revised version of this guidance note). Council records indicate that there have been occurrences of up to 15 caravans stopping at any one time on the same site in the Plan area for relatively short periods. However, most of the unauthorised encampments have involved much smaller numbers of caravans. Providing one transit/stopping site that could accommodate up to 15 pitches, or 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 size of the site it is anticipated that the temporary stopping sites will provide intermittent needs for site accommodation for which a charge may be levied as determined by the Council. 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 criteria that will be applied to select the development of temporary stopping places for Gypsies and Travellers:

1. The access to and from the site must be of sufficient quality and size to enable access onto and off the site by heavy vehicles, such as trailers

2. There must be a space for up to e.g. six towing caravans, six parking spaces, and easy manoeuvrability (the exact number of caravans and spaces will be determined by the size of the site).

7.292 The following services and facilities will be provided:

1. A cold water supply to be provided which may be by use of water standpipe.
2. Portable toilets with separate provision for men and women.
3. A sewerage disposal point.
4. Refuse disposal facilities.
5. Drainage infrastructure.
6. Appropriate lighting to enable safe movement, but avoiding light pollution.

Further information about the assessment process is included in Topic Paper [Gypsy and Traveller sites](#), which is published alongside the Deposit Plan.

POLICY TAI/9B: SITES FOR GYPSIES AND TRAVELLER PITCHES

New permanent residential Gypsy or Traveller sites and extensions to existing authorised sites for Gypsies and Travellers will be permitted on land that would not otherwise be released for residential development provided all the following criteria are satisfied:

1. a genuine local need is identified;
2. necessary transport and social infrastructure are accessible or can be readily provided;
3. cannot be accommodated on an existing authorised site;
4. 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;
5. it is capable of being serviced with water, electricity, and waste management;
6. the design of the development demonstrates that due regard has been taken to the Welsh Government Good Practice Guide in Designing Gypsy Traveller Sites;
7. there would be no unreasonable impact on the character and appearance of the surrounding areas including impact on residential amenity of neighbouring occupiers or the operating conditions of existing businesses;
8. no adverse effects on areas designated as being of international or national importance for biodiversity and landscape;
9. that satisfactory arrangements are in place to restrict the occupancy of the pitches to Gypsies or Travellers.

Explanation

- 7.293 Many Gypsy and Traveller families have a cultural aversion to living in bricks and mortar accommodation. This aversion has been recognised in the law courts and means that every Local Authority in Wales must view Gypsy and Traveller accommodation as a form of affordable housing.

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- 7.294 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
- 7.295 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.
- 7.296 We are exploring into the possibility of requiring the results of a local needs survey 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.
- 7.297 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.

PART D – LOCATION OF HOUSING

SETTLEMENT STRATEGY

Context

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

Introduction

- 7.298 The Plan's spatial strategy as set out in the Settlement Strategy is crucial in guiding growth in the Plan area over the Plan period. Strategic Policy PS3 sets out the broad approach to the location and distribution of development within the Plan area. It defines the role of towns and villages and Policy PS4 sets out the type of development that could be acceptable in the open countryside.

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- 7.299 Strategic Policy PS3 also outlines the hierarchy for service provision and investment, the spatial distribution of housing and employment growth.
- 7.300 The preferred option for the spatial strategy seeks to ensure that, where possible, the majority (55%) of residential development will be located within or adjacent to the existing Sub Regional Centre and the Urban Service Centres as they provide the best range of services, employment opportunities and access to public transport. This approach makes the most use of existing infrastructure, reduces the need to travel and ensures the ongoing sustainability of these Centres.
- 7.301 However, the preferred option recognises that smaller Centres (i.e. the Rural Service Centres) and Villages, if they are to remain sustainable, should have the opportunity where appropriate to accommodate new development. Nonetheless not all Villages are alike. Main Villages are considered to provide a higher level of facilities and services than the Remoter Villages and generally have greater sustainable access to and a functional link with higher order Centres. At this stage it is considered that some of these Main Villages can absorb some growth that would normally be directed to a higher order Centre. It is important that their existing role, level of facilities and services are protected wherever possible. In contrast, due to either location or comparatively lower level of key services, smaller schemes are considered more appropriate in the Remoter Villages. Evidence suggests that communities in Coastal Villages face more challenges in terms of accessing the local housing market, - a challenge that is heightened by the Villages' popularity for second/ holiday home owners. Development in these Villages needs to be of an appropriate scale and type to address community need for housing and to safeguard the Welsh language and culture.
- 7.302 In order to address some of the local need for housing outside the Centres and Villages, named Clusters that can accommodate small-scale infill development only are also identified in the Settlement Strategy.
- 7.303 The principles underpinning how future growth will be distributed reflects the role of the Centres, Villages and Clusters and their relationship with each other, ensuring that the scale of development is appropriate to the size of the settlement and that environmental, linguistic and infrastructure capacity is accounted for.
- 7.304 The following tables provide a breakdown of the Plan's Proposed growth. Figures are based upon the growth level of 7,184 units with a slippage allowance of 10% (7,902 units in total).

Table 8 - Distribution of Housing Growth within the Plan

Type of Settlements	Number of Settlements	Percentage of the Growth	Number of Units
Sub-regional Centre & Urban Service Centres	8	Up to 55%	4,346
Local Service Centres	20	At least 20%	1,580
Villages	87	No more than 25%	1,502
Clusters	112		224
Open Countryside	-		250

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Table 9 - Position since Base Date of the Plan in 2011 – Ynys Môn (2014 figures)

Type of Settlements	Number of Settlements	Units Required	Units Completed	Units with planning permission ¹	Additional number required
Urban Service Centres	3	2,039	141	480	1,418
Local Service Centres	10	790	146	235	409
Service Villages	3	120	2	54	64
Villages	30	616	89	390	137
Clusters	51	102	39	106	-43
Open Countryside	-	150	86	205	-141
TOTALS	97	3,817	503	1,470	1,844

¹ This figure does not include sites unlikely to be completed within the Plan Period.

Table 10 - Position since Base Date of the Plan in 2011 – Gwynedd (2014 figures)

Type of Settlements	Number of Settlements	Units Required	Units Completed	Units with planning permission ¹	Additional number required
Sub-regional Centre & Urban Service Centres	5	2,306	172	740	1,394
Local Service Centres	10	790	89	368	333
Service Villages	8	320	21	57	242
Villages	46	446	144	232	70
Clusters	61	122	12	35	75
Open Countryside	-	100	30	44	26
TOTALS	130	4,084	468	1,476	2,140

¹ This figure does not include sites unlikely to be completed within the Plan Period.

7.305 These tables will provide a context and basis over the number of additional units required within the different categories which will link with the schedule of allocated sites and windfall provision in the detailed policies below.

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Snowdonia National Park Local Development Plan policy

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

STRATEGIC POLICY PS3: SETTLEMENT STRATEGY

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

Category	Type of Development
Main Centres - Approximately 55% of the Plan's Growth located within:	
(i) Sub-regional centre	A higher proportion of new development required will take place within the Sub-regional centre and Urban Service Centres. This will be through commitments and new allocations including allocating strategic housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.
(ii) Urban Service Centres	
Local Service Centres – Approximately 20% of the Plan's Growth located within:	
(iii) Local Service Centres	This will be through commitments and new allocations including allocating key housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.
Villages and Clusters – No more than 25% of the Plan's Growth located within:	
(iv) Service Villages	Higher level of housing will occur within this category compared to other types of Villages. This will be delivered through commitments and new allocations (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.
(v) Local Villages	Development will be restricted to a scale and type to address community need for housing on windfall/ infill plots within development boundaries. No open market housing sites will be allocated in these Villages.
(vi) Coastal Villages	
(vii) Rural Villages	
(viii) Clusters	Over the Plan period there will be no allocation for development within the named Clusters. Local need affordable housing units will be permitted on infill or extension plots in acceptable and sustainable locations. There will not be a development boundary for the Clusters and only sites adjacent to a coloured dwelling (on the inset maps) will be considered.
(ix) Open countryside	Only housing development that complies with Planning Policy Wales and TAN6 will be permitted in the Open Countryside.

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Explanation

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

POLICY TAI/10: HOUSING IN SUB-REGIONAL CENTRE & URBAN SERVICE CENTRES

In the Sub-Regional Centre of Bangor and the following Urban Service Centres

Anglesey

Amlwch, Holyhead, Llangefni

Gwynedd

Blaenau Ffestiniog, Caernarfon, Porthmadog, Pwllheli

Housing to meet the Plan's strategy will be delivered through:

(i) Allocations

The following sites are identified as Housing Allocations:

Sub-Regional Centre

Centre	Site Reference Number	Site Name	Indicative Growth Level	Permission (Apr 2014)
Bangor	T1	Goetra Uchaf	245	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

Urban Service Centres

Centre	Site Reference Number	Site Name	Indicative Growth Level	Permission (Apr 2014)
Amlwch	T6	Land near Maes Mona	50	No

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	T7	Land near Lôn Bach	73	No
	T8	Land at Madyn Farm	152	No
	T9	Land near Rheinwas Field	40	No
	T10	Land at Tan y Bryn	58	No
Caergybi	T11	Tyddyn Bach	123	Yes
	T12	Land near Cae Rhos	53	No
	T13	Land near Yr Ogof	72	No
	T14	Land near Tyddyn Bach Farm	49	No
	T15	Land near Waunfawr Estate	22	Yes
	T16	Glan y Dŵr	90	Yes
	T17	Cae Serri Road	21	Yes
Llangefni	T18	Land near Ty Hen	154	No
	T19	Former Ysgol y Bont	41	No
	T20	Ty'n Coed	144	No
	T21	Land near Ysgol y Graig	38	No
	T22	Land near Bro Tudur	59	No
	T23	Land near Coleg Menai	49	No
Blaenau Ffestiniog	T24	Former Playing Fields	95	No
	T25	Land at Congl y Wal	60	No
Caernarfon	T26	Former Hendre School	42	No
	T27	To the rear of Maes Gwynedd	29	No
	T28	Cae Phillips Road	123	Yes
Porthmadog	NONE	-	-	-
Pwllheli	T29	Land near Lôn Caernarfon	150	No
	T30	Deiniol Field	14	No
	T31	Former Hockey Field	17	No

(ii) Windfall

Additional units will be provided on suitable unallocated sites within the development boundary based upon the growth level in the table below:

Settlement	Windfall Provision
Bangor	479
Amlwch	142
Caergybi	332

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Llangefni	136
Blaenau Ffestiniog	118
Caernarfon	190
Porthmadog	123
Pwllheli	110

Explanation

- 7.309 Bangor benefits from a strong strategic rail and road corridor running through North Wales connecting the key hubs as recognised in the Wales Spatial Plan. It is a strategic sub-regional retail centre and performs as cross boundary Centre providing for opportunities for small, medium and large scale employment opportunities on established and new sites; higher and education; leisure and health facilities/ services. It has excellent public transport links with lower order settlements within and outside the Plan area.
- 7.310 Over the Plan period a higher proportion of new development required in the Plan area will take place within, and on the edge of Bangor through completions, commitments, windfall and new allocations. Settlement boundaries will be amended to reflect the proposed development. The Centre will provide for a combination of market and affordable housing.
- 7.311 The Strategy recognises the major role of the Urban Service Centres. They offer the good range of employment, facilities and services that serve their own population as well as their wide catchment areas. They are recognized in the Wales Spatial Plan as Primary Key Settlements either within the identified hubs, or, as in the case of Blaenau Ffestiniog, perform a key cross boundary role between two national spatial plan areas. These Centres, particularly Holyhead, have a high degree of accessibility by public transport and other sustainable modes.
- 7.312 Over the Plan period a higher proportion of development required in the Plan area will be directed to these Centres. Most new development will take place within, and on the fringe of the Urban Service Centres and development will be delivered through completions, commitments, windfall and new allocations. Settlement boundaries will be amended to reflect the proposed development. The Centre will provide for a combination of market and affordable housing.

POLICY TAI/11: HOUSING IN LOCAL SERVICE CENTRES

In the following Local Service Centres:

Anglesey

Beaumaris, Benllech, Bodedern, Cemaes, Gaerwen, Llanfairpwll, Menai Bridge, Pentraeth, Rhosneigr, Valley

Gwynedd

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

Housing to meet the Plan's strategy will be delivered through:

(i) Allocations

The following sites are identified as Housing Allocations:

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Centre	Site Reference Number	Site Name	Indicative Growth Level	Permission (Apr 2014)
Biwmares	T32	Casita	35	Yes
Benllech	T33	Adjoining Wendon Cafe	12	No
Bodedern	T34	Land near Llwyn Angharad	48	No
Cemaes	T35	And to rear of Holyhead Road	60	No
Gaerwen	NONE	-	-	-
Llanfairpwll	T36	Land near Bryn Eira	30	No
	T37	Land near Penmynydd Road	10	Yes
Porthaethwy	T38	Ty Mawr	20	Yes
	T39	Tyddyn Mostyn	40	Yes
	T40	Land near Lôn Gamfa	14	No
Pentraeth	NONE	-	-	-
Rhosneigr	NONE	-	-	-
Y Fali	T41	Former Cattle Market Site	40	No
Abermaw	NONE	-	-	-
Abersoch	NONE	-	-	-
Bethesda	NONE	-	-	-
Criccieth	T42	Land near North Terrace	34	No
Llanberis	T43	Land near Victoria Hotel	16	No
	T44	Land near Tŷ Du Road	11	Yes
Llanrug	T45	Church Field	10	Yes
	T46	Land near Rhythallt Road	6	Yes
Nefyn	T47	Land near Helyg	19	No
	T48	Former Allotments	10	Yes
Penrhyn-deudraeth	T49	Canol Cae	31	No
	T50	Land near Former Bron Garth Hospital	46	No

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	T51	Land near Canol Cae	31	No
Penygroes	T52	Land near Maes Dulyd	39	No
Tywyn	T53	Sŵn y Tonnau	21	Yes
	T54	Garreglwyd	14	Yes

(ii) Windfall

Additional units will be provided on suitable unallocated sites within the development boundary based upon the growth level in the table below:

Settlement	Windfall Provision
Biwmares	55
Benllech	38
Bodedern	9
Cemaes	18
Gaerwen	40
Llanfairpwll	35
Porthaethwy	20
Pentraeth	35
Rhosneigr	54
Y Fali	32
Abermaw	81
Abersoch	65
Bethesda	82
Criccieth	124
Llanberis	37
Llanrug	31
Nefyn	37
Penrhyndeudraeth	42
Penygroes	40
Tywyn	55

Development in Abersoch, Beaumaris and Rhosneigr will have to comply with policy TAI/4 Local Market Housing.

Explanation

- 7.313 The Strategy recognises the complementary role of the Local Service Centres, providing the essential service needs of their own population and immediate rural catchment areas as well as

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Supply and Quality of Housing

some employment and retail opportunities. They have a good degree of accessibility by public transport to the higher order Centres. Over the Plan period housing growth will be directed to land within or on the fringe of these Local Service Centres. Development will be delivered through completions, commitments, windfall and, where appropriate, new allocations. Settlement boundaries will be amended to reflect the proposed development. The Centres will provide for a combination of market and affordable housing, including local need.

POLICY TAI/12: HOUSING IN SERVICE VILLAGES

In the following Service Villages:

Anglesey

Gwalchmai, Newbrough, Llanerchymedd

Gwynedd

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

Housing to meet the Plan's strategy will be delivered through:

(i) Allocations

The following sites are identified as Housing Allocations:

Centre	Site Reference Number	Site Name	Indicative Growth Level	Permission (Apr 2014)
Gwalchmai	T55	Land near the A5	28	No
Niwbwrch	T56	Tyn Cae Estate	12	Yes
Llanerchymedd	T57	Land near Tyn y Fynnon	17	No
Bethel	T58	Land near Saron	41	No
Bontnewydd	T59	Land near Glanrafon Estate	26	Yes
	T60	Land near Pont Glan Beuno	10	No
Botwnnog	T59	Land near Cefn Capel	21	No
	T60	Land near Pentre	11	No
Chwilog	T63	Land to rear of Madryn Arms	18	No
	T64	Land near Cae Capel	20	No
Deiniolen	T65	Land near Pentre Helen	30	No

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Rachub	T66	Land near Maes Bleddyn	30	No
Tremadog	NONE	-	-	-
Y Ffor	T67	Land near Tyn Lôn	18	No
	T68	Land near the School	10	No
	T69	Land near Bro Gwystil	9	Yes

(ii) Windfall

Additional units will be provided on suitable unallocated sites within the development boundary based upon the growth level in the table below:

Settlement	Windfall Provision
Gwalchmai	11
Niwbwrch	28
Llannerch-y-medd	22
Bethel	4
Bontnewydd	3
Botwnnog	8
Chwillog	1
Deiniolen	7
Rachub	7
Tremadog	10
Y Ffôr	0

Explanation

- 7.314 The scale of proposed future development will reflect the Villages' needs in terms of the size and function and their physical and functional relationships with the higher tier Centres. It will also reflect their social character and status of the housing market. Over the Plan period a higher level of housing growth will be accommodated within the Service Villages. In Service Villages development will be delivered through completions, commitments, windfall and, where appropriate, new allocations for either a combination of market value and local need affordable housing.

POLICY TAI/13: HOUSING IN LOCAL, RURAL & COASTAL VILLAGES

In the following Local, Rural and Coastal Villages

1. Local Villages

Anglesey

Bethel, Bodffordd, Bryngwran, Brynsiencyn, Caergeiliog, Dwyran, Llandegfan, Llanddaniel Fab, Llanfachraeth, Llanfaethlu, Llanfechell, Llanfihangel yn Nhowyn, Llangaffo, Llangristiolus, Llanrhuuddlad,

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Pencarneisiog, Penysarn, Rhosybol, Talwrn, Tregel

Gwynedd

Abererch, Brynrefail, Caeathro, Carmel, Cwm y Glo, Dinas (Llanwnda), Dinas Dinlle, Dolydd a Maen Coch, Efailnewydd, Garndolbenmaen, Garreg, Groeslon, Llandwrog, Llandygai, Llangybi, Llanllyfni, Llanystumdwy, Nantlle, Penisarwaun, Pentref Uchaf, Rhiwlas, Rhosgadfan, Rhostryfan, Sarn Mellteyrn, Talysarn, Tregarth, Trefor, Tudweiliog, Waunfawr, Y Fron

2. Coastal/ Rural Villages

Anglesey

Aberffraw, Carreglefn, Four Mile Bridge, Llanbedrgoch, Llanddona, Llanfaelog, Llangoed, Malltraeth, Moelfre, Trearddur

Gwynedd

Aberdaron, Borth y Gest, Clynnog Fawr, Corris, Edern, Fairbourne, Llanaelhaearn, Llanbedrog, Llangian, Llithfaen, Morfa Bychan, Morfa Nefyn, Mynytho, Rhoshirwaun, Sarn Bach, Y Felinheli

Housing will be permitted in the above Villages provided that all the following criteria are met:

- i. the proposal would satisfy the community need for housing or local need affordable housing;
- ii. the proposal would help to secure the viability of the local community, and strengthen the community and linguistic character;
- iii. the growth level is restricted to that indicated in the table below.

Development in Aberdaron, Moelfre, Mynytho, Llanbedrog, Sarn Bach, Trearddur, Tudweiliog and Four Mile Bridge will have to comply with policy TAI/4 Local Market Housing.

7.315 To reflect the character of Local and Coastal/ Rural Villages, housing development will be limited to a scale and type to address community need for housing. More limited development will take place in these Villages to protect their character, support community need for housing or for local need affordable housing. No open market housing sites will be allocated in these types of Villages, the detailed criteria based policy will promote development of the right scale.

Table 11 – Growth Level in Villages

Settlement	Windfall Provision	Settlement	Windfall Provision
1] Local Villages			
Bethel	16	Abererch	9
Bodffordd	22	Brynrefail	7
Bryngwran	25	Caeathro	7
Brynsiencyn	29	Carmel	12
Caergeiliog	20	Cwm y Glo	13
Dwyrhan	26	Dinas (Llanwnda)	8
Llandegfan	27	Dinas Dinlle	5
Llanddaniel Fab	23	Dolydd a Maen Coch	4

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Llanfachraeth	27	Efailnewydd	8
Llanfaethlu	12	Garndolbenmaen	12
Llanfechell	24	Garreg-Llanfrothen	10
Llanfihangel yn Nhowyn	22	Groeslon	13
Llangaffo	19	Llandwrog	7
Llangristiolus	15	Llandygai	8
Llanrhyddlad	7	Llangybi	4
Pencarnisiog	11	Llanllyfni	9
Penysarn	28	Llanystumdwy	10
Rhosybol	24	Nantlle	6
Talwrn	20	Penisarwaun	8
Tregele	10	Pentref Uchaf	4
		Rhiwlas	9
		Rhosgadfan	9
		Rhostryfan	10
		Sarn Mellteyrn	11
		Talysarn	13
		Tregarth	13
		Trefor	13
		Tudweiliog	12
		Waunfawr	13
		Y Fron	6
2] Coastal / Rural Villages			
Aberffraw	20	Aberdaron	13
Carreglefn	11	Borth y Gest	10
Pont Rhyd y Bont	17	Clynnog Fawr	10
Llanbedrgoch	11	Corris	14
Llanddona	20	Ederm	12
Llanfaelog	20	Fairbourne	0
Llangoed	27	Llanaelhaearn	15
Malltraeth	16	Llangian	4
Moelfre	32	Llanbedrog	16
Trearddur	32	Llithfaen	9
		Morfa Bychan	10
		Morfa Nefyn	15
		Mynytho	13
		Rhoshirwaun	6
		Sarn Bach	4
		Y Felinheli	19

POLICY TAI/14: HOUSING IN CLUSTERS

In the Clusters, named in the table below, the proposals must conform with all the following criteria:

1. local community need for an affordable dwelling has been proven;

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2. the site is an infill site between buildings coloured on the relevant Inset Map, or is a site directly adjacent to a coloured building;
3. the proposal would not create an intrusive feature in the countryside, and would not introduce a fragmented development pattern, nor create a ribbon development contrary to the general development pattern of the settlement;
4. the size of the property reflects the specific need for an affordable dwelling in terms of the size of the house in general and the number of bedrooms;
5. because of the more sensitive rural location, the development must utilize the natural features of the site in the best way and retain any natural features present at the peripheries of the site or on its boundary that are worth retaining;
6. that secure mechanisms are in place to restrict the occupancy of the dwelling both on first occupation and in perpetuity to those who have a local community need for an affordable dwelling.

Development within each cluster will be limited to a maximum of two units per cluster for the period of the Plan.

7.316 Clusters are characterised by an extremely sensitive social character and environment as well as a limited level of services and facilities. In accordance with the intention of the Plan to maintain and strengthen local indigenous communities, this policy permits only a limited number of new dwellings to meet a local need for affordable housing (as defined) only on suitable sites. By restricting the number of sites where planning permission could be granted the number of houses to be built is limited to ensure that the rate of construction will not detrimentally affect the sensitive character (environmental and social) of the Rural Villages.

7.317 Over the Plan period there will be no allocation for development within the named Clusters. Local need affordable housing units will be permitted on infill or extension plots in acceptable and sustainable locations.

7.318 For the purposes of the Policy an infill site is defined as 'a small gap in a continuous line of built development'. In some circumstances, where terraced housing or semi-detached dwellings are common, two applicants could develop semi-detached houses jointly in order to save construction and services costs.

7.319 The following table names the Clusters identified under this policy:

Table 12 – List of Clusters

The following are the Clusters identified within the plan:

Anglesey

Bodorgan, Bro Iarddur (Trearddur), Bryn Du, Brynminceg (Old Llandegfan), Brynrefail, Brynteg, Bwlch Gwyn, Capel Coch, Capel Mawr, Capel Parc, Carmel, Cerrigman, Cichle, Haulfre (Llangoed), Elim, Glanyrafon, Glyn Garth, Gorsaf Gaerwen, Hebron, Hendre Hywel (Pentraeth), Hermon, Llanddeusant, Llanelian, Llanfaes, Llanfairynghornwy, Llangadwaladr, Llansadwrn, Llanyghenedl, Llynfaes, Marianglas, Mynydd Mechell, Nebo, Penygroes, Pen y Marian, Pengorffwysfa, Penlon, Penmon, Pentre Berw, Pentre Canol (Holyhead), Penygraigwen, Porth Llechgog (Bull Bay), Rhoscefnhir, Rhosmeirch, Rhostrehwfa, Bryn y Mor (Valley), Rhydwyn, Star, Traeth Coch (Red Wharf Bay), Trefor, Tyn Lon (Glan yr Afon), Tynyngogl

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Gwynedd

Aberdesach, Aberllefenni, Aberpwl, Bethesda Bach, Bryncir, Bryncroes, Bryn Eglwys, Bwlchtocyn, Penrhos (Caeathro), Caerhun/Waen Wen, Caapel Uchaf, Capel y Graig, Ceidio, Corris Uchaf, Crawia, Dinas (Llyn), Dinorwig, Friog, Gallt y Foel, Glasinfryn, Groeslon Waunfawr, Llanaber, Llandderfel, Llanengan, Llanfor, Llangwnadl, Llaniestyn, Llanllechid, Llannor, Llanwnda, Llwyn Hudol, Machroes, Maes Tryfan, Minffordd, Minffordd (Bangor), Mynydd Llandygai, Nebo, Pantglas, Pencaenewydd, Penmorfa, Penrhos, Pentir, Pentrefelin, Pistyll, Pontllyfni, Rhiw, Rhos Isaf, Rhoslan, Rhydyclafdy, Saron (Llanwnda), Sling, Swan, Tai'n Lon, Talwaenydd, Talybont, Tan y Coed, Treborth, Ty'n-lon, Ty'n y Lon, Waun (Penisarwaun).

- 7.320 Inset plans are provided to identify the cohesive nature of each cluster with relevant buildings coloured to allow the assessment against the second criteria within the policy .
- 7.321 Development in the open countryside will have to satisfy National Policy and TAN6 in relation to new rural enterprise dwelling or one planet development. In line with policy TAI/8 in the future should there be no eligible occupier for a rural enterprise dwelling then it would be considered for occupation by those eligible for affordable dwelling.
- 7.322 Existing and national planning policy and guidance set out clear statements of national development management policy which should be referred to in formulating proposals and will be applied locally within the Plan area. These are therefore not repeated in the Plan as separate policies. In the interest of clarity these are:

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

POLICY TAI/15: CONVERSION OF TRADITIONAL BUILDINGS IN OPEN COUNTRYSIDE

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

1. there is evidence that employment use of the building is not viable;
2. the development provides an affordable unit for the community's local need for an affordable dwelling or the residential use is a subordinate element associated with a wider scheme for business re-use;
3. the structure is structurally sound;

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4. **no extensive alterations are required to enable the development;**
5. **any architectural characteristics of merit and traditional materials are retained and that the proposal does not lead to the loss of the original structure's character.**

7.323 The priority for traditional buildings in the open countryside is for employment use in line with policy CYF/5. In circumstances where justification is provided that the marketing undertaken for employment has been for a sufficient period of time then its conversion for an affordable dwelling to meet the local community's need could be supported.

7.324 Support is given for residential use when it is part of a scheme for the re-use of a building or complex of buildings for employment purposes. For such proposals the employment element should be completed prior to any residential element. The authority may also impose a condition to tie occupation of the dwelling to the operation of the enterprise, in order to prevent it being sold separately without further application to the authority.

7.325 The building needs to be structurally sound and evidence would be required to confirm this with a planning application and that the building is of sufficient size to accommodate the scheme without the need for extensive extensions.

7.326 Any proposals should ensure that any architectural characteristics of merit are retained and ensure that the development does not change its character e.g. through introducing a number of new door and window openings.

CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

Context

Nature Conservation

- A key role of the planning system is to ensure 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.
- 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 places a duty on every public authority, in exercising its functions, to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.
- Both Councils have prepared Local Biodiversity Action Plans.
- The planning system has an important part to play in meeting biodiversity objectives by promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

Landscape Conservation

- Local authorities have a statutory duty to have regard to 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.

Introduction

Nature Conservation

7.327 Species of principal importance for the purpose of conserving biodiversity are covered under Section 42 (Wales) of the NERC Act (2006). The Plan area boasts many important biodiversity and geodiversity assets. There are a number of sites of international importance and designated as Special Areas of Conservation, Special Conservation Areas, and Ramsar Wetland sites under the EC Habitats Directive. There are also numerous Sites of Special Scientific Interest (SSSIs) and Regionally Important Geological and Geomorphologic Sites (RIGGs), which are areas of national importance for nature conservation and geology. A number of species within the Plan area are protected by law, which also includes enhancing their habitats. Some habitats and species have a local importance to the Plan area, which have been highlighted in the Local Biodiversity Action Plans, these are the sites which haven't been listed as statutory designation (e.g. SSSI, SCA etc), however they do have a high ecological value. These are recognised as Local Wildlife Sites, which are non-statutory designations of high nature conservation value which are based on a sound formal scientific assessment. Part of Anglesey is designated as a GeoPark.

- 7.328 There is valuable biodiversity to be found in both the rural and urban settings of the Plan area, which are outside the formally designated areas. Vacant brownfield land can provide an ideal habitat in which wildlife can thrive. Parks, green spaces, roadside verges and rivers are examples that can cumulatively create a green/blue infrastructure network of biodiversity sites and 'corridors'/stepping stones in which wildlife can both reside in and travel through. Therefore, there is a need to ensure that development within both rural and urban areas does not damage discrete habitat or encroach upon land forming part of the wider network of wildlife corridors. Trees, woodland, copse, hedgerows and traditional field boundaries such as cloddiau are important wildlife habitats as well as contributing to the character and beauty of the landscape.

Landscape Conservation

- 7.329 Covering an area that incorporates the Anglesey Coast Area of Outstanding Natural Beauty (AONB) and the Llyn AONB, to the boundaries of the Snowdonia National Park, the Plan area has a distinctive and diverse landscape. As well as the nationally protected AONB, the wider Plan area has tracts of unspoilt countryside that are locally distinctive and worthy of designation as Special Landscape Areas. The character and beauty of the landscape significantly improves the quality of life of residents, and has major social and health benefits. It is also a major attraction for those wishing to visit the area, thereby performing an important role for the local economy.
- 7.330 The Landmap database which has been set up by Natural Resource Wales (formerly Countryside Council of Wales) is an important resource for making sustainable decisions in relation to the landscape. The Landmap methodology has enabled recognising special Landscape Character Areas (LCAs), which are recognised in the Gwynedd Landscape Strategy along with the Isle of Anglesey Landscape Strategy.
- 7.331 The former Countryside Council for Wales also commissioned a study that focussed on the visual or scenic aspect of the Welsh coastline, providing context with reference to the geological land use, historic and cultural aspects as well. This produced 50 regional seascape units covering the whole of Wales, 19 of which cover the coastline in Anglesey and Gwynedd. More recently the Isle of Anglesey County Council and Snowdonia National Park have commissioned a study to review the Seascape Character Areas of Snowdonia and Anglesey. The work provides a Seascape Character Types which includes a brief description and location maps. Profiles are also provided for each of the Seascape Character Area (SCAs) describing their location and context; summary description; constituent SCTs; key characteristics; cultural benefits and services; natural influences and sites; cultural influences and sites; perceptual qualities; forces for change and inherent sensitivity.

STRATEGIC POLICY PS14: CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

The Councils will manage development so as to conserve and enhance the Plan area's distinctive natural environment, countryside and coastline, and development proposals that have an adverse affect on them will be refused. When considering permitting an application the Planning Authorities will ensure that they are:

1. Safeguarding the Plan area's habitats and species, geology, history and landscapes;
2. Protecting and enhancing sites of international, national, regional and local importance and, their settings in line with National Policy;
3. Having regard to the relative significance of the designations in considering the weight to be attached to acknowledged interests in line with National Policy;
4. Protecting and enhancing biodiversity within the Plan area and enhancing and/or restoring networks of natural habitats in accordance with the Local Biodiversity Action Plan and Policy AMG4;
5. Protecting and enhancing biodiversity through networks of green/ blue infrastructure;
6. Safeguarding internationally, nationally and locally protected species;
7. Protecting, retaining or enhancing the local character and distinctiveness of the individual Landscape Character Areas (in line with Policy AMG2) and Seascape Character Areas (in line with Policy AMG3);
8. Protecting, retaining or enhancing trees, hedgerows or woodland of visual, ecological, historic cultural or amenity value.

- 7.332 There are a number of sites that are of international and national importance in terms of nature conservation and the quality of the landscape that are the subject of statutory designations. National Planning Policy seeks to protect and, enhance areas that are designated. Any planning application that is likely to affect these will be subject to National Policy .
- 7.333 Existing legislation and national policy and guidance set out clear statements of national development management policy which should be referred to in formulating proposals and will be applied locally within the Plan area. These are not repeated in the Plan as separate policies.
- 7.334 The following table details the statutory designations and defines the obligation of the designation:-

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

			<p><u>Technical Advice Note 5, 'Nature Conservation and Planning'</u></p>	<p>on the setting of the National Park. Within these areas, Councils must give consideration to the National Park and the special natural characteristics that justify its status.</p> <ul style="list-style-type: none"> • Proposals for major development would have to satisfy 3 tests, which are: <ul style="list-style-type: none"> - the need for the development, in terms of national considerations, and the impact of permitting it or refusing it upon the local economy; - the cost of and scope for providing the development outside the designated area or meeting the need for it in some other way; - any detrimental effect on the environment and the landscape, and the extent to which that could be moderated.
European Designated Sites	<p>Council Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992</p> <p>Council Directive on the Conservation of Wild Birds 1979</p> <p>Implementation in the Community of the Convention of International Trade in Endangered Species of wild Fauna and Flora (CITES)</p> <p>European Parliament and Council Directive on Environmental Liability with</p>	<p>Chapter 5 of PPW</p> <ul style="list-style-type: none"> • Measures to conserve landscape and biodiversity • Development management and statutory designations <p><u>Technical Advice Note 5, 'Nature Conservation and Planning'</u></p>	<p>Special Area of Conservation (SAC)</p> <ul style="list-style-type: none"> • An area which has been given special protection under the European Union's Habitats Directive. SACs provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity. • There are 20 SACs that lie partly or wholly within the Plan area, which are shown on the Proposals Map and listed in Appendix x of the Plan. <p>Special Protection Area (SPA)</p> <ul style="list-style-type: none"> • Area of land, water or sea which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within the European Union . • There are 9 SPAs that lie partly or wholly within the Plan area, which are shown on the Proposals Map and listed in Appendix x of the Plan 	

		<p>regard to the prevention and remedy of environmental damage 2004</p> <p>Convention on Biological Diversity 1992</p> <p>The Conservation of Habitats and Species Regulations 2010 (as amended 2011)</p>		<p>Ramsar Sites</p> <ul style="list-style-type: none"> • Ramsar sites are wetlands of international importance, designated under the Ramsar Convention. • There are 1 RAMSAR sites that lie partly or wholly within the Plan area, which are shown on the Proposals Map and listed in Appendix x of the Plan <p>The above are known as Natura 2000 sites.</p> <p>The Habitats Directive requires that development proposals likely to have a significant effect on a European site are subject to an Appropriate Assessment.</p> <p>The Councils must ensure that international responsibilities and obligations for conservation are fully met, and that, consistent with the objectives of the designation, statutorily designated sites are protected from damage and deterioration, with their important features conserved by appropriate management.</p>
	UK Designated Sites	<p>Wildlife and Countryside Act 1981</p> <p>Protection of Badgers Act 1992</p> <p>Wild Mammals Protection Act 1996</p> <p>Deer Act 1991</p> <p>Conservation of Seals Act 1970</p> <p>Natural Environment and Rural Communities Act 2006</p>	<p>Chapter 5 of PPW</p> <p>1 Measures to conserve landscape and biodiversity</p> <p>2 Development management and statutory designations</p>	<p>Sites of Special Scientific Interest (SSSI)</p> <ul style="list-style-type: none"> • The purpose of SSSIs is to safeguard, for present and future generations, the quality, diversity and geographic range of habitats, species and geological features. • There are 1 SSSI sites that lie partly or wholly within the Plan area, which are shown on the Proposals Map and listed in Appendix x of the Plan • There is a presumption against development likely to damage a SSSI. Before authorising operations likely to damage any of the notified features on a SSSI, local planning authorities must give notice of the proposed operations to Natural Resources Wales, and must take its advice into account in deciding whether to grant planning permission and in attaching planning conditions

			<u>Technical Advice Note 5, 'Nature Conservation and Planning'</u>	<p>National Nature Reserve (NNR)</p> <ul style="list-style-type: none">• NNRs were initially established to protect sensitive features and to provide 'outdoor laboratories' for research. Their purpose has widened since those early days. As well as managing some of our most pristine habitats, our rarest species and our most significant geology.• There are 8 NNR sites that lie partly or wholly within the Plan area, which are shown on the Proposals Map and listed in Appendix x of the Plan
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POLISI AMG1: SPECIAL LANDSCAPE AREAS

When considering development 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 detrimental impact on the landscape. The development should aim to add to the historic, visual, geographical, ecological and cultural features of the SLA.5

Development proposals should address and coincide with the prepared 'Statement of Significance'.

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.

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

Explanation

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

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

- 7.337 A 'Statement of Significance' has been prepared for each of the SLAs. The statement should be referred to when considering development applications within the SLAs. In order to define the new SLAs a review was undertaken of the previous SLAs with a view to ensuring justification for the special protection. It is possible to explore the document which explains how SLAs are defined along with the 'Statement of Significance' by contacting the Joint Planning Policy Unit.

POLICY AMG2: PROTECTING AND ENHANCING FEATURES AND QUALITIES THAT ARE UNIQUE TO THE LOCAL LANDSCAPE CHARACTER

Development proposals that would have an 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.

Development will be permitted provided that it doesn't have an 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:-

- 1. Cause significant adverse impact to the character of the built or natural landscape;**
- 2. Fail to harmonise with, or enhance the landform and landscape;**
- 3. Lose or fails to incorporate traditional features, patterns, structures and layout of settlements and landscape of both the built and natural environment.**

Particular emphasis will be given to the landscapes identified through the Landscape Character Areas as being of high and outstanding quality because of a certain landscape quality or a combination of qualities. Additional consideration will also be given to developments which directly affect the landscape character and setting of the AONB or the National Park.

Explanation

- 7.338 Protecting, conserving and enhancing the unique landscape features and character of the plan area are essential for maintaining the unique scenery and sense of place. Although protection is afforded to some of the features in question such as trees and hedgerows, through Tree Preservation Orders and the Hedgerows Regulations, some of the qualities that are not afforded protection have features that are unique to the local landscape which contribute to local distinctiveness, and where appropriate these should be protected.
- 7.339 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 as well as reviewing the relevant LANDMAP data. Both sources of information should be taken into consideration when considering the impact of development upon landscape character.
- 7.340 Other relevant studies should also be taken into consideration as part of the evidence gathering process regarding landscape to ensure that the development proposals are informed by and reflect the distinctive character, qualities and sensitivity of the area. Other studies, for example, include the Landscape Capacity and Sensitivity Study (2014).

POLICY AMG3: COASTAL PROTECTION

In considering development proposals for the coast, including the Heritage Coast, there will be a need to ensure that the proposal complies with the following criteria:-

1. The development due to its nature must be located on the coast or in open estuaries or nearby and that there is an overriding economic and social benefit from the development
2. They do not cause unacceptable harm to:
 - i. water quality
 - ii. public access considerations
 - iii. the built environment or the landscape or seascape character
 - iv. the area's biodiversity interests (including features of European Protected Areas such as marine Special Areas of Conservation and Special Protected Areas) due to their location, scale, form, appearance, materials, noise or emissions or due to an unacceptable increase in traffic.
3. Priority is given to locations with a close visual connection to current buildings or existing structures.
4. There are no suitable alternative locations on the coast that have been developed.
5. That the development is consistent with other policies within the Plan including Policy AFR1.

Explanation

- 7.341 The Plan area's coast is a unique and important resource environmentally, socially and economically. National planning policy encourages local planning authorities to maintain, enhance and protect the coast, especially the areas which have been designated as Heritage Coast. Managing development is important for the future as a means of supporting the Heritage Coast and its setting as well as generally maintaining views into and out of the coast.
- 7.342 It is recognised that some activities must be located on or near the coast or estuaries, for example, suitable schemes for defending the coastline, fishing needs or developments related to leisure activities that do not affect the conservation value of the coast itself. The Local Planning Authority will assess proposals to locate development on the coast or estuaries in order to ensure that this is the only location suitable for them and that they will not harm the natural resources of the coast. It is expected that development proposals will refer to the Landscape Character Assessment and the Seascape Assessment (local and regional) because the development is on or near the coast, which is an important factor and an important influencing factor in terms of visitor experience. Biodiversity issues and the means of protecting sites and habitats are set out in General Policy [to be completed and Policy AMG4].
- 7.343 Within the coastal areas that are protected as a Heritage Coast an emphasis will be placed on protecting and promoting the natural beauty of the coast, facilitating access for the public and public appreciation, maintaining the environmental quality of the waterfronts and promoting sustainable types of social and economic development.
- 7.344 The whole of the Plan areas coastline has been assessed by the Shoreline Management Plan, which shows that physical circumstances can limit the scope of possible coastal development, for example, flooding, erosion and unstable land. National planning policy clearly states that the

planning system should reduce the threats due to coastal change by avoiding inappropriate development in fragile areas or increase the effects of physical coastal changes. Therefore the Plan will control development in areas where these risks are identified in accordance with Policy AFR1.

POLICY AMG4: LOCAL BIODIVERSITY CONSERVATION

Applications for development should protect and enhance biodiversity that has been identified as being important to the local area. Development proposals will be refused unless they can:-

- 1 Ensure that there is no other satisfactory alternative site for the development;**
- 2 Ensure that the development is in a suitable location, avoiding locations that are of international, national and local biodiversity importance;**
- 3 Provide measures to mitigate potential detrimental impact;**
- 4 Protect and enhance the nature conservation features;**
- 5 Create, improve and manage wildlife habitats and natural landscape including wildlife corridors and stepping stones;**
- 6 Contribute towards achieving the targets set in the Local Biodiversity Action Plan**

Where necessary, an Ecological Assessment should accompany an application;

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.

Explanation

- 7.345 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.
- 7.346 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.
- 7.347 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.
- 7.348 In considering applications that could have a detrimental effect on locally important species and habitats, consideration will be given to the effect 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.
- 7.349 In exceptional circumstances mitigation measures can include appropriate measures to reduce

the levels of disturbance, the provision of other appropriate habitats to maintain and improve the population that is affected or to facilitate the survival of individual species.

POLICY AMG5: PROTECTING SITES OF REGIONAL OR LOCAL SIGNIFICANCE

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

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

Explanation

- 7.350 Local Nature Reserves, Wildlife Sites and Regionally Important Geological/Geomorphologic Sites can contain a variety of nature conservation qualities and features of geological value, including a range of habitats that support a range of species.
- 7.351 Planning applications that affect sites that are important to local nature conservation are expected to include an Ecological Assessment of the site. It will be essential for the Assessment to be undertaken by a qualified professional, and to include an assessment of any possible mitigation measures.
- 7.352 In the case of a development that would affect a RIGS site, if it is deemed that the development is more important than the significance of the site and that it is not practical to include measures to reduce the effect on the site, the developer must make suitable arrangements for the recording of the site by an individual who is experienced in the field before commencing the work and as the work progresses. It will be possible to include planning conditions or obligations to ensure this.
- 7.353 Where it can be proven that there is an overriding social/environmental and/or economic need for the development and where it can be proved that there is no other suitable site for the development, it must be ensured that there are appropriate mitigation measures. Measures such as "offsetting" should only be considered as a last resort, which could include creating new habitats for species or improving/managing current habitats in order to ensure that there is no deterioration in the nature conservation value of the local area.

PRESERVING AND ENHANCING HERITAGE ASSETS

Context

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

Introduction

7.354 The Councils have a duty in exercising their planning functions to preserve and enhance the significance, character and appearance of the Plan area's cultural and historic environment. It is recognised that the historic environment contributes to the enjoyment of life in the Plan area, provides a unique sense of identity and is a valuable economic asset. The term 'heritage assets' includes not only archaeological sites, historic buildings, settlements and also the wider historic landscape together with locally distinctive, valued and important buildings, areas and features.

7.355 The Councils will be collaborating with partners and stakeholders to preserve and enhance heritage assets through heritage and regeneration initiatives. This will include preserving and enhancing the visual character of the townscape along with the setting of the settlement.

POLICY PS15: PRESERVING AND ENHANCING HERITAGE ASSETS

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

Developments that will preserve and enhance the following heritage assets, their setting and significant views into and out of the building/area will be approved:

- 1. Scheduled Ancient Monuments and other areas of archaeological importance (in line with Policy AT4).**
- 2. Listed Buildings and their curtilages;**
- 3. Conservation Areas (in line with Policy AT1);**
- 4. Beaumaris Castle and Caernarfon Castle and Town Walls World Heritage Sites (in line with Policy AT1);**
- 5. Candidate World Heritage Sites;**
- 6. Registered Historic Landscapes, Parks and Gardens (in line with Policy AT1);**
- 7. Buildings of architectural/ historic/ cultural merit which are not designated or protected (in line with Policy AT3)**

7.356 Existing legislation and national planning policy and guidance set out clear statements of national development management policy which should be referred to in formulating proposals and will be applied locally within the Plan area. These are therefore not repeated in the Plan as separate policies.

In the interest of clarity these are:

	Legislation, Circulars, Regulations & Directions	National development management policy	Obligations
Scheduled Ancient Monuments	<p><u>'Planning and the Historic Environment: Archaeology'</u> <u>Ancient Monuments and Archaeological Areas Act 1979</u></p> <p><u>Ancient Monuments (Class Consents) Order 1994 (SI 1994/1381)</u></p> <p>Welsh Office Circular 60/96, '<u>Planning and the Historic Environment: Archaeology'</u></p>	<p>Chapter 6 of PPW:</p> <ul style="list-style-type: none"> • Financing archaeological works • Ancient monuments and archaeological remains • Archaeological investigation before development commences 	<p>Obligations</p> <ul style="list-style-type: none"> • Any proposal to carry out works at a scheduled ancient monument which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding, or covering up a monument must be the subject of an application for scheduled monument consent. • An application for scheduled monument consent also has to be made for works which may be beneficial to the monument, such as consolidating masonry, or for conducting a research excavation. • It is an offence to carry out such works at the site of a scheduled ancient monument without first obtaining scheduled monument consent.
Listed Buildings & Conservation Areas	<p><u>Planning (Listed Buildings and Conservation Areas) Act 1990</u></p> <p>Welsh Office Circular 61/96, '<u>Planning and the Historic Environment: Historic Buildings and Conservation Areas</u></p> <p>1/98: Planning and the Historic Environment: Directions by the Secretary of State for Wales</p> <p>Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012</p>	<p>Chapter 6 of PPW:</p> <ul style="list-style-type: none"> • Preservation of listed buildings and optimum viable use • Proposals affecting a listed building or its setting • Consent to demolish a listed building/use of conditions • Conservation Areas and assessments • Conservation Area consent: need to preserve or enhance character • Conservation Area consent considerations • Advertisements in 	<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: <ul style="list-style-type: none"> • works of maintenance or repair do not usually need consent provided that the materials, detailing, and finished effect match the original work exactly. • demolition or any work which is the opinion of the Authority, affects the character of a listed building. <p>Conservation Areas:</p>

		<p>Conservation Areas</p> <ul style="list-style-type: none"> • ‘Conservation Principles for the Sustainable Management of the Historic Environment in Wales’ published by CADW 	<ul style="list-style-type: none"> • There is a duty on LPA’s in exercising its planning functions to ‘pay special attention to the desirability of preserving or enhancing the character or appearance of the area’ (Section 72 of the 1990 Act). • Conservation area consent is required for the demolition of unlisted buildings in the area (Section 74 of the 1990 Act). • Anyone wishing to carry out works to a tree, which would require consent if there were a tree preservation order in place, must give six weeks’ notice of their intention to do so to the local authority. <p>There is no statutory requirement to have regard to the provisions of the development plan when considering applications for listed building or conservation area consent</p> <p>In terms of associated planning applications for changes of use of a listed building or development that affects the setting of a listed building the Council will expect applicants to demonstrate how their proposals have been arrived at in the context of the PPW aim to identify the optimum viable use that is compatible with the character and setting of the listed building, or takes full account of the setting of any listed building in the vicinity and that developers demonstrate that the setting will not be harmed.</p>
World Heritage Sites	<u>Welsh Office Circular 61/96, ‘Planning and the Historic Environment: Historic Buildings and Conservation Areas</u>	<ul style="list-style-type: none"> • Chapter 6 PPW 	<p>WHS are a material consideration to be taken into account by local planning authorities in the determination of planning applications</p> <p>The impact of development proposals on both the sites and their settings should be carefully considered</p>

Registered Historic Landscapes, Parks and Gardens		<ul style="list-style-type: none">• Chapter 6 PPW• Register of Landscape Parks and Gardens of Special Historic Interest in Wales• Guide to Good Practice on using the Register of Landscapes of Historic Interest in Wales published by CADW	The landscapes, parks and gardens on the Register have no statutory protection, but they must be taken into account when developments proposals are made that either affect them directly or that affect their setting.
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- 7.357 It is recommended that developers take the above into account when formulating development proposals.
- 7.358 Strategic Policy PS15 builds on national planning policy and guidance and reflects the importance that is attached within the Plan towards preserving or enhancing the heritage integrity of the Plan area. In certain instances the need for preservation will outweigh the benefit of development. More often, a heritage asset will be an opportunity for retaining local identity through the repair and reuse of heritage assets and strengthening this through respect for local characteristics of design, for the interpretation of hidden heritage assets, or for the enhancement of the characteristic natural environment. All new developments within historic areas should be designed in such a way as to preserve and enhance their special character.
- 7.359 Strategic Policy PS15 also recognises the importance, where appropriate, of protecting the setting of a heritage asset. Considerable damage can be done to the architectural or historic interest of an asset if the development is insensitive in design, scale or positioning. The setting of an asset is often an essential feature of its character. The setting may be limited to the immediate surroundings, but it can extend for a considerable distance. Strategic Policy PS15 requires that development proposals take full account of the setting of any heritage asset and that developers demonstrate that the setting will not be harmed.
- 7.360 Strategic Policy PS 15 also affords protection to Candidate World Heritage Sites. Presently there is only one 'Candidate' site namely the 'Candidate North Wales Slate Industry World Heritage Site'. To ensure suitable recognition for the slate industry's significance to the development of mankind, its enduring cultural, environmental and technological legacy, and with a view to maximising the current and future contribution of the industry to the Gwynedd economy, in June 2010, on behalf of a range of stakeholders, GC successfully presented an application to the DCMS for the industry to be included on the UK's list of tentative World Heritage Sites to be submitted to UNESCO. The UK's tentative list was formally presented to UNESCO in January 2012. Gwynedd Council and its partners are currently preparing the required documentation to support a nomination for the Slate Industry World Heritage Site, aiming to further to clarify the potential scale and scope of the Slate Industry World Heritage Site. Any development which impairs on the integrity or authenticity of a site as a 'Candidate' World Heritage Site' of 'Outstanding Universal Value' will not be approved.

POLICY AT1: CONSERVATION AREAS, WORLD HERITAGE SITES AND REGISTERED HISTORIC LANDSCAPES, PARKS AND GARDENS

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

- 1. adopted Conservation Area Character Appraisals, Conservation Area Plans and Delivery Strategies;**
- 2. World Heritage Site Management Plans;**
- 3. the Register of Landscape, Parks and Gardens of Special Historic Interest in Wales;**
- 4. other detailed assessments adopted by the Local Planning Authority.**

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

Explanation

- 7.361 This policy aims to ensure that the findings of detailed assessment documents are fully taken into account when considering development proposals. Each detailed assessment document, e.g. Conservation Area Character Appraisals, will provide a clear and agreed definition of those features that constitute the special character, appearance and historic value of an area. These detailed assessment documents will carry significant weight in determining planning applications.
- 7.362 A Heritage Impact Assessment should provide the Local Planning Authority with enough information to adequately understand the impact of the proposals on the significance of any heritage assets affected.
- 7.363 A Heritage Impact Assessment will always be required for the following designated heritage assets:
- Listed buildings and curtilages.
 - Planning permission applications for sites within the setting of a listed building.
 - Planning permission applications for sites/buildings in or within the setting of conservation areas.
 - Planning permission applications for sites within the setting of a scheduled ancient monument.
 - Planning permission applications for sites in or within the setting of registered parks and gardens.
 - Conservation area consent applications.
- 7.364 The Heritage Impact Assessment may form part of the Design and Access Statement but the 'Statement' is not a substitute for an 'Assessment'. The level of information provided should be appropriate and proportionate to the significance of the heritage asset, and the potential impact of the proposals upon that significance. Carrying out a pre-application meeting with relevant officers in the Council will ensure that heritage assets are identified at the earliest stage.

POLICY AT 2: ENABLING DEVELOPMENT

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

- 1. it will not materially harm the heritage values of the heritage asset or its setting**
- 2. it avoids detrimental fragmentation of management of the historic asset;**
- 3. it will secure the long-term future of the heritage asset and, where applicable, its continued use for a sympathetic purpose;**
- 4. it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid;**
- 5. sufficient subsidy is not available from any other source;**
- 6. it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the heritage asset, and that its form minimizes harm to other public interests;**
- 7. the public benefit of securing the future of the heritage asset through such enabling development decisively outweighs the disbenefits of breaching other public policies.**

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

Explanation

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

POLICY AT3: LOCALLY OR REGIONALLY SIGNIFICANT NON-DESIGNATED HERITAGE ASSETS

Development will be required to conserve and seek opportunities to enhance buildings, structures and areas of locally or regionally significant non-designated heritage assets, for example:

- 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, including transport and infrastructure work, is sympathetic to the historic environment.**

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.

Explanation

7.368 There are a significant number of historic assets whilst not meeting the very special criteria to merit inclusion on a statutory list are, nevertheless, of value to the identity of the Plan area due to their contribution to local built character and/ or social or economic associations. For example, these include*:

- the individual and distinctive character and appearance of the Plan area's historic market towns and villages
- historic buildings and structures related to the quarrying industries
- historic rural structures
- ecclesiastical sites including churches, chapels and monuments
- the transport network heritage

*(this list is not exhaustive)

7.369 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.

POLICY AT4: PROTECTION OF NON DESIGNATED ARCHAEOLOGICAL SITES

Development which may affect sites that are of potential national archaeological importance or are of acknowledged local heritage importance including sites of industrial archaeology that are not scheduled will:

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

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

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

Explanation

- 7.370 Scheduled Ancient Monuments only form a small proportion of the total number of archaeological and historic sites. A large proportion of historic and archaeological sites, including industrial archaeological sites are not afforded statutory protection. To ensure that archaeological sites of potential national importance are not destroyed the LPA will adopt a precautionary approach towards their protection. Consequently, where a proposed development is likely to affect a significant site on the Regional Historic Environment Record (maintained by Gwynedd Archaeological Trust), or where a site's significance has not previously been ascertained, the developer will be required to commission either an Archaeological Assessment and or an Archaeological Field Evaluation. The assessment/evaluation results must be submitted with the planning application, in addition to a plan showing how the impact of the proposal on the archaeological remains will be mitigated. The assessment/evaluation will be paid for by the prospective developer. The assessment/evaluation should be conducted by an archaeological body or a professionally qualified archaeologist. Sites which are found to be of 'national importance' will need to be assessed in accordance with Welsh Office Circular 60/96, 'Planning and the Historic Environment: Archaeology' and the relevant guidance in PPW.
- 7.371 When assessing a development proposal affecting archaeological remains, which are of local importance, or their setting, consideration will be given to the following factors:
1. the significance of the remains
 2. the reasons for locating the development in this location
 3. the practicality of incorporating mitigation measures to minimise the development's impact and safeguard the site's archaeological value.

WASTE MANAGEMENT

Context

- The National Waste Strategy Towards Zero Waste – One Wales: One Planet 2009 provides an overarching framework for the management of all types of waste with the overall aim of reducing residual waste to zero by 2050. It is supported by a series of sector plans which details how the outcomes, targets and Policies in Towards Zero Waste are to be implemented.
- In order to enable the North Wales authorities to achieve the targets contained within the Municipal Sector Plan and Collections Infrastructure and Market Sector Plan (CIMSP) a number of projects have been established across North Wales, including the North Wales Residual Waste Treatment Partnership Project, which seeks to divert residual waste from landfill. Also, a partnership between North Wales Local Authorities and the private sector has secured the construction of anaerobic digestion plants in Gwynedd and Denbighshire to process food waste collected from households and businesses, generating renewable energy for the grid and the production of biofertiliser for use on local farmland. These projects will influence the spatial need for certain types of waste facility
- Waste is a cross cutting issue because it is produced by all types of land use, during construction, operation and demolition. The need to change the way in which waste is dealt with is recognised in policy at all levels.
- Anglesey and Gwynedd are rural authorities with a rich and varied landscape which includes the Llyn/Môn AONB. Further, the Gwynedd Local Planning Authority Area abuts the Snowdonia National Park Authority. Both authorities have limited road infrastructure serving a network of small communities and scattered settlements. Measures should be taken to encourage the sustainable transfer of waste by ensuring that there is adequate waste management provision across the authority area. The Council's aim to reduce the amount of waste disposed of through landfill sites. Due to the nature of waste management facilities it may be appropriate to locate the provision on a suitable employment site.
- It is necessary to ensure that any proposed policies comply with the principles of Planning Policy Wales (PPW) (Edition 7, 2014), namely the current land use planning policy document for Wales. PPW provides the policy framework for local planning authorities in order to ensure that the development plans are prepared effectively. The relevant Technical Advice Note that relates to waste is TAN 21 Waste (2014).

Introduction

- 7.372 The Preferred Strategy Document has regard to, and is compatible with, the content of the Collections Infrastructure and Markets Sector Plan (CIMSP). Within the Joint Local Development Plan it is a requirement to identify the types of location where waste management uses are likely to be acceptable.

POLICY PS17: WASTE MANAGEMENT

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

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POLICY GWA1: PROVISION OF WASTE MANAGEMENT AND RECYCLING INFRASTRUCTURE

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

	Site name	Location
Gwynedd	Land at Cibyn Industrial Estate	Caernarfon
	Llwyn Isaf Site	Clynnog Fawr
	Coed Bolynd Mawr	Near Bethel
	Penygroes Industrial Estate	Penygroes
	Williams & Williams	Pencaenewydd
	H Parry Composting	Chwilog
	Cookes	Penrhyndeudraeth
	Cefn Graianog,	Llanllyfni
	Bryncir Quarry	Bryncir
	Nanhoron Granite Quarry	Nanhoron, Pwllheli
	Part of Peblig	Caernarfon
	Penrhyn Quarry	Bethesda
	Griffiths Crossing	Caernarfon
	Cefn Bychan	Blaenau Ffestiniog
Manod Quarry	Blaenau Ffestiniog	
Anglesey	Penhesgyn	Penmynydd
	Recycling Centre	Gwalchmai
	Mona Industrial Estate	Mona
	Former Anglesey Aluminium Site	Holyhead
	Rhuddlan Bach Quarry	Brynteg
	Cae'r Glaw Quarry	Gwalchmai
	Nant Newydd Quarry	Brynteg
	Bwlch Gwyn Quarry	Holland Arms

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

Any new development must be suitable in terms of size and scale and must not have an adverse impact upon the landscape, the natural environment or the amenity and health of the local population.

Explanation

- 7.373 In order to deal with waste sustainably, it is essential that the Plan area has an adequate integrated network of waste facilities. TAN 21 aims to ensure that the right facilities are located

in the right place and at the right time to meet environmental, economic and social needs.

- 7.374 The allocated sites have been included to direct developers to locations that are considered suitable for waste management and recycling facilities. The policy acknowledges that there may be other suitable sites on existing industrial estates, quarries and sites allocated for employment uses where B2 & B8 uses are acceptable in principle. The suitability of a site will depend on a variety of different factors, including the nature and scale of the waste facility and any site constraints such as flood risk, sensitive landscape and ecological sensitivity. Annex C of TAN 21 sets out the detailed planning issues which are necessary for applicants and planning authorities to have regard to whilst preparing and determining applications for waste management proposals. Any proposal that will need planning permission will be required to comply with all the other relevant policies in the Plan.
- 7.375 A sustainable approach to waste management will require greater emphasis on reduction, re-use and recovery and less reliance on disposal without recovery, in accordance with the waste hierarchy set out in TAN 21.
- 7.376 TAN 21 states that the resultant materials from the demolition of buildings may be recycled on site using temporary plant and machinery where it would be appropriate and would not cause a detrimental impact on neighbours in terms of noise and dust. The guidance explains that where there are longer term prospects for a sufficient and economic supply of demolition and construction waste within an appropriate catchment area, it may be appropriate to identify a permanent repository or urban quarry for this purpose. It is considered that the criteria referred to in the above policy should be used to guide the determination of planning applications for storage repositories of construction and demolition waste to avoid unnecessary landfilling of inert waste.

POLICY GWA2: WASTE MANAGEMENT OUTSIDE DEVELOPMENT BOUNDARIES AND ALLOCATED SITES

Proposals for the management of waste outside development boundaries and allocated sites (in accordance with Policy G1) (including biodegradable waste by means of composting, including anaerobic digestion and in vessel composting) will be permitted provided there is a demonstrable need for the development and that all the following criteria can be met:-

- 1. Allocated sites are either unavailable or unsuitable for the proposed activity;**
- 2. There are no suitable sites within the development boundary;**
- 3. The proposal will have incorporated measures to mitigate impact upon the environment and the health and amenity of the local population;**
- 4. The proposal is of an appropriate scale and nature in terms of the site and its surroundings**
- 5. The proposal wouldn't have an adverse impact upon the natural environment and heritage value of the area.**

Explanation

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

boundaries to reflect existing transport infrastructure.

- 7.378 Proposals within or directly adjacent to landscape designated areas such as Areas of Outstanding Natural Beauty, the National Park and Special Landscape Areas will be rigorously tested to ensure that there isn't any adverse impact upon the designation or its setting.
- 7.379 Currently there is no required need for landfill provision within the Plan area. As part of the process of monitoring the Plan, measures will be taken to review the future landfill requirement. Any proposed landfill which has proven a demonstrable need would have to conform to Policy GWA2.

POLICY GWA3: LOW AND VERY LOW LEVEL RADIOACTIVE WASTE TREATMENT AND STORAGE

Facilities for the treatment storage or disposal of Low and Very Low Level radioactive waste generated on site to facilitate an existing business will be approved, provided:

- 1. It is consistent with the national strategy for managing Low and Very Low Level radioactive waste and discharges and/or the decommissioning plans for the Wylfa Nuclear Power Station;**
- 2. The outcome of social economic and environmental health assessments justify it being dealt with on site or appropriate locations outside the main nuclear site;**
- 3. Facilities are sited and designed in order to minimise adverse impacts on the environment and**
- 4. Appropriate environmental restoration measures are available**
- 5. Proposals shall comply with the general considerations set out in Policy GWA1**

Explanation

- 7.380 Within the Plan area there are businesses, research establishments as well as health care establishments which produce low and very low radioactive waste. A more notable low and very low level producer of radioactive waste is the existing nuclear power station at Wylfa which is due to stop producing electricity in 2014. The process of decommissioning will then start. The decommissioning process is likely to give rise to a large quantity of Low and Very Low Level radioactive waste.
- 7.381 The national policy for handling such waste is to deal with them as far up the waste hierarchy as possible. However it is likely that some of this waste will need to be disposed of either on or adjacent to licensed nuclear sites or to landfill sites elsewhere.
- 7.382 Current NRW guidance is that some LLW and VLLW radioactive wastes may be suitable for disposal at existing non-hazardous landfill sites. Planning permission may be required for such disposal depending on the conditions attached to any existing planning permission. An appropriate consent /permit from the NRW would also be required.
- 7.383 This Policy provides for the implementation of such facilities within the confines of the Licensed Site, This Policy applies solely to the storage of LLW and VLLLW and would not permit the disposal of intermediate Level Waste at the site.

MINERALS

Context

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

Introduction

- 7.384 The Joint LDP area can claim major deposits of almost all main rock types including slate, limestone, coal, various igneous rocks, and sandstone including sand and gravel deposits. An exercise to safeguard the existing minerals supply for future use in line with the current regional/national policy/guidance will be conducted for the Joint LDP in consultation with key stakeholders including local mineral operators. The Regional Technical Statement recommends that the LDP should make allocations for land based sand and gravel resources, but in accordance with Paragraph 13 of MPPW other mineral resources are to be safeguarded including high PSV Dolerite, Igneous rock, Limestone and Coal.

STRATEGIC POLICY PS18: MINERALS

The Councils will contribute to regional and local demand for a continuous, secure and sustainable supply of minerals by:

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

POLICY MWYN1: SAFEGUARDING MINERAL RESOURCES

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

- 1. such development would not have a significant impact on the viability of future exploitation of the mineral; or extraction of the mineral is undertaken prior to the carrying out of the development.**
- 2. It can be demonstrated that the need for the development outweighs the need to protect the mineral resource and, where feasible, extraction of the mineral is undertaken prior to the carrying out of the development.**

Explanation

- 7.385 As Mineral resources are finite and are not evenly distributed, knowledge about their whereabouts is essential for making effective and sustainable planning decisions and to consider the needs of future generations. Access to mineral resources can be prevented or restricted (sterilised) by non-mineral development and the process of mineral safeguarding ensures that this does not occur unnecessarily when planning applications are determined. An effective safeguarding system requires the adoption of 'mineral safeguarding areas and the adoption of suitable policies.
- 7.386 Anglesey and Gwynedd have metalliferous and industrial minerals such as copper, zinc, manganese, gold and silver. Proposals for surface and underground mining of these minerals shall be assessed under policy MWYN/4. Significant proven deposits of copper and zinc are located in Anglesey around Parys mountain which should be afforded particular protection from other development and to acknowledge the potential for future exploitation. Although prices have fluctuated in recent years, the world demand for these minerals has increased.
- 7.387 A special safeguarding area or area of search would be justifiable, given the likelihood of the metalliferous resource around Parys mountain, but also in consideration of the infrastructure requirements to recommence working.
- 7.388 A decision to safeguard a particular mineral resource does not imply that planning permission will be granted for its working. A number of potential allocations within the LDP fall within areas where minerals are safeguarded. As part of the Joint LDP process, the potential allocations will be considered against the safeguarding policy, to determine whether prior extraction condition would be required.
- 7.389 The identification of Mineral Safeguarding Areas are based on the Aggregates Safeguarding Map for Wales Report, Coal Authority Resource Maps and other minerals Data published by the British Geological Survey (BGS) (June 2012). With regard to sand and gravel resources, the most reliable source of information is considered to be the National Assembly for Wales commissioned report The Sand and Gravel Resources of North Wales, produced by the University of Liverpool and Enviro (2003) together with the previous study, 'Assessment of

Sand and Gravel Resources in the Eastern Llyn Peninsula', undertaken by Liverpool University in 1988.

- 7.390 In instances where there has need for the development outweighs the need to protect the mineral resource the developer would be encouraged to secure the prior removal of the mineral, wherever appropriate in terms of economic feasibility and environmental and other planning considerations, prior to the commencement of the development.

POLICY MWYN2: SUSTAINABLE SUPPLY OF MINERAL RESOURCES

A landbank of permitted reserves for aggregate will be maintained in accordance with national and regional guidelines

Explanation

- 7.391 The LDP 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 LDP, in line with national guidance. Where it is not possible to maintain the landbank permitted reserves, the preferred areas of search identified in the plan will serve to maintain the provision of mineral.
- 7.392 MPPW encourages MPAs to assess the landbank contribution of 'dormant' sites. This is further emphasised in the MTAN and where appropriate mineral planning authorities are to serve Prohibition Orders, which have the effect of extinguishing the permissions. This action has two benefits, removing the threat of resumption of long inactive sites, often sited in areas considered inappropriate by modern standards and allowing a more effective assessment of the aggregates landbank. This in itself allows both the mineral planning authorities and mineral industry to plan more effectively. Paragraphs 19 & 20 of MPPW and paragraphs 31 & 48 of MTAN 1 requires the local planning authority to assess the landbank in its local development plan and consider those permitted reserves where working is unlikely to recommence in the foreseeable future so that prohibition orders can be made.

POLICY MWYN3 PREFERRED AREAS OF SEARCH

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

Cae Efa Lwyd, Penygroes
 Tan y Bryn, Penygroes
 Bodychain, Llanllyfni
 Derwyn Fawr, Bryncir
 Llecheiddior Uchaf, Bryncir

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

Rhuddlan Bach
 Cae'r Glaw
 Gwyndy
 Bwlch Gwyn
 Hengae
 Nant Newydd

Explanation

- 7.393 The total apportionment of sand and gravel for Gwynedd, as calculated by the First Review of the North Wales Regional Technical Statement is 4.4 million tonnes. This compares with an existing landbank of 0.7 million tonnes leaving a shortfall of 3.7 million tonnes. 700,000 tonnes of permitted & dormant reserves of sand and gravel may be offset against the recommended 3.7 million tonne apportionment.
- 7.394 The total apportionments for Anglesey, as calculated in Table 5.1 of the main document, over the 25-year horizon covered by The First Review are zero for land-won sand & gravel and 7 million tonnes for crushed rock. These compare with existing landbanks of zero for sand & gravel and 5.69 million tonnes for crushed rock (as at 31st December 2010). In order to address the resulting crushed rock shortfall, new allocations for crushed rock totalling at least 1.31 million tonnes will need to be identified within the LDP.
- 7.395 Paragraph 14 of Minerals Planning Policy Wales states that; "Policies and proposals in development plans should make clear where mineral extraction should, or is most likely to, take place. This approach brings a high degree of certainty to all. These should be clearly identified on a proposals map". Where sufficiently detailed information exists, it is recommended that the allocations should ideally take the form of Specific Sites, as defined in paragraph 14 of Minerals Planning Policy Wales i.e. "where mineral resources of commercial significance exist, and where any planning applications which come forward for those sites are likely to be acceptable in planning terms". Where that is not possible, they should at least take the form of Preferred Areas ("areas of known resources with some commercial potential, and where planning

permission might reasonably be anticipated”), within which operators should be encouraged to bring forward more specific proposals.

- 7.396 The JPPU does not have sufficient information to allocate specific sites for sand and gravel but considers that Preferred Broad Areas of Search for sand and gravel and crushed rock can be identified on information derived from BGS published data and the National Assembly for Wales commissioned report *The Sand and Gravel Resources of North Wales*, produced by the University of Liverpool and Enviro (2003) together with the previous study, ‘*Assessment of Sand and Gravel Resources in the Eastern Llyn Peninsula*’, undertaken by Liverpool University in 1988.
- 7.397 The preferred areas of search identified above provide the potential for the release of new reserves which are far greater than the minimum allocation of 3 million tonnes recommended by the RTS in order to allow for the uncertainties involved, to provide choice to the Minerals Industry and to encourage local supply to minimise transport distances.

POLICY MWYN4: MINERAL DEVELOPMENTS

Mineral exploration, working or extension to existing operations will be permitted 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;**
- 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;**
- 8. there is no unacceptable harm to land drainage groundwater and water resources;**
- 9. the proposal ensures that the potential use of the resource is maximised and there is satisfactory disposal of any waste arising from the mineral operation;**
- 10. where blasting is proposed, the proposal includes a scheme of blasting to demonstrate that it can be controlled to meet the conditions detailed in Mineral Technical Advice Note MTAN (Wales) 1: Aggregates, or any amendments;**
- 11. the proposal includes a scheme for the afteruse of the site and details of the restoration and aftercare required to achieve it in accordance with Policy MWYN/11;**
- 12. wherever economically feasible, mineral waste or products should be transported by rail or water;**

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

Explanation

- 7.398 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 LDP 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.
- 7.399 Both Anglesey & Gwynedd Council are aware of the responsibility to protect the AONB's. Mineral Planning Policy Wales 2000 (MPPW) supported by Minerals Technical Advice Note (Wales) 1 Aggregates 2004 make it clear that mineral development should only be allowed in AONB's in exceptional circumstances. The MPPW sets out matters that should be taken into account when considering proposed mineral extraction in or close to AONB's.
- 7.400 The reference to environmental capacity of mineral workings on a locality should be assessed on a case by case basis, subject to the assessment of all environmental and amenity criteria, typically transportation economic, cultural, environmental and social impacts.
- 7.401 Where reference is made to 'Suitable buffer', this relates to MTAN 1 and MTAN 2 recommended distances. These don't necessarily apply to prior extraction or exploratory, both of which would need to be considered on a case by case basis.

POLICY MWYN5: LOCAL BUILDING STONE

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

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

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

Explanation

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

POLICY MWYN6: BUFFER ZONES AROUND MINERAL SITES

Planning applications for mineral extraction within the buffer zones identified on the Proposals Maps will not normally be permitted unless a new buffer zone can be provided to reflect the minimum distances referred to in MTAN 1 : Aggregates. A notional buffer zone will be applied to all new planning applications for mineral working in accordance with the minimum distances referred to in MTAN 1 : Aggregates and MTAN 2: Coal, and in cases where the notional buffer zones can not achieve the minimum distances required, developments will be refused.

Proposals for sensitive development will not be permitted within the buffer zones, identified on the proposals map.

Extensions to existing mineral workings will only be permitted where a suitable buffer can be maintained between mineral development and sensitive development.

Proposals for sensitive developments (in particular housing, hospitals and schools) as defined by MTAN 1 : Aggregates, within the buffer zones identified on the Proposals Maps and within any notional buffer zones will not normally be permitted.

Development within a buffer zone which is less than the recommended distance will only be considered if there are clear and justifiable reason for doing so, and it can be demonstrated that there will be no adverse impacts or conflicts with the mineral operation.

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

Explanation

- 7.403 Mineral Buffer zones are shown on the Proposals Map around all quarries and mineral operations, including dormant sites. The purpose of buffer zones is to protect both mineral reserves (resources with planning permission) and mineral resources from development that may sterilise them, but also to ensure the environmental effects of quarrying do not adversely affect sensitive development. Consequently, development such as extensions to existing properties, small infill development within development boundaries would normally be permitted.
- 7.404 The Council recognises the benefits of establishing such zones in protecting local amenity and sensitive areas whilst maintaining the viability of approved mineral working. The buffer zones identified in the Proposals Maps have been specified in accordance with the criteria set out in MTAN 1: Aggregates. The minimum distances required are 100 metres for sand and gravel and 200 metres for hard rock quarries. For the purposes of clarity, hard rock quarries include extraction from hard rock mineral working deposits. The buffer zones identified in the Proposals Maps as well as any notional buffer zones are defined from the outer edge of the area where extraction and processing operations can take place including site haul roads.

- 7.405 The Coal Authority risk map for Anglesey ‘Development High Risk Areas’ does indicate the presence of ‘Mine Entries with Potential Zone of Influence’, south east of Llangefni, in and around Pentre Berw and east of Malltraeth where evidence of coal mining features suggest that the area has the potential for instability or a degree of risk from the legacy of coal mining operations. Paragraph 228 of MTAN 2 states that such areas should be identified in the development plan where, “policies should seek to minimise the impact of subsidence by ensuring best practice to design, control or restrict development where appropriate. It is material to consider whether a development will be affected by subsidence and to consider the acceptability of proposed mitigation measures”.

POLICY MWYN7: RAILHEAD AND WHARF FACILITIES

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

Explanation

- 7.406 Construction aggregates are a relatively low value product with a high transport cost. Transportation in bulk to distant markets is essential to maintain low unit cost competitiveness with primary aggregates from locations nearer to the market. The Plan area has the highest level of slate waste resources in the UK, and has a leading role to play in the supply of slate waste as a secondary aggregate.
- 7.407 Bulk transportation may be achieved by rail and/or by sea. As a Mineral Planning Authority with access to a strategic rail network it is important that potential bulk transport outlets for secondary aggregates be safeguarded. This can contribute to a more sustainable system of transporting minerals and reduce pressure on the existing road network.
- 7.408 Furthermore, while the Council has no direct control over their development, marine aggregates are recognised as a valuable resource and provide an alternative to land-won aggregates. It is important that policies should protect the only marine aggregates landing facility in North Wales (i.e. Porth Penrhyn) from sterilisation by other forms of permanent development.

POLICY MWYN8: EXPLORATION WORKS

Proposals for exploration works will be permitted for a temporary period provided satisfactory environmental safeguards are in place and full reinstatement provisions are undertaken upon completion. Any subsequent development proposals will be assessed without prejudice to whether or not permission has been granted for exploratory works.

Explanation

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

POLICY MWYN9: BORROW PITS

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

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

Explanation:

- 7.410 Borrow pits are temporary mineral workings developed to supply a particular construction project. Borrow pits can offer significant environment benefits over mineral supply from existing reserves by reducing transport distances. They should be located 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 and restoration should be to a high standard.

POLICY MWYN10: RESTORATION AND AFTER CARE

Applications for mineral working will be refused unless a comprehensive scheme for restoration, aftercare and afteruse, including details of proposed funding where necessary is included. Schemes must show progressive working and restoration unless it can be demonstrated that this is not practical without sterilising permitted reserves. The scheme should address the following matters:

1. the existing use of the site
2. adjoining land uses
3. the proposed after-use of the site
4. the surrounding landscape character
5. the proposed final landform
6. the in-situ soil resource, its conservation during site working, and its use in the progressive restoration and afteruse
7. timetable detailing the progressive restoration of the site to a high standard
8. the potential for natural recolonisation or for enhancing or providing wildlife habitats, agriculture, forestry, geoconservation and amenity use
9. the potential for community benefit and employment
10. other policies of the Plan

Explanation

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

Monitoring and implementation

- 8.1 Monitoring is an important part of evidence based policy making in order to assess whether the Plan's policies are achieving their objective and the Plan's strategy is being delivered.
- 8.2 Local planning authorities are required to develop a monitoring framework to enable the collation of valuable information on the performance of a Plan's policies. The framework set out below comprises a series of indicators, targets and triggers for further action in relation to each theme and its objectives. It will form the basis for assessing the effectiveness of key policies. It also indicates the linkages between the plan themes, objectives and policies. This will provide a basis for the annual monitoring report (AMR).
- 8.3 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" as well as other indicators considered to be useful to assess the effectiveness of policies.
- 8.4 The Councils have attempted to avoid risks to the delivery of the Plan by adopting a proactive approach to removing constraints and a thorough assessment process. Application of the Candidate Sites Assessment Methodology has ensured as far as it is possible to do so that the sites can be developed and that any constraints to their development can be addressed. Topic Paper 1 published alongside the Deposit Plan records the assessment process and identifies any known factors that need to be considered on a site by site basis. Should any issues arise with the deliverability of allocated sites this will be picked up through thresholds in the monitoring and addressed accordingly through the Annual Monitoring Report (AMR).
- 8.5 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 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.
- 8.6 The information gathered through the monitoring framework and the SA/SEA monitoring framework will be reported in the annual monitoring report (AMR). Local planning authorities are required to produce AMR's following the adoption of LDPs in order to review the plan's progress and to assess the effectiveness of its policies and proposals. The AMR will identify actions that need to be taken to resolve any issues raised through the monitoring process. This could include amendments to policies in order to improve their effectiveness, and in more extreme cases could result in a review of part or of the whole plan. The AMR will report information covering the preceding financial year and will be submitted to the Welsh Government by 31 October each year and will be available to view on each Council's website.
- 8.7 Irrespective of the AMR's findings, the Council is required to carry out a review of the whole plan every 4 years.
- 8.8 In accordance with Welsh Government guidance, the Council will seek to integrate its approach to monitoring the LDP with other Council strategies and plans.

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

LDP Strategic Objective	Relevant LDP Policies	Indicators	Policy Targets	Trigger Level
<p>SO1 Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life</p> <p>SO2 Ensure that the appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development</p> <p>SO3 Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars</p> <p>SO4 Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487, A470 as key transportation corridors</p>	PS19	% Welsh speakers in 2021	Safeguard and strengthen the Welsh language	Any development given planning consent where the evidence shows that it will not promote the Welsh language in any one year
	PS5 ISA 1 – ISA5			
	PS22 TRA1 – TRA4	Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities	Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities within 6 months of the Plan's adoption	Not adopting a SPG within 6 months of the Plan's adoption
	PS6 – PS12			
	PS3 TAI1 – 5 TAI8A TAI10 - 15	Levels of private car ownership	Stable or declining number of private car	Increase in private car ownership levels

LDP Strategic Objective	Relevant LDP Policies	Indicators	Policy Targets	Trigger Level
			ownership levels	
		Levels of public transport usage	Year on year increase in public transport	Decrease in year on year use of public transport
		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
		Frequency of bus services	Increased frequency of bus services	No increase in frequency of bus services
		Number of applications affecting disused railway lines	No applications affecting disused railway lines	Any applications affecting disused railway lines
		Number of allocated sites that are restricted due to issues that relate to infrastructure	Remove barriers that would restrict development on allocated sites	1 allocated site not gaining planning consent due to issues relating to

LDP Strategic Objective	Relevant LDP Policies	Indicators	Policy Targets	Trigger Level
				infrastructure that can't be overcome in any one year
		Number of community services and facilities lost as a result of change of use	Prevent the loss of community services and facilities	Loss of any community service or facility as a result of a change in use unless material planning considerations indicate otherwise
		Number of new services and facilities to address the needs from large development projects in the plan area.	That sufficient Services or facilities are provided to address the need from large development projects during the plan period.	Lack of key services i.e. educational, health to address the needs of the workforce and the local population.

LDP Strategic Objective	Relevant LDP Policies	Indicators	Policy Targets	Trigger Level
		Protected Open space	No net loss of protected open space.	Loss of protected open space without the proposal satisfying the criteria in policy ISA/4 in any one year

Theme 2: Sustainable Living

LDP Strategic Objective	Relevant LDP Policies	Indicators	Policy Targets	Trigger Level
SO5 Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and countryside	PS1 – PS2 CYFF 1 – CYFF5 PS16	Number of sensitive development (as defined by TAN15) permitted in C1 and C2 floodplain not meeting all TAN15 tests (paragraph 6.2 i-v)	No development permitted that conflicts with TAN15 (not including those considered exceptions in TAN15)	1 or more developments permitted in any one year
SO6 Minimize, adapt and mitigate the impacts of climate change. This will be achieved by: <ul style="list-style-type: none"> • ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; • reduce the need for energy and other resources in developments; • promote renewable and low carbon energy production within the area; • make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; • manage, protect and enhance the quality and quantity of the water environment and reduce water consumption 	ADN1 – ADN2 NA1 PS22 TRA4 PS3	Housing units provided by using existing buildings and previously developed land Number and type of stand- alone renewable energy and low carbon schemes that receive planning consent on annual basis	Housing units on windfall sites = X% of all housing development No policy target	Less than X% housing units provided on windfall sites in any one year Less than 1 development annually for 3 consecutive years
SO7 Ensure that all new development meets high standards in terms of quality of design, energy efficiency, safety, security and accessibility, relates well to existing development, enhances public realm and develops locally distinctive quality places		Prepare and adopt a Supplementary Planning Guidance on design matters		
SO8 Ensure that settlements are sustainable, accessible and meet all the needs of their communities in accordance with the settlement			Prepare and adopt a	

<p>hierarchy</p>		<p>New housing built or with planning consent in accordance with the plan wide percentage distribution by the end of the Plan period</p>	<p>Supplementary Planning Guidance on design matters within 12 months of adoption</p> <p>No more than 55% in the Regional Subcentre 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>Supplementary Planning Guidance not adopted with 12 months of adoption</p> <p>Less than the identified % in any one year</p>
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Theme 2: Support growth and regeneration under the umbrella of Anglesey Energy Island and other plans and strategies, which will transform the local economy, building on those elements of its unique economic profile that are identified as being of regional and national significance

LDP Strategic Objective	Relevant LDP Policies	Indicators	Policy Targets	Trigger Level
<p>SO9 Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs</p>	<p>PS8 PS9 PS10</p>	<p>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.</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.</p>
<p>SO10 Secure opportunities for improving the skills and education of the workforce</p>	<p>CYF1 - 7 MAN1 – 7</p>			
<p>SO11 Diversify the Plan area’s rural economy building on opportunities, offering local employment opportunities with good quality jobs that are suitable for the local community and respects environmental interests</p>	<p>TWR1 - 5</p>	<p>Amount of employment development permitted on allocated sites as a % of total employment development permitted.</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>The development of non-allocated sites for major employment proposals.</p>
<p>SO12 Promote vital and vibrant town centres in Amlwch, Bangor, Blaenau Ffestiniog, Holyhead, Caernarfon, Llangefni, Porthmadog and Pwllheli, that have rediscovered their purpose as centres for work and services, and that are vibrant and attractive places for residents and visitors</p>				
<p>SO13 Manage the area as an alternative and sustainable destination for tourists by providing facilities of a high standard that meet modern day needs and offer benefits throughout the year</p>		<p>Amount of retail, office and leisure development</p>	<p>That development is</p>	

		<p>permitted in town centres as a % of all development permitted.</p> <p>Amount of development permitted that could lead to the loss of retail premises (use class A1) through change of use applications within the primary retail core.</p> <p>Amount of development permitted that could lead to the loss of village shops or public houses through change of use applications within villages.</p> <p>Number of new or</p>	<p>located in accordance with the JLDP's Retail Hierarchy (policy MAN1) ensuring vital and viable town centres.</p> <p>No loss of retail premises through change of use within the primary retail core.</p> <p>No loss of village shops or public houses.</p>	<p>1 or more retail, office or leisure development permitted outside of designated town centre boundaries contrary to policy MAN1.</p> <p>Loss of a retail premise (A1 use class).</p> <p>Loss of a village shop or public house.</p> <p>Failure to deliver</p>
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		improved tourism facilities	All related development proposals	
		New higher standard of tourism accommodation	All related development proposals	Failure to deliver

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Theme 3: To give everyone access to housing appropriate to their needs

LDP Strategic Objective	Relevant LDP Policies	Indicators	Policy Targets	Trigger Level
<p>SO14 To ensure that a sufficient and appropriate range of housing sites is available in sustainable locations in accordance with the settlement hierarchy</p> <p>SO15 To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>	<p>PS11 TAI/4 TAI/8 TAI/8A TAI/9 TAI/9A TAI/9B</p>	<p>Supply of land that is available for housing</p> <p>The number of permissions given and new housing completed annually</p>	<p>Maintain a 5 year housing land supply</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>Housing land supply falling below the 5 year requirement</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>

LDP Strategic Objective	Relevant LDP Policies	Indicators	Policy Targets	Trigger Level
		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.
		Number of affordable housing units 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.
		Number of local market housing units permitted in the relevant settlements.	No permissions for an open market unit in these settlements.	Open market housing unit receiving permission in the settlements listed in Policy TAI/4.
		Monitor affordable housing targets and thresholds on allocated sites.	Correspond with the targets in Policy TAI/8.	A level that is less than (at least) 25% or (at least) 15% in the house price areas for two consecutive years without justification from a viability

LDP Strategic Objective	Relevant LDP Policies	Indicators	Policy Targets	Trigger Level
				perspective.
		Work to identify permanent and temporary pitches to meet the demand by Gypsies and Travellers.	Identify appropriate pitches to meet the need within the Plan area.	That appropriate pitches have been identified within a year of adopting the Plan.
		Average density of developments that have been permitted on allocated sites.	100% of sites are 30 units per hectare.	That the average total of the permitted units on new allocated sites are less than 10% of the expected level.
		Prepare and adopt a Supplementary Planning Guidance for Affordable Housing.	Supplementary Planning Guidance for Affordable Housing.	No Supplementary Planning Guidance adopted within 12 months of the date of adopting the Plan.

LDP Strategic Objective	Relevant LDP Policies	Indicators	Policy Targets	Trigger Level
		Prepare and adopt a Supplementary Planning Guidance for Local Market Housing.	Supplementary Planning Guidance for Local Market Housing.	No Supplementary Planning Guidance adopted within 12 months of the date of adopting the Plan.

Theme 5: Protect and enhance the natural and built environment

LDP Strategic Objective	Relevant LDP Policies	Indicators	Policy Targets	Trigger Level
SO16 Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment	PS14 PS15	Amount of development permitted which could adversely affect the features of a protected site for nature conservation.	No development will take place that could adversely affect the features of a protected site for nature conservation.	1 or more developments permitted where there is an outstanding objection from the Authority's Biodiversity Unit and /or NRW.
SO17 Encourage waste management based on the hierarchy of reduce, re-use, recovery and safe disposal	PS17 PS18			
SO18 Meet the needs of minerals locally and regionally in a sustainable manner	MWYN1 - 12 G1 – 3 AMG1 – 5 AT1 - 4			

		<p>Amount of development permitted which could adversely affect the special qualities of an Area of Outstanding Natural Beauty (AONB).</p>	<p>No development will take place that could adversely affect the special qualities of an AONB.</p>	<p>1 or more developments permitted where there is an outstanding objection from the Authority's Biodiversity Unit/Landscape Officer and/ or NRW.</p>
		<p>Amount of development permitted which could adversely affect a Special Landscape Area (SLA).</p>	<p>No development will take place that could adversely affect a SLA.</p>	<p>1 or more developments permitted where there is an outstanding objection from the Authority's Biodiversity Unit/Landscape Officer and/ or NRW.</p>

		<p>Amount of developments permitted which could adversely affect a European protected species, or significant harm to species protected by any other statute.</p> <p>Amount of developments permitted that would have an adverse impact on a Listed Building, Conservation Area, World Heritage Site, Historic Landscape, Park and Garden, or on their setting</p> <p>Mineral land bank in JLDP area.</p>	<p>No development will take place with the potential to result in the detriment to the conservation status of European protected species, or significant harm to species protected by any other statute.</p> <p>No development will take place that would have an adverse impact on a Listed Building, Conservation Area, World Heritage Site, Historic Landscape, Park and Garden, or on their setting</p> <p>Maintain a 7 year land supply of sand and gravel and a 10 year land supply of crushed rock aggregate reserves.</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 Conservation Officer, CADW and/or GAT.</p> <p>Less than 7 year land supply for sand and gravel and less than 10 year supply for crushed rock aggregates.</p>
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		Amount of development permitted within a mineral buffer zone that would lead to the sterilisation of the mineral resource.	No development permitted within a mineral buffer zone that would lead to the sterilisation of the mineral resource.	1 or more developments permitted where there is an outstanding objection from the Authority's Mineral's Officer and/or the Coal Authority.
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Cynllun Datblygu Lleol ar y Cyd Gwynedd & Môn

Atodiad 3B:

Mapiau Cynigion Drafft (Rhagfyr 2014)

Appendix 3B:

Draft Proposal Maps (December 2014)

**Joint Local Development Plan
Anglesey & Gwynedd**

Canolfan Isranbarthol:
Sub Regional Centre:

1. Bangor

Canolfannau Gwasanaeth Trefol:
Urban Service Centres:

Ynys Môn

2. Amlwch
3. Caergybi
4. Llangefni

Gwynedd

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

Canolfannau Gwasanaeth Lleol:
Local Service Centres:

Ynys Môn

9. Biwmares,
10. Benllech,
11. Bodedern,
12. Cemaes,
13. Gaerwen,
14. Llanfairpwll,
15. Porthaethwy,
16. Pentraeth,
17. Rhosneigr,
18. Y Fali

Gwynedd

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

Pentrefi Gwasanaeth:
Service Villages:

Ynys Môn

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

Gwynedd

32. Bethel,
33. Bontnewydd,
34. Botwnnog,
35. Chwilog,
36. Deiniolen,
37. Rachub,
38. Tremadog,
39. Y Ffôr

Pentrefi Lleol, Gwledig ac Arfordirol:
Local, Rural and Coastal Villages:

A) Pentrefi Lleol
A) Local Villages

Ynys Môn

40. Bethel,
41. Bodffordd,
42. Bryngwran,
43. Brynsiencyn,
44. Caergeiliog,
45. Dwyrn,
46. Llandegfan,
47. Llanddaniel Fab,
48. Llanfachraeth,
49. Llanfaethlu,
50. Llanfechell,
51. Llanfihangel yn Nhowyn,
52. Llangaffo,
53. Llangristiolus,
54. Llanrhyddlad,
55. Pencarnisiog,
56. Penysarn,
57. Rhosybol,
58. Talwrn,
59. Tregelle

Gwynedd

60. Abererch,
61. Brynrefail,
62. Caeathro,
63. Carmel,
64. Cwm y Glo,
65. Dinas (Llanwnda),
66. Dinas Dinlle,
67. Dolydd a Maen Coch,
68. Efailnewydd,
69. Garndolbenmaen,
70. Garreg-Llanfrothen,
71. Groeslon,
72. Llandwrog,
73. Llandygai,
74. Llangybi,
75. Llanllyfni,
76. Llanystumdwy,
77. Nantlle,
78. Penisarwaun,
79. Pentref Uchaf,
80. Rhiwlas,
81. Rhosgadfan,
82. Rhostryfan,
83. Sarn Mellteyrn,
84. Talysarn,
85. Tregarth,
86. Trefor,
87. Tudweiliog,
88. Waunfawr,
89. Y Fron

B) Pentrefi Arfordirol/Gwledig:

B) Coastal/Rural Villages:

Ynys Môn

90. Aberffraw,
91. Carreglefn,
92. Llanbedrgoch,
93. Llanddona,
94. Llanfaelog,
95. Llangoed,
96. Malltraeth,
97. Moelfre,
98. Pont Rhyd y Bont
99. Trearddur

Gwynedd

100. Aberdaron,
101. Borth y Gest,
102. Clynnog Fawr,
103. Corris,
104. Edern,
105. Fairbourne,
106. Llanaelhaearn,
107. Llangian,
108. Llanbedrog,
109. Llithfaen,
110. Morfa Bychan,
111. Morfa Nefyn,
112. Mynytho,
113. Rhoshirwaun,
114. Sarn Bach,
115. Y Felinheli

Clystyrau:

Clusters:

Ynys Môn

116. Bodorgan,
117. Bro Iarddur (Trearddur),
118. Bryn Du,
119. Brynminceg (Old Llandegfan),
120. Brynrefail,
121. Brynteg,
122. Bwlch Gwyn,
123. Capel Coch,
124. Capel Mawr,
125. Capel Parc,
126. Carmel,
127. Cerrigman,
128. Cichle,
129. Haulfre (Llangoed),
130. Elim,
131. Glanyrafon,
132. Glyn Garth,
133. Gorsaf Gaerwen,
134. Hebron,
135. Hendre Hywel (Pentraeth),
136. Hermon,
137. Llanddeusant,
138. Llaneilian,
139. Llanfaes,

140. Llanfairynghornwy,
141. Llangadwaladr,
142. Llansadwrn,
143. Llanynghenedl,
144. Llynfaes,
145. Marianglas,
146. Mynydd Mechell,
147. Nebo,
148. Penygroes,
149. Pen y Marian,
150. Pengorffwysfa,
151. Penlon,
152. Penmon,
153. Pentre Berw,
154. Pentre Canol (Holyhead),
155. Penygraigwen,
156. Porth Llechhog (Bull Bay),
157. Rhoscefnhir,
158. Rhosmeirch,
159. Rhostrehwfa,
160. Bryn y Mor (Valley),
161. Rhydwyn,
162. Star,
163. Traeth Coch (Red Wharf Bay),
164. Trefor,
165. Tyn Lon (Glan yr Afon),
166. Tynyngongl

Gwynedd

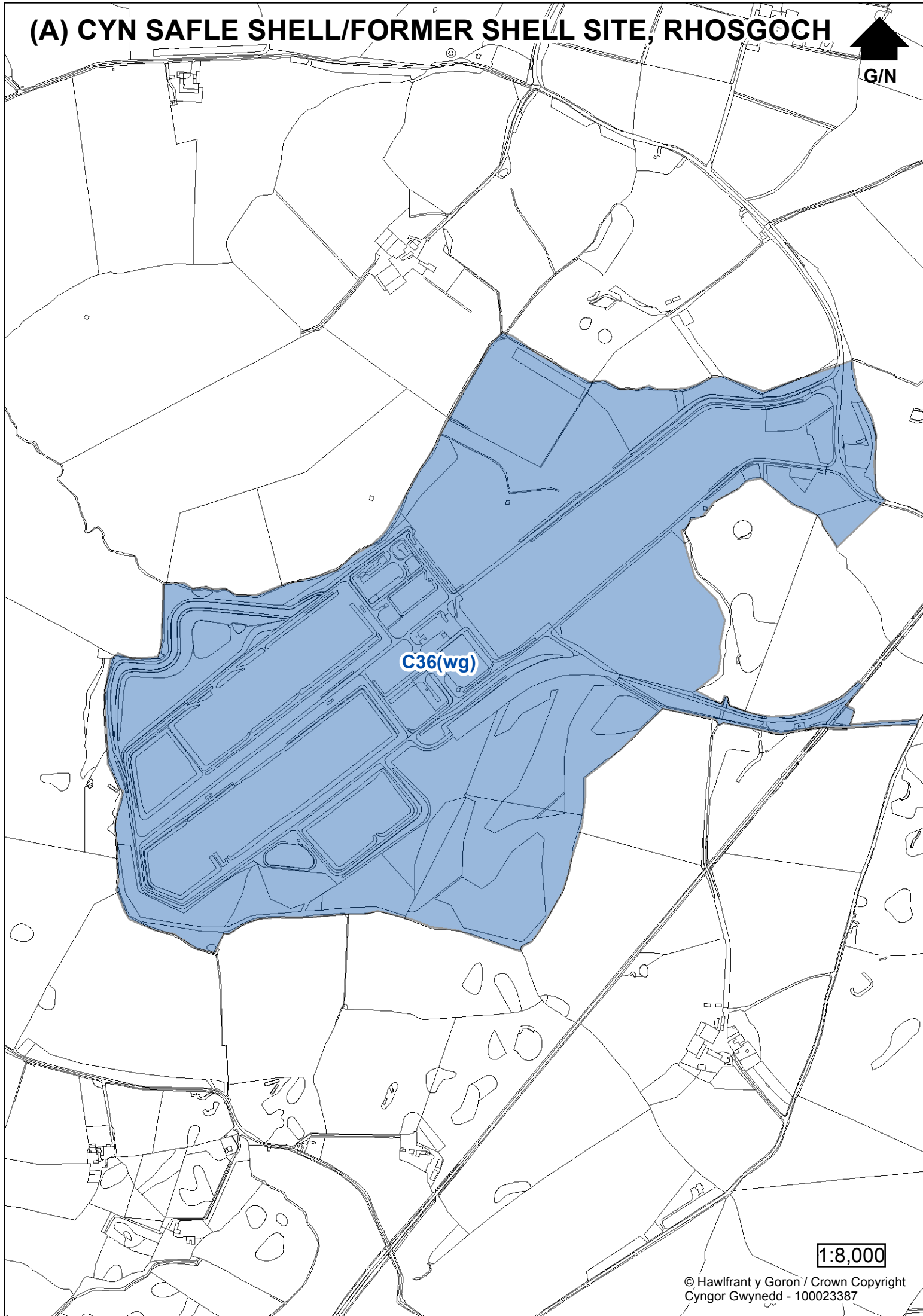
167. Aberdesach,
168. Aberllefenni,
169. Aberpwll,
170. Bethesda Bach,
171. Bryncir,
172. Bryncroes,
173. Bryn Eglwys,
174. Bwlchtocyn,
175. Penrhos (Caeathro),
176. Caerhun/Waen Wen,
177. Capel Uchaf,
178. Capel y Graig,
179. Ceidio,
180. Corris Uchaf,
181. Crawiau,
182. Dinas (Llyn),
183. Dinorwig,

184. Friog,
185. Gallt y Foel,
186. Glasinfryn,
187. Groeslon Waunfawr,
188. Llanaber,
189. Llandderfel,
190. Llanengan,
191. Llanfor,
192. Llangwnadl,
193. Llaniestyn,
194. Llanllechid,
195. Llannor,
196. Llanwnda,
197. Llwyn Hudol,
198. Machroes,
199. Maes Tryfan,
200. Minffordd,
201. Minffordd (Bangor),
202. Mynydd Llandygai,
203. Nebo,
204. Pantglas,
205. Pencaenewydd,
206. Penmorfa,
207. Penrhos,
208. Pentir,
209. Pentrefelin,
210. Pistyll,
211. Pontllyfni,
212. Rhiw,
213. Rhos Isaf,
214. Rhoslan,
215. Rhydyclafdy,
216. Saron (Llanwnda),
217. Sling, Swan,
218. Tai'n Lon,
219. Talwaenydd,
220. Talybont,
221. Tan y Coed,
222. Treborth,
223. Ty'n-lon,
224. Ty'n y Lon,
225. Waun (Penisarwaun).

Allwedd / Key

-  Ffin Datblygu / Development Boundary
-  Dynodiad Tai hefo Ganiatâd / Housing Allocation with Permission
-  Dynodiad Tai heb Ganiatâd / Housing Allocation without Permission
-  Dynodiad Cyflogaeth / Employment Allocation
-  Canol Tref / Town Centre
-  Prif Ardal Manwerthu / Primary Retail Area
-  Llecynnau Agored a Caeau Chwarae wedi'u Gwarchod / Protected Open Spaces and Play Areas
-  Ardal Tirwedd Arbennig / Special Landscape Area
-  Ardal Chwilio Llety Myfyrwyr Pwrpasol / Purpose Built Student Accommodation Search Area
-  Safle Gwastraff / Waste Site
-  Cylchfa Parth Mwynau / Mineral Buffer Zone
-  Hoff Ardal Chwilio Tywod a Graean / Sand and Gravel Preferred Search Area
-  Terfynfeydd a Glanfeydd i'w Warchod / Protected Railhead and Wharf
-  Safle Sipsiwn a Theithwyr i'w Warchod / Protected Gypsy and Traveller Site
-  Safle Sispiwn a Theithwyr Arfaethedig Newydd / Proposed New Gypsy and Traveller Site
-  Llwybr Ffyrdd Newydd i'w Warchod / Protected New Route Corridor

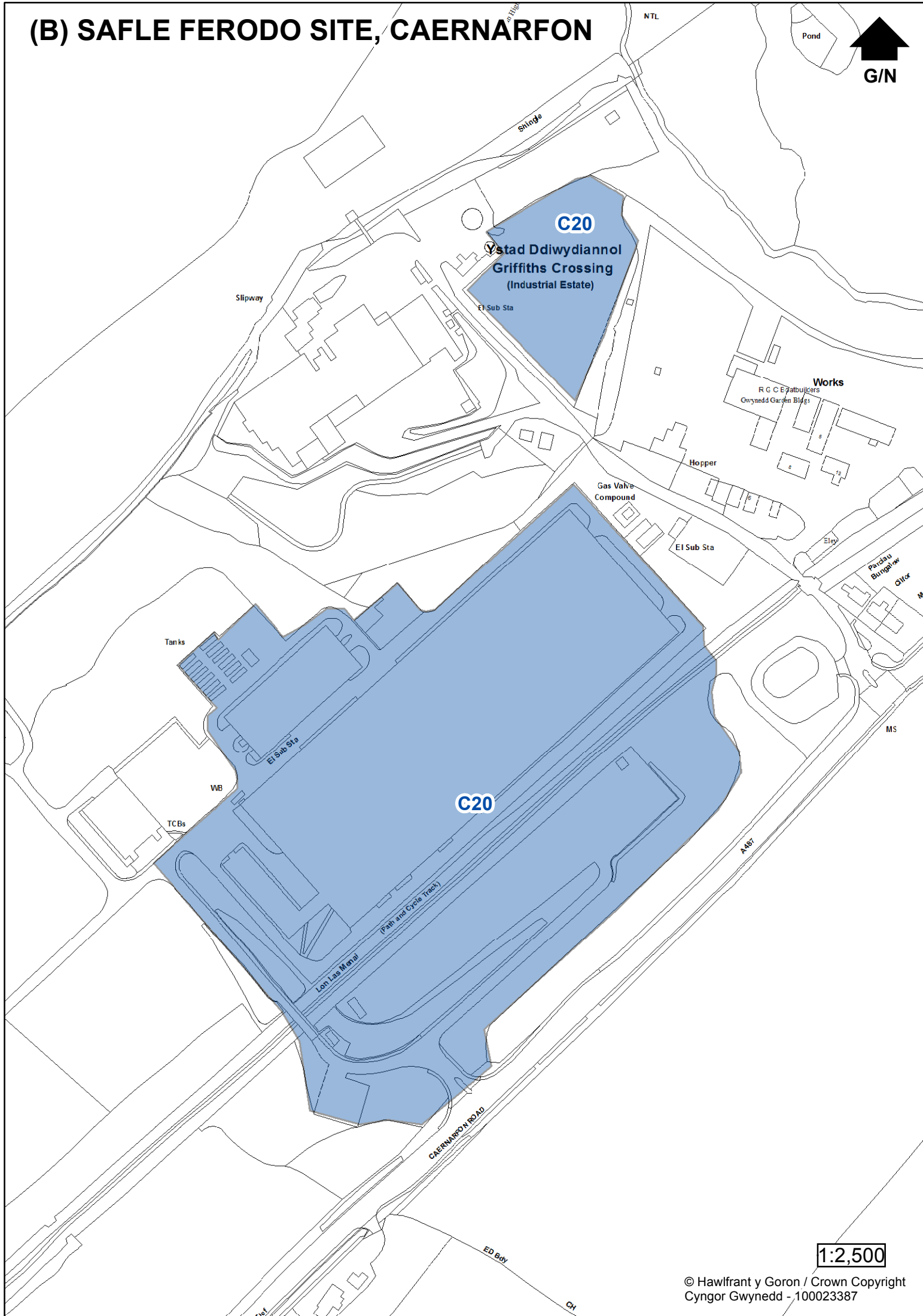
(A) CYN SAFLE SHELL/FORMER SHELL SITE, RHOSGOCH



C36(wg)

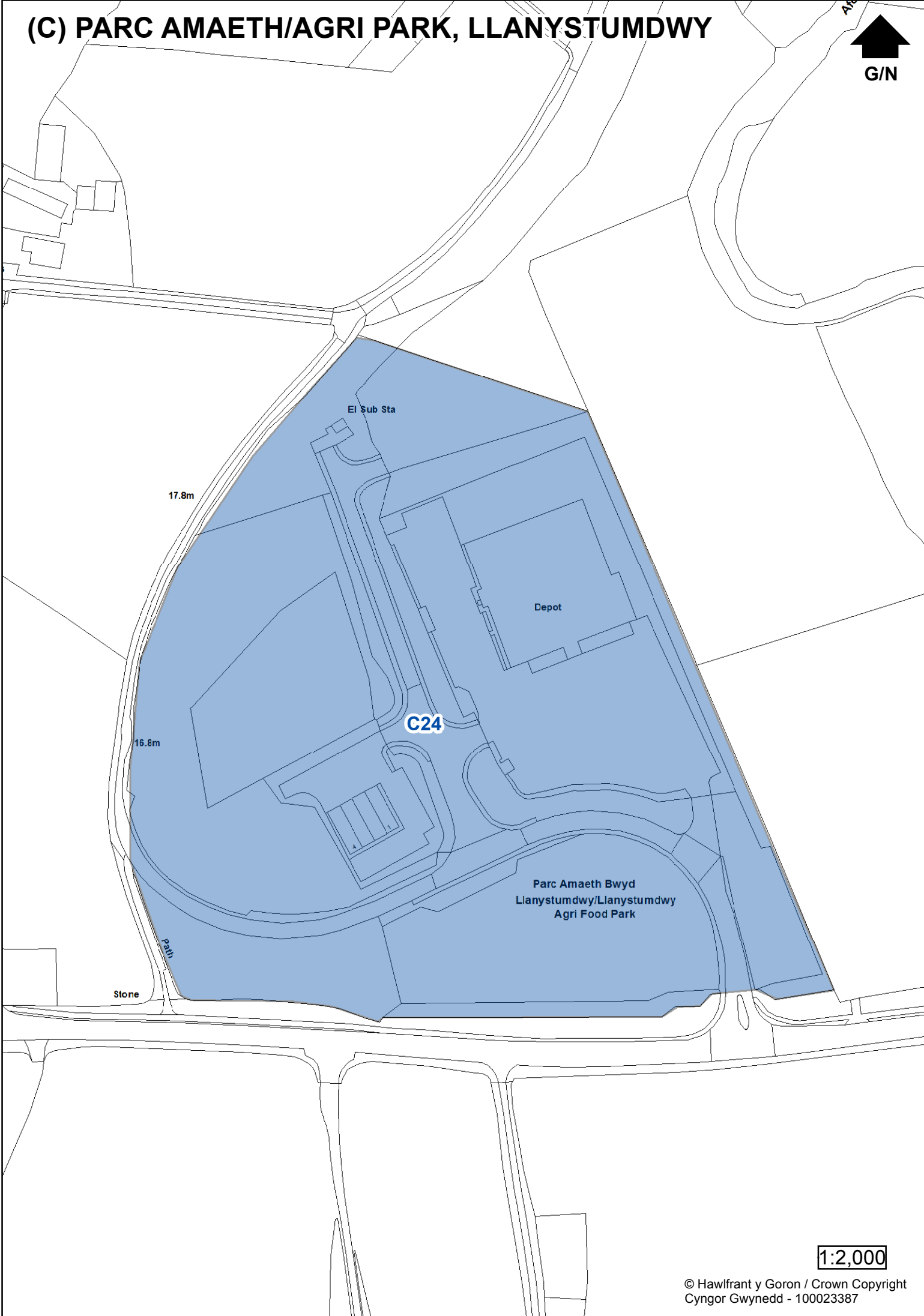
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(B) SAFLE FERODO SITE, CAERNARFON



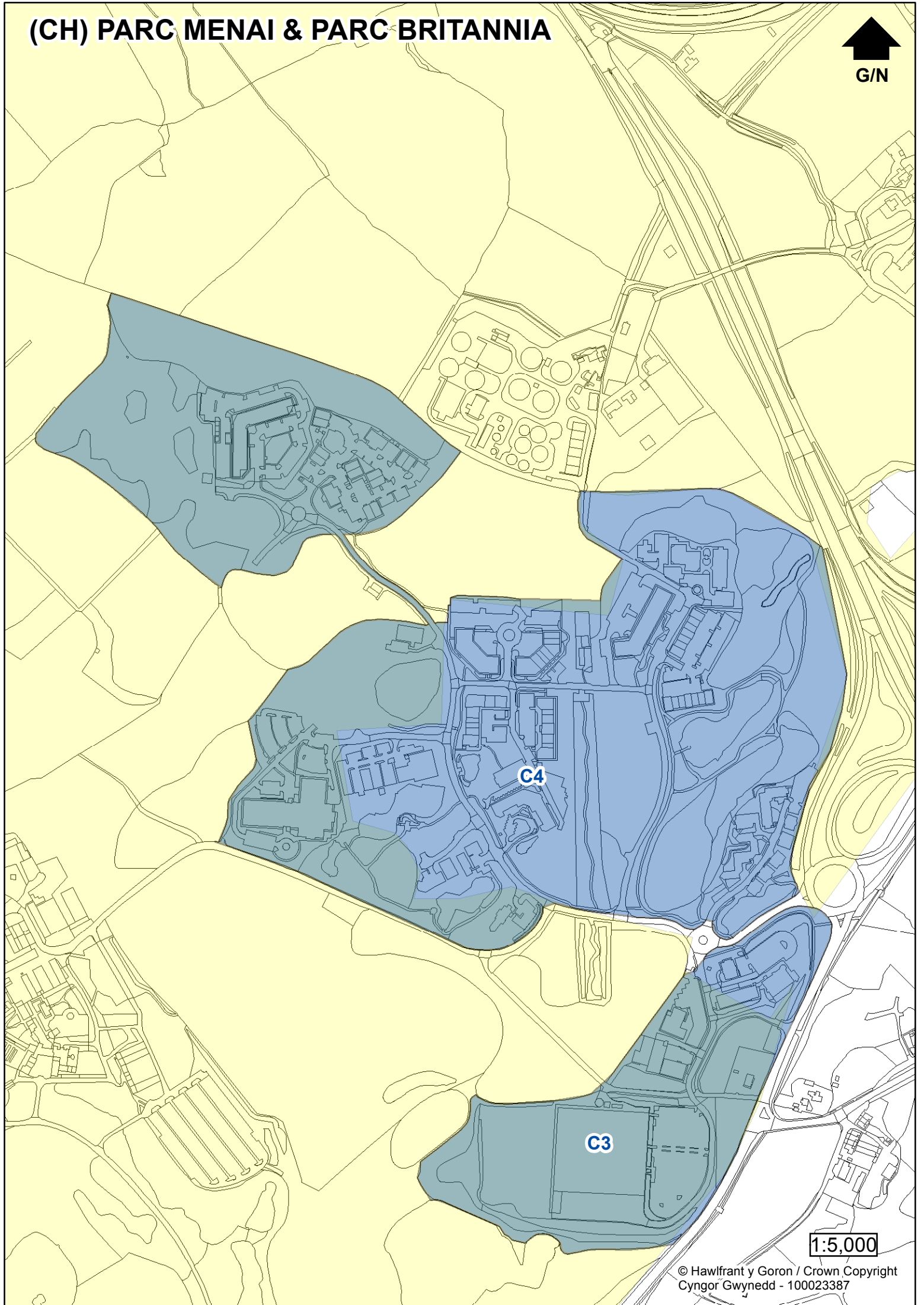
1:2,500

(C) PARC AMAETH/AGRI PARK, LLANYSTUMDWY



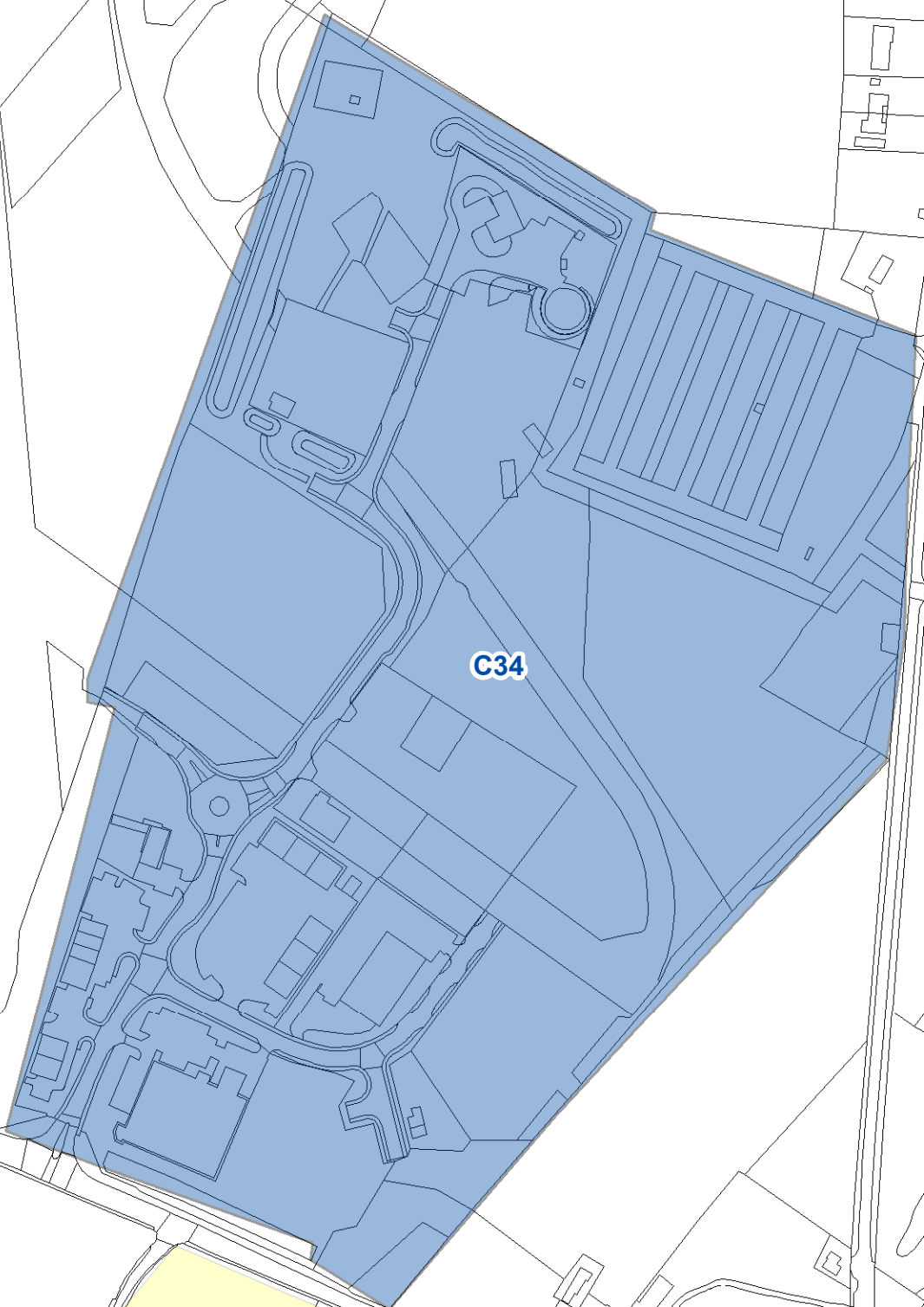
1:2,000

(CH) PARC MENAI & PARC BRITANNIA



1:5,000

(D) SAFLE MONA SITE



C34

1:3,500

(DD) WYNSTAY FARMERS, RHOSFAWR



Sinks

Track

Issues

Pond



Depot

Tanks

C26

Depot

Issues

Hendre Bach

Fronoleu

69.3m

Tan-y-Coed
Issues

Brintirion

Bryn Ffynnon

B 4354

Issues

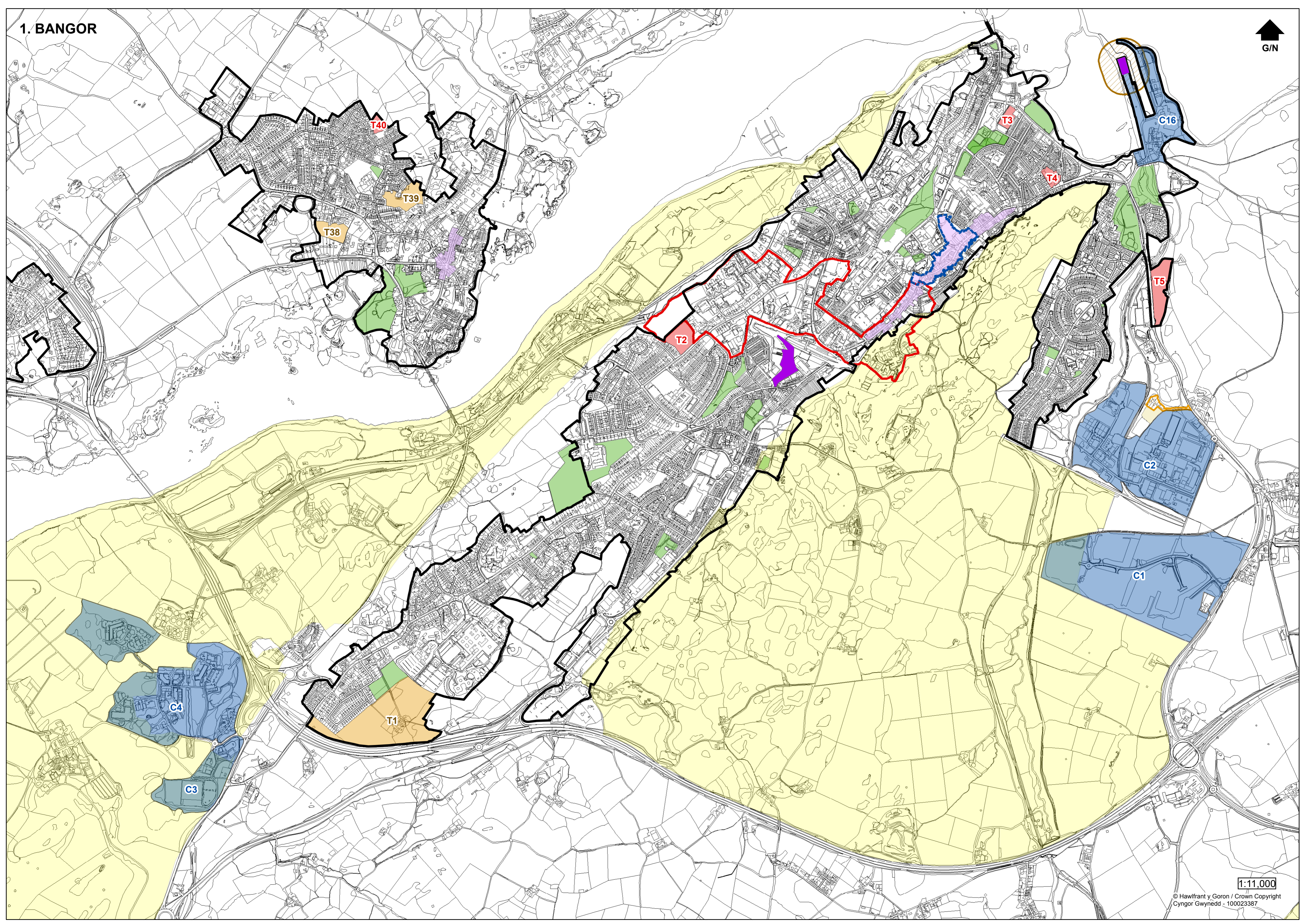
Sinks

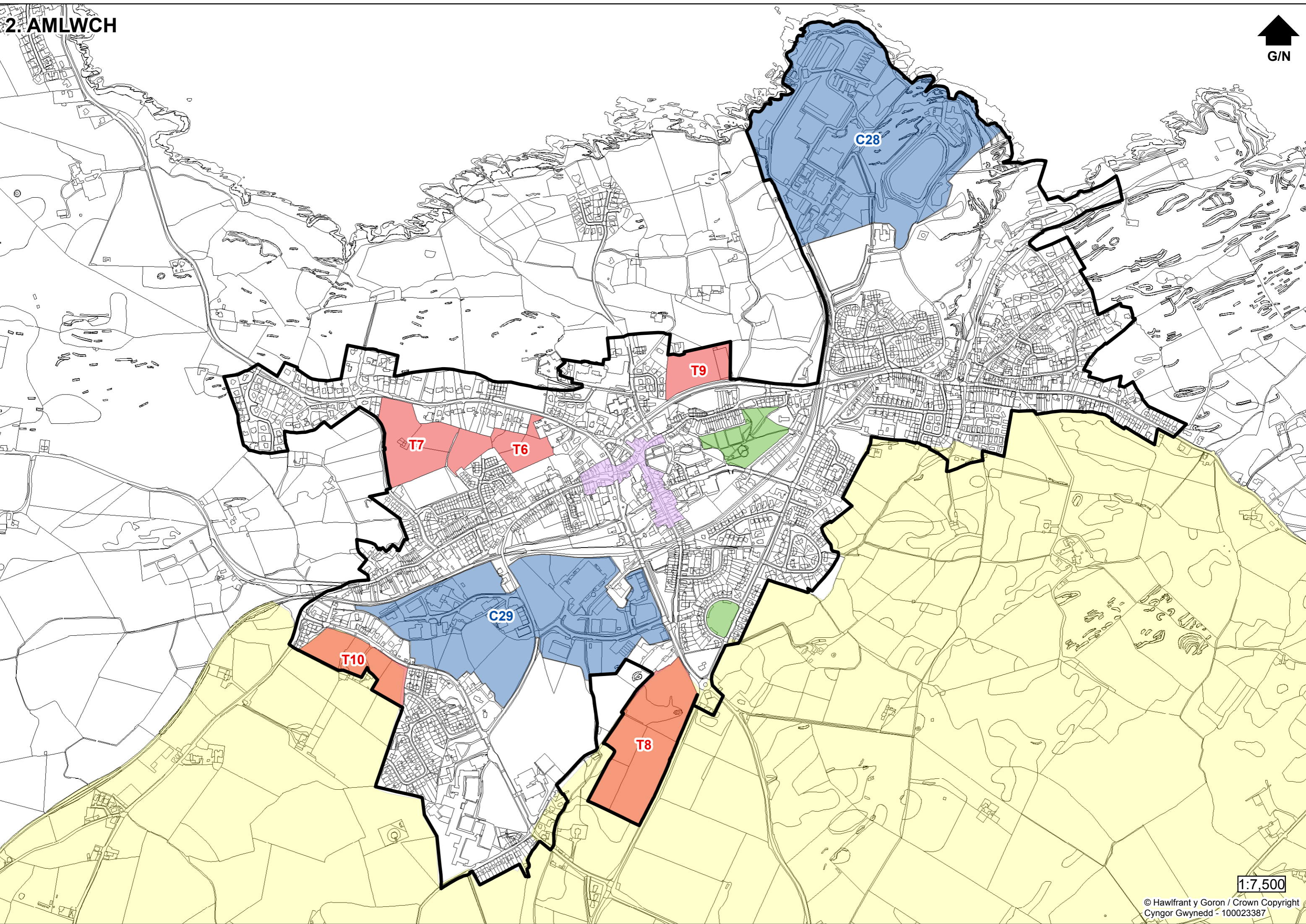
69.8m

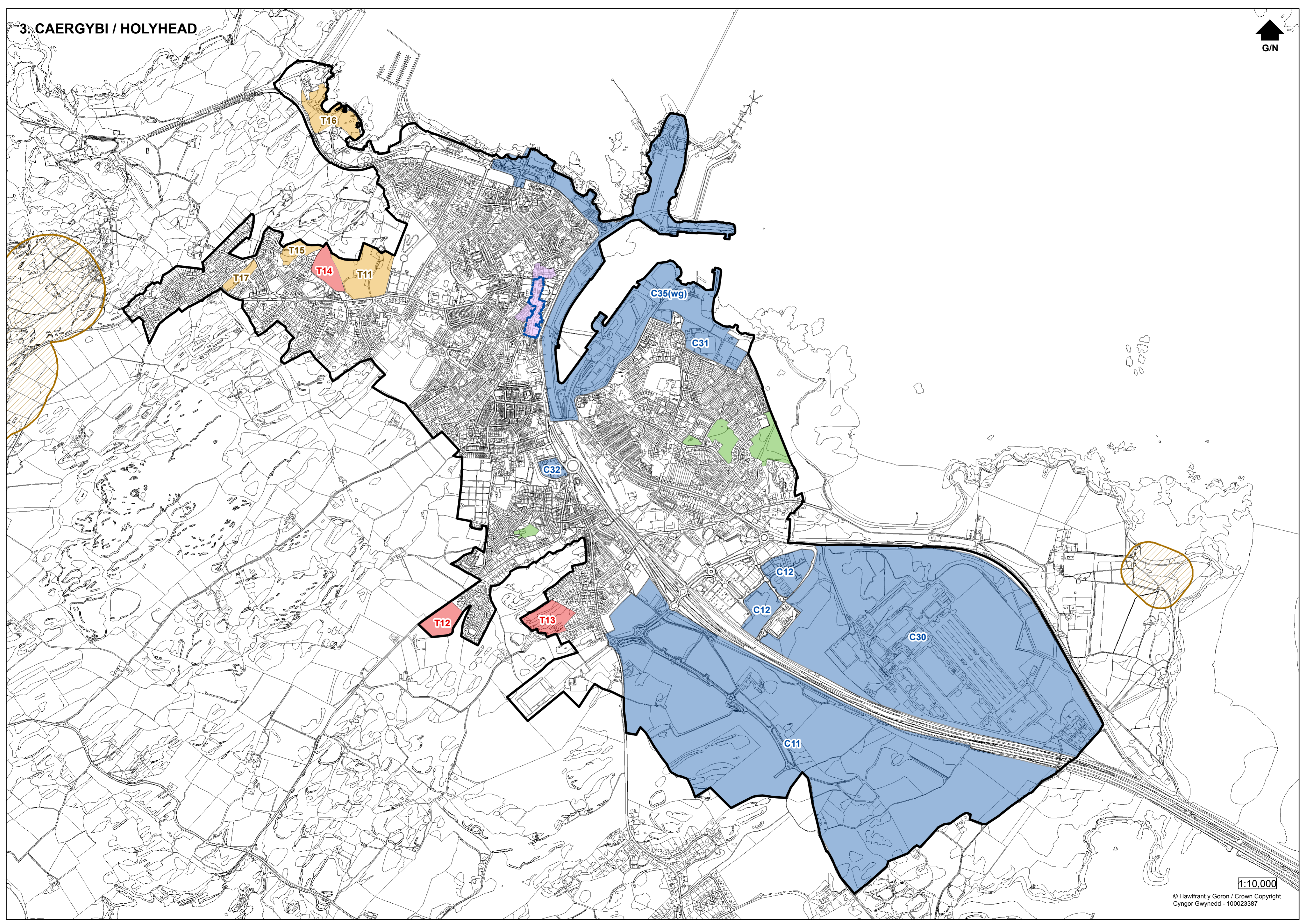
LB

Drain

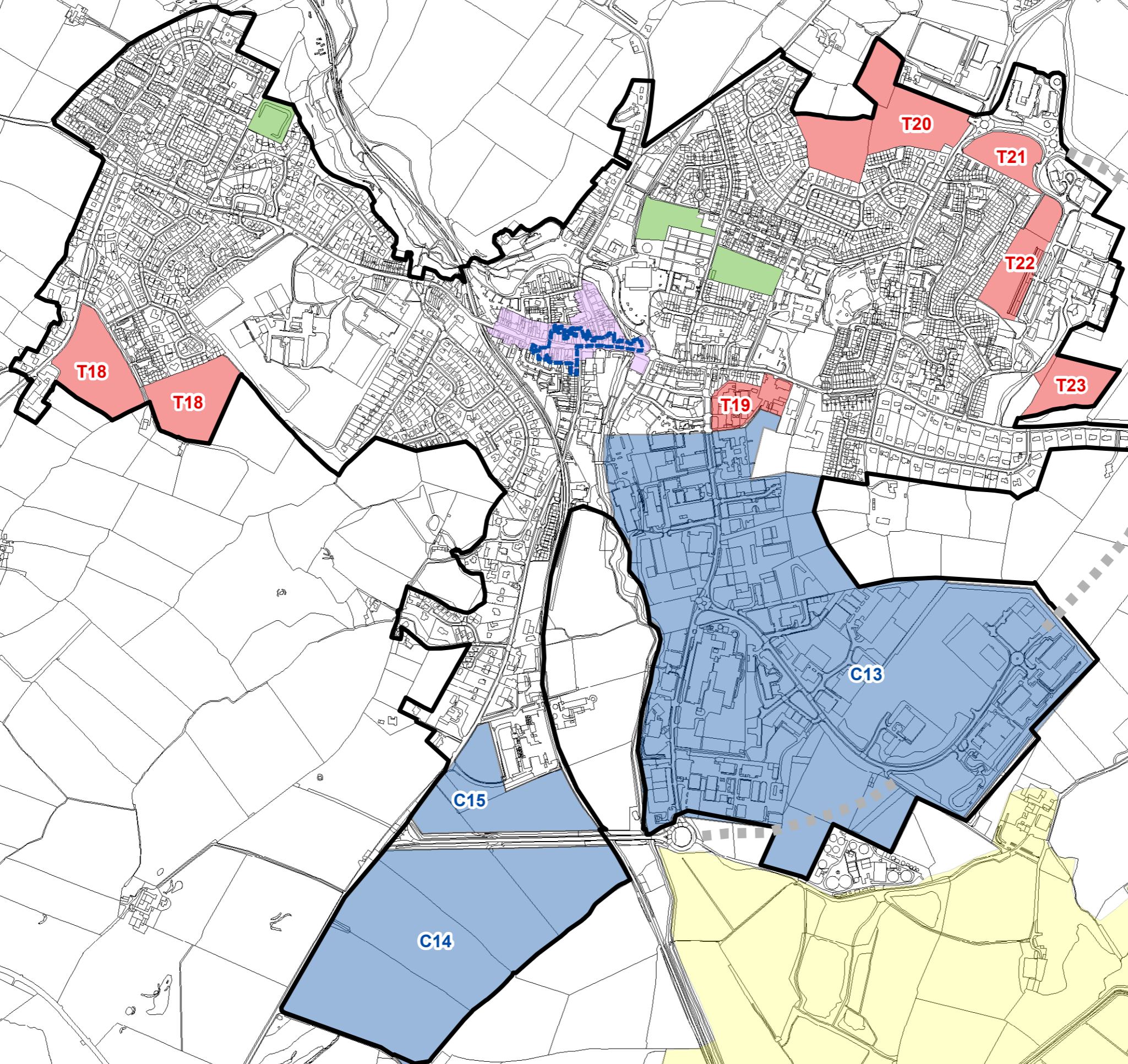
1:2,000





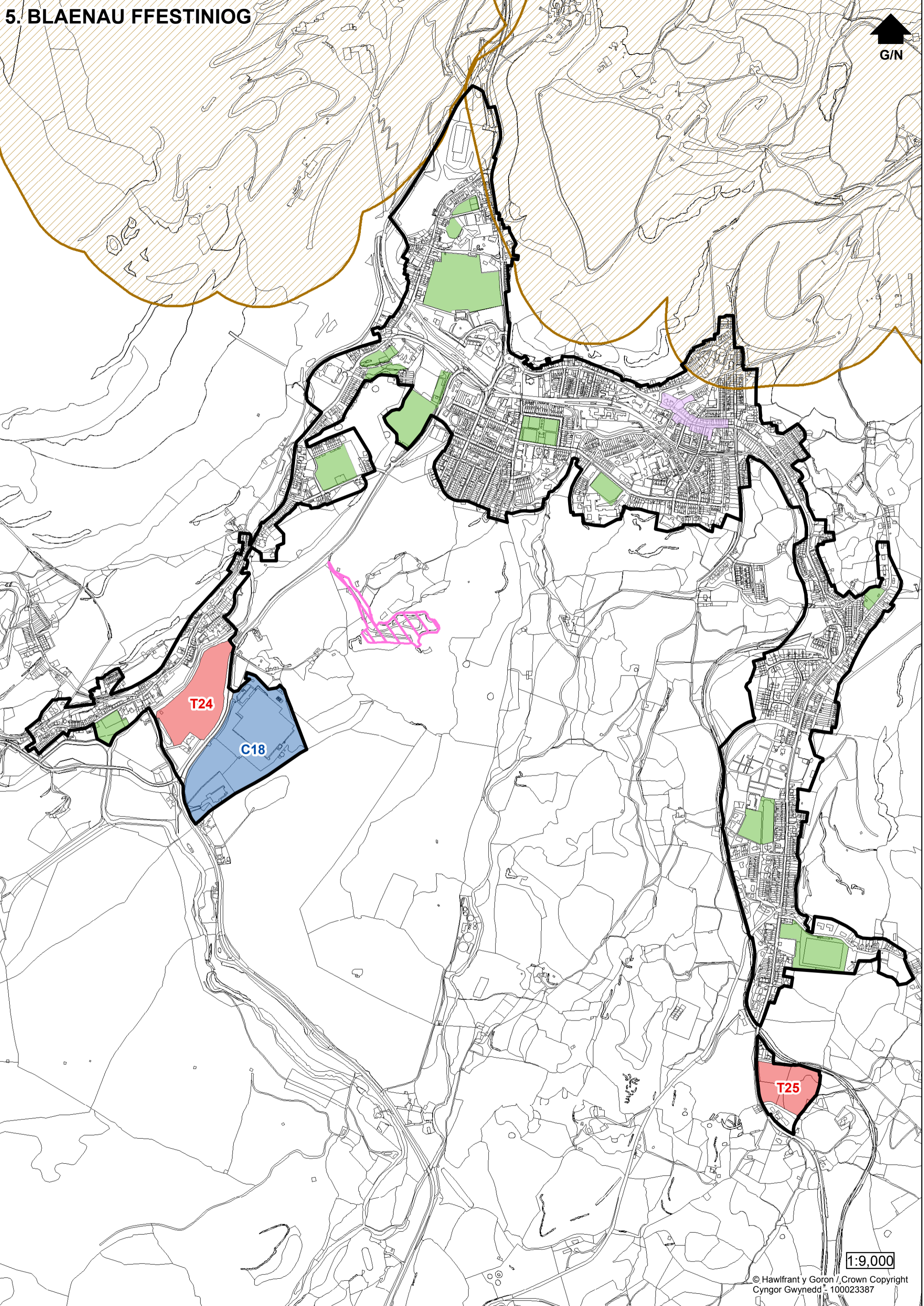


4. LLANGEFNI



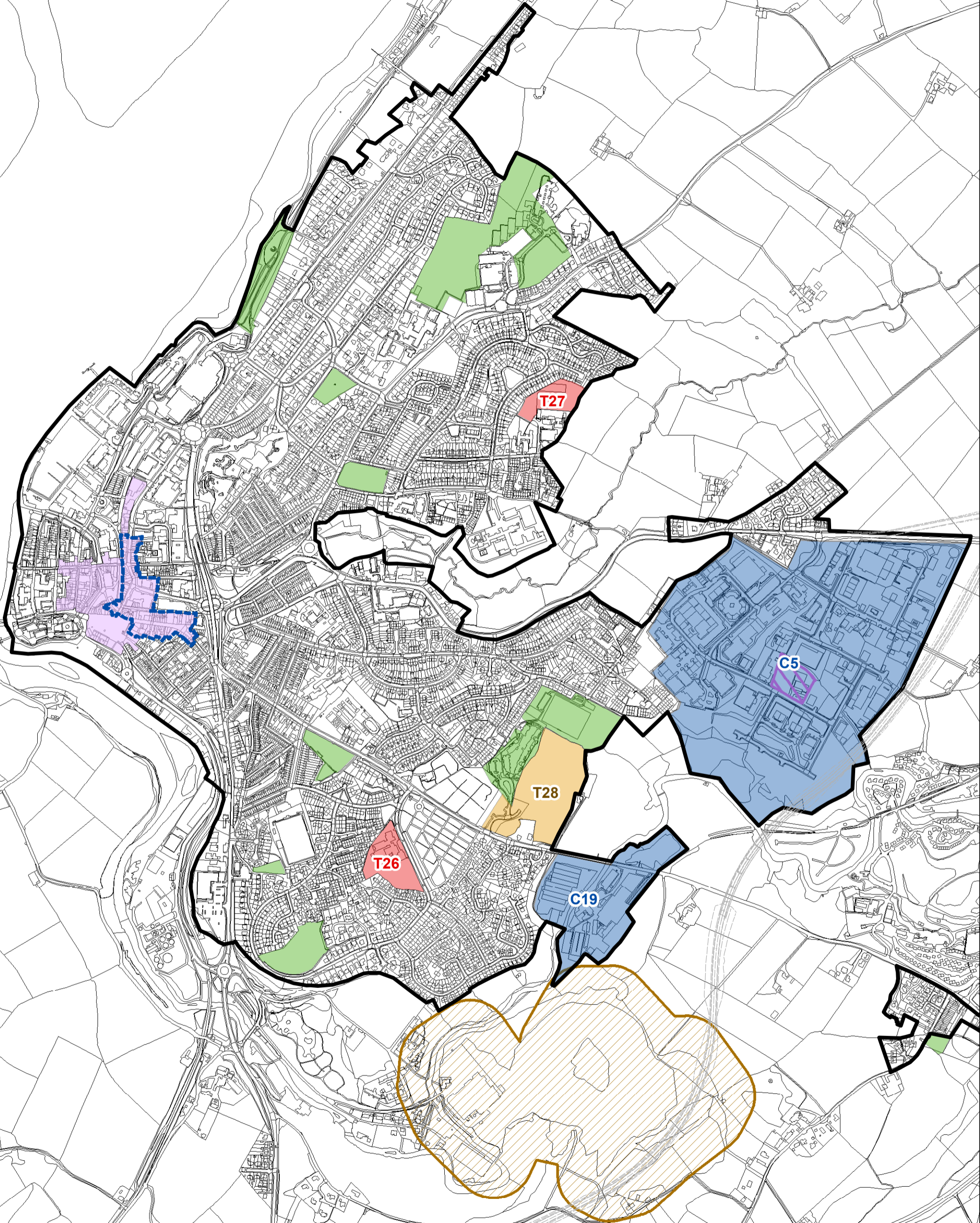
1:9,000

5. BLAENAU FFESTINIOG



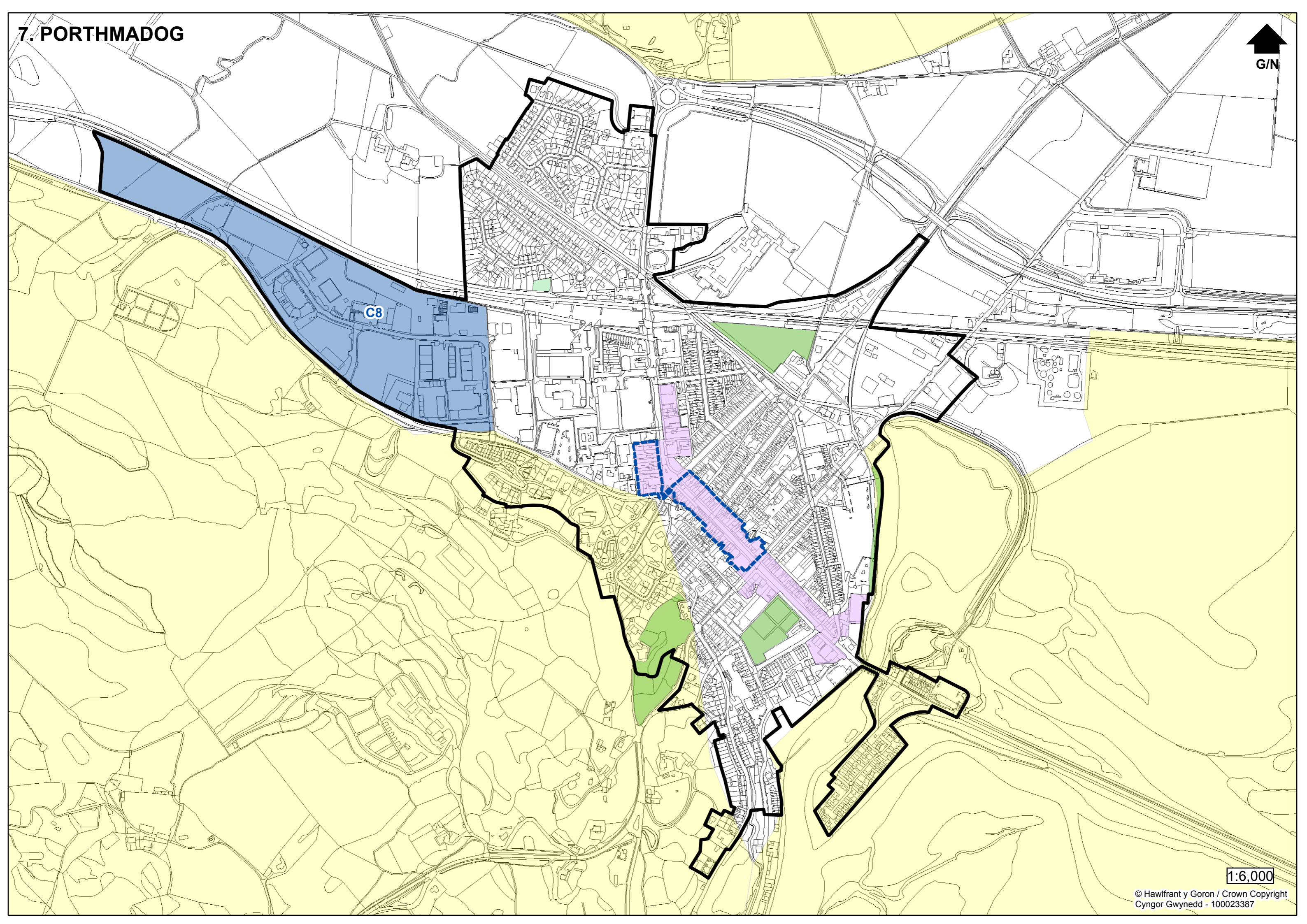
1:9,000

6. CAERNARFON



1:9,000

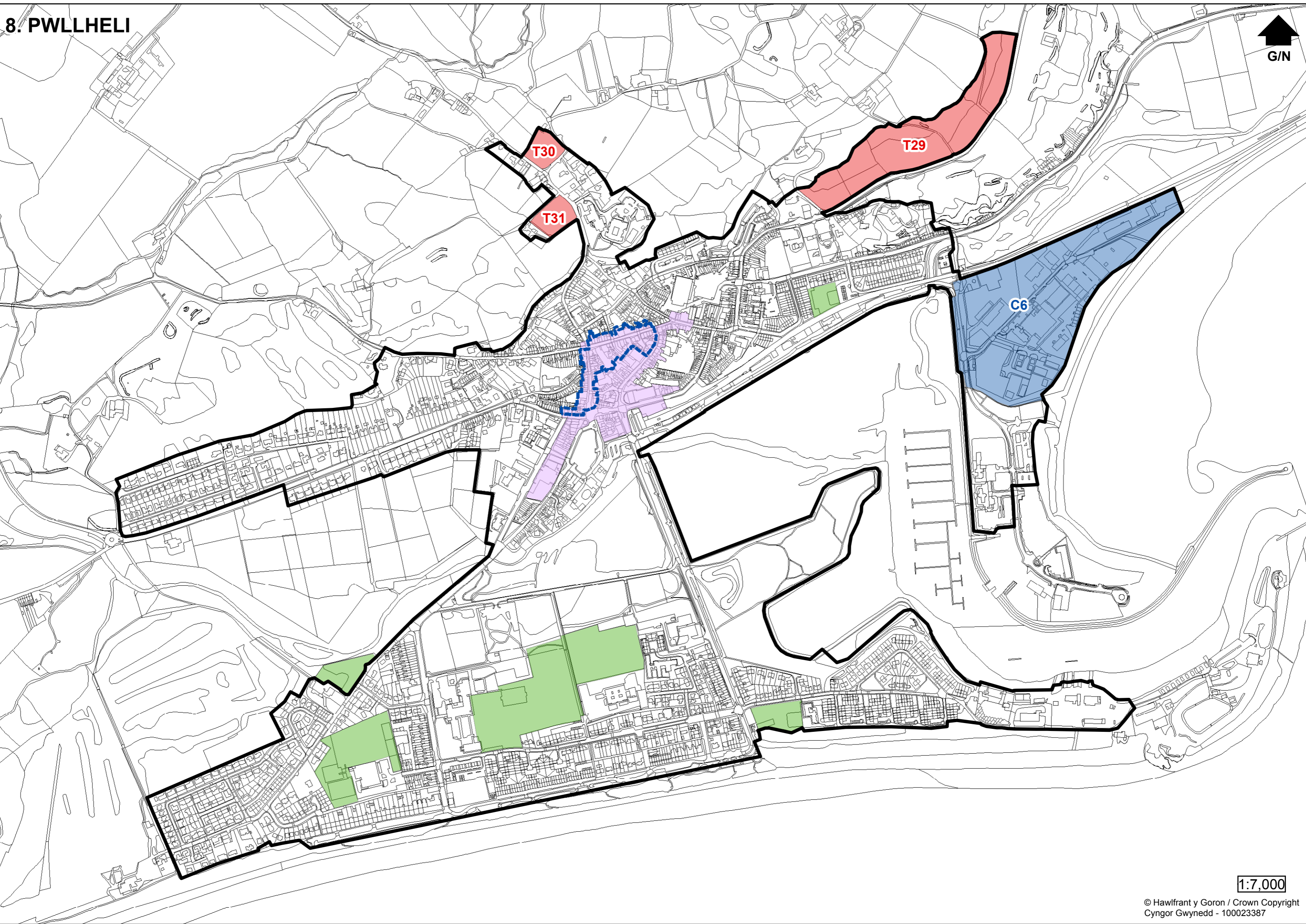
7. PORTHMADOG



C8

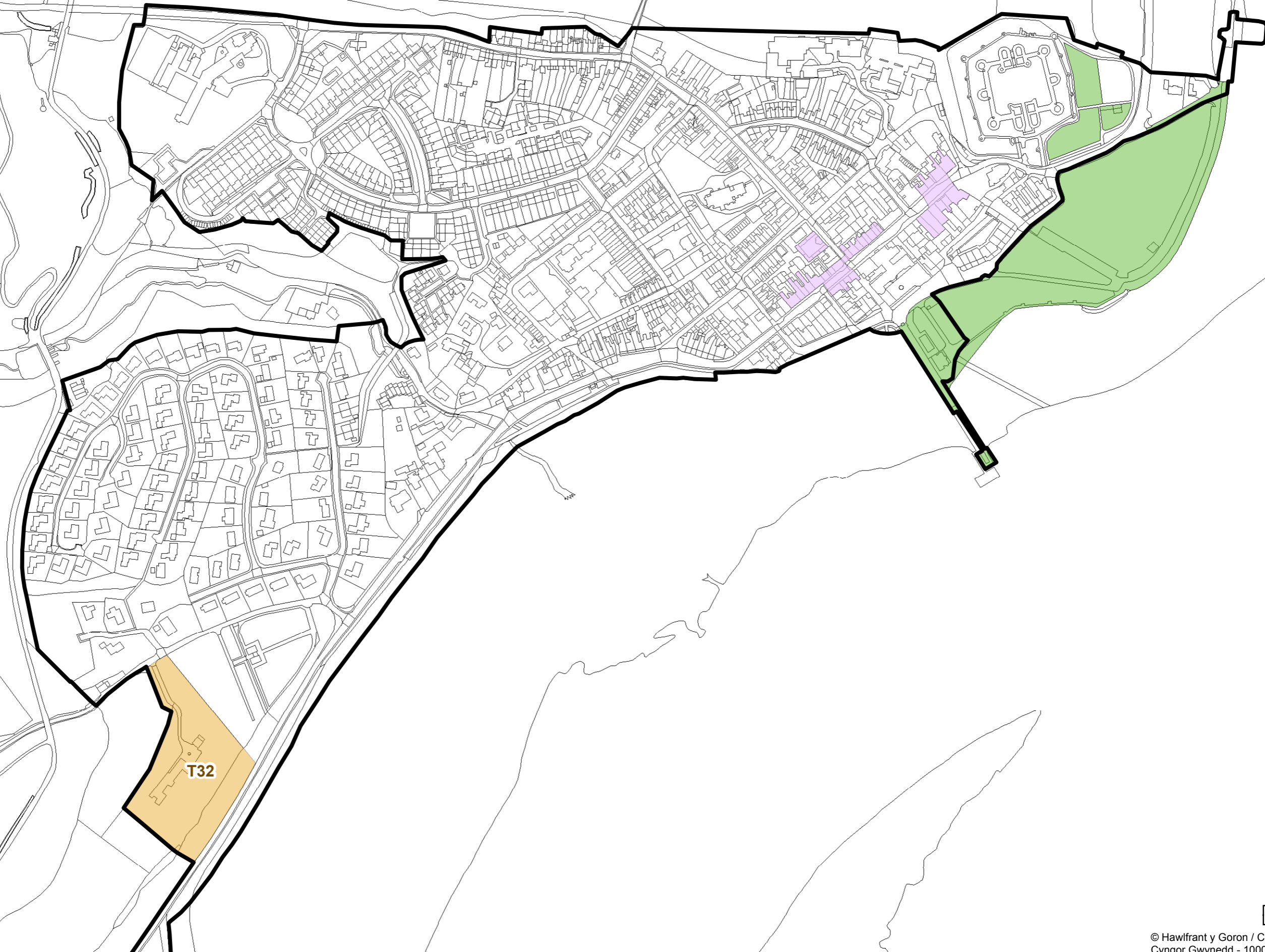
1:6,000

8. PWLLHELI



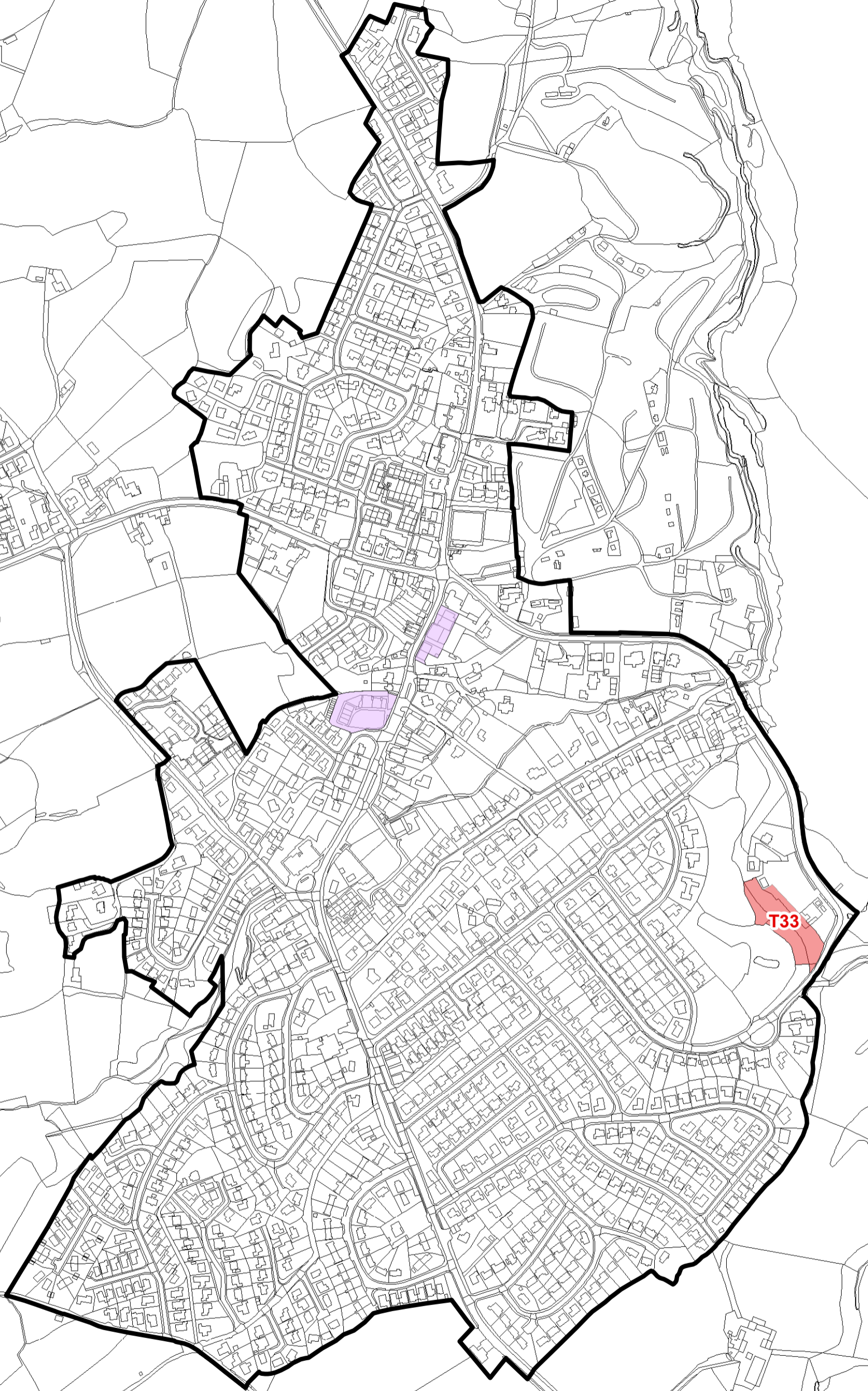
1:7,000

9. BIWMARES / BEAUMARES



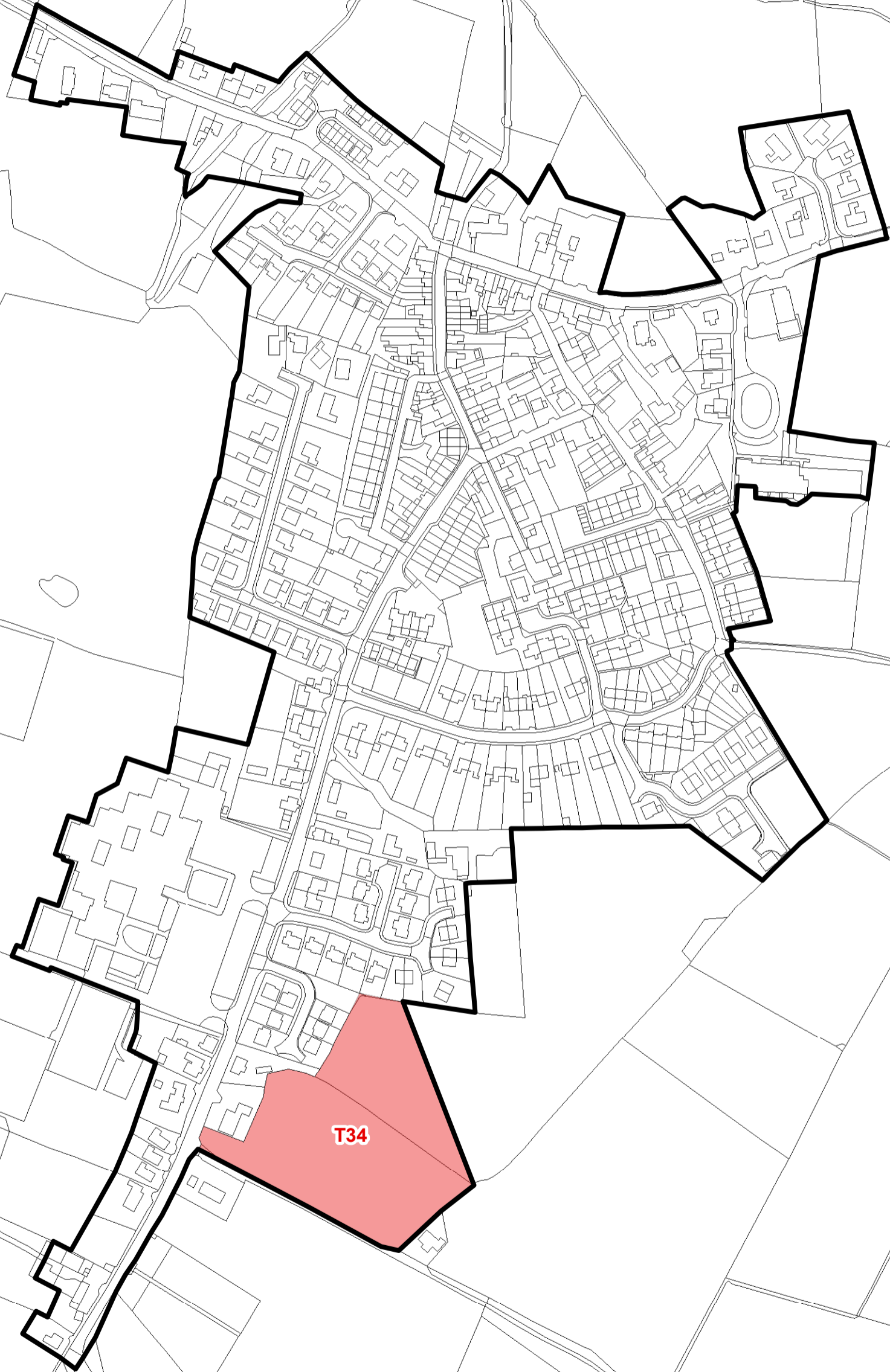
1:4,000

10. BENLLECH



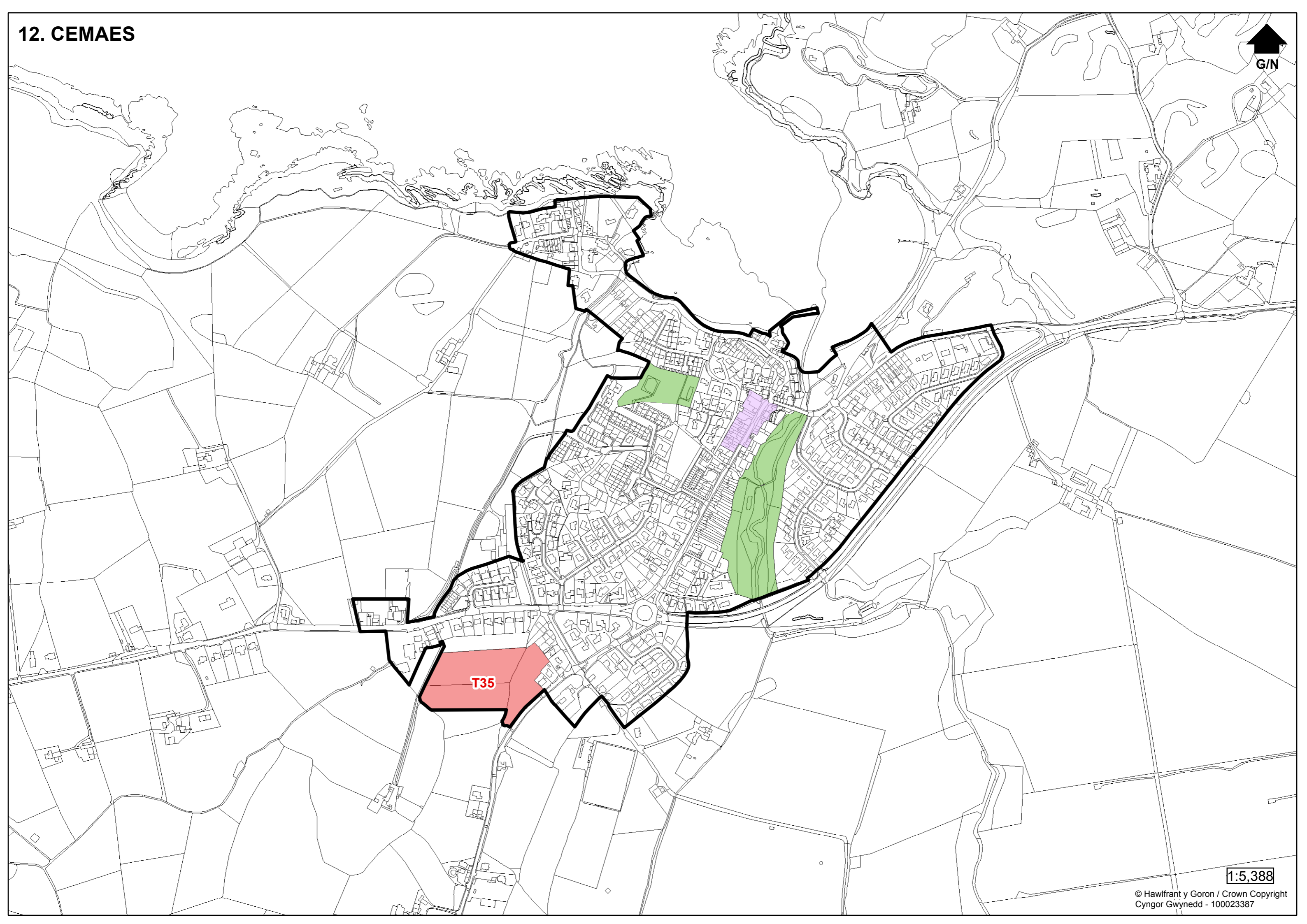
1:5,000

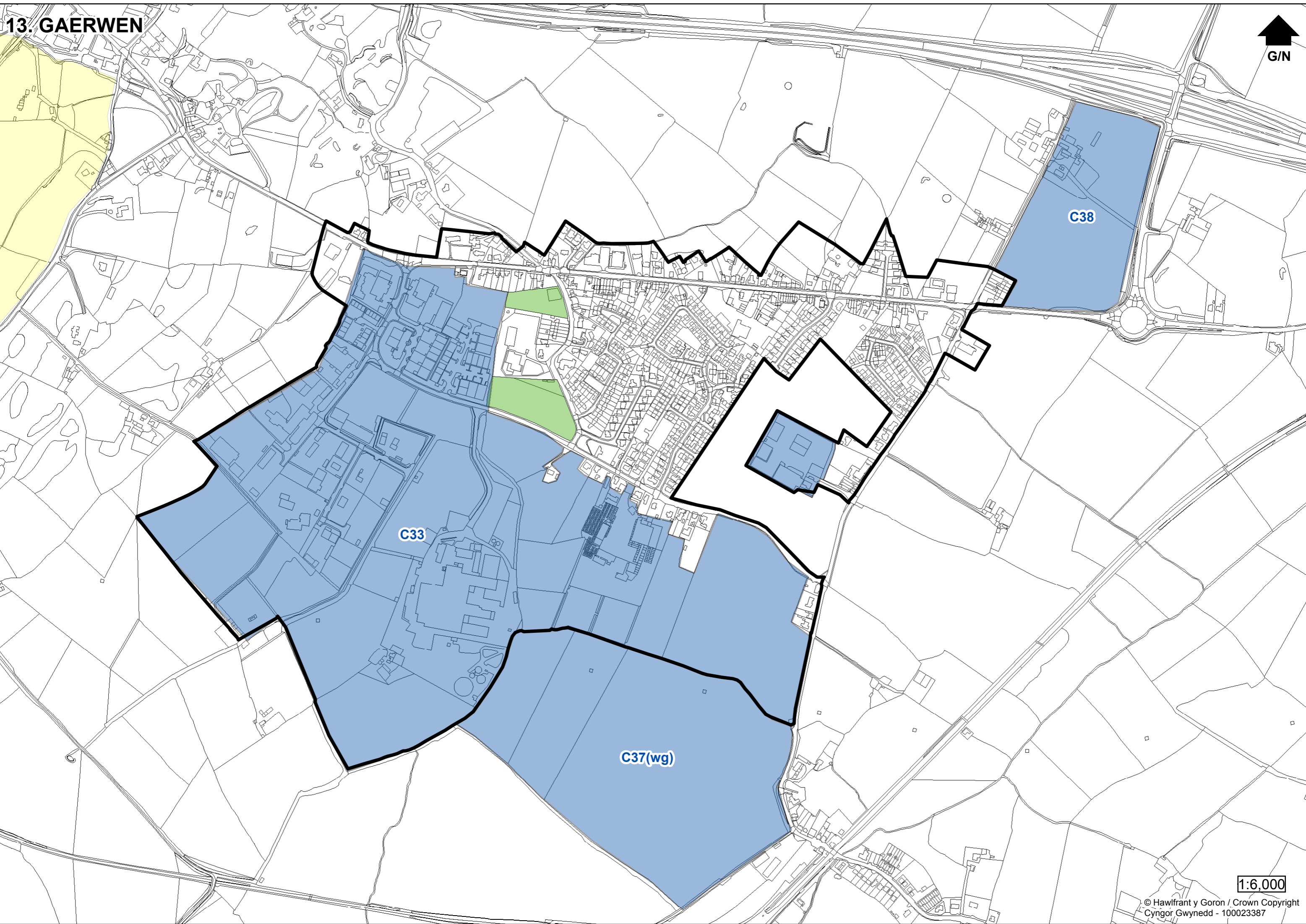
11. BODEDERN



T34

1:3,000





14. LLANFAIRPWLL

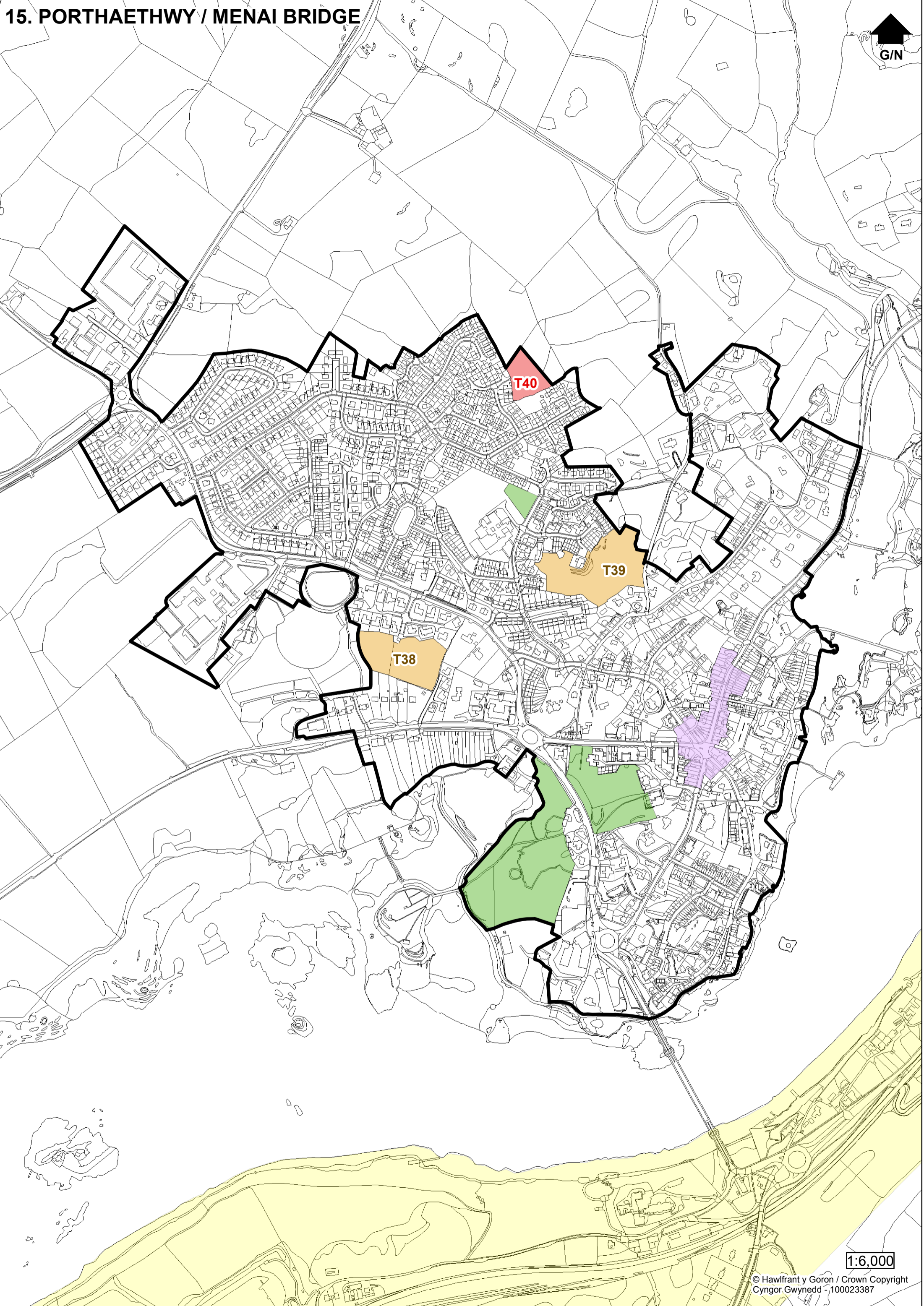


T37

T36

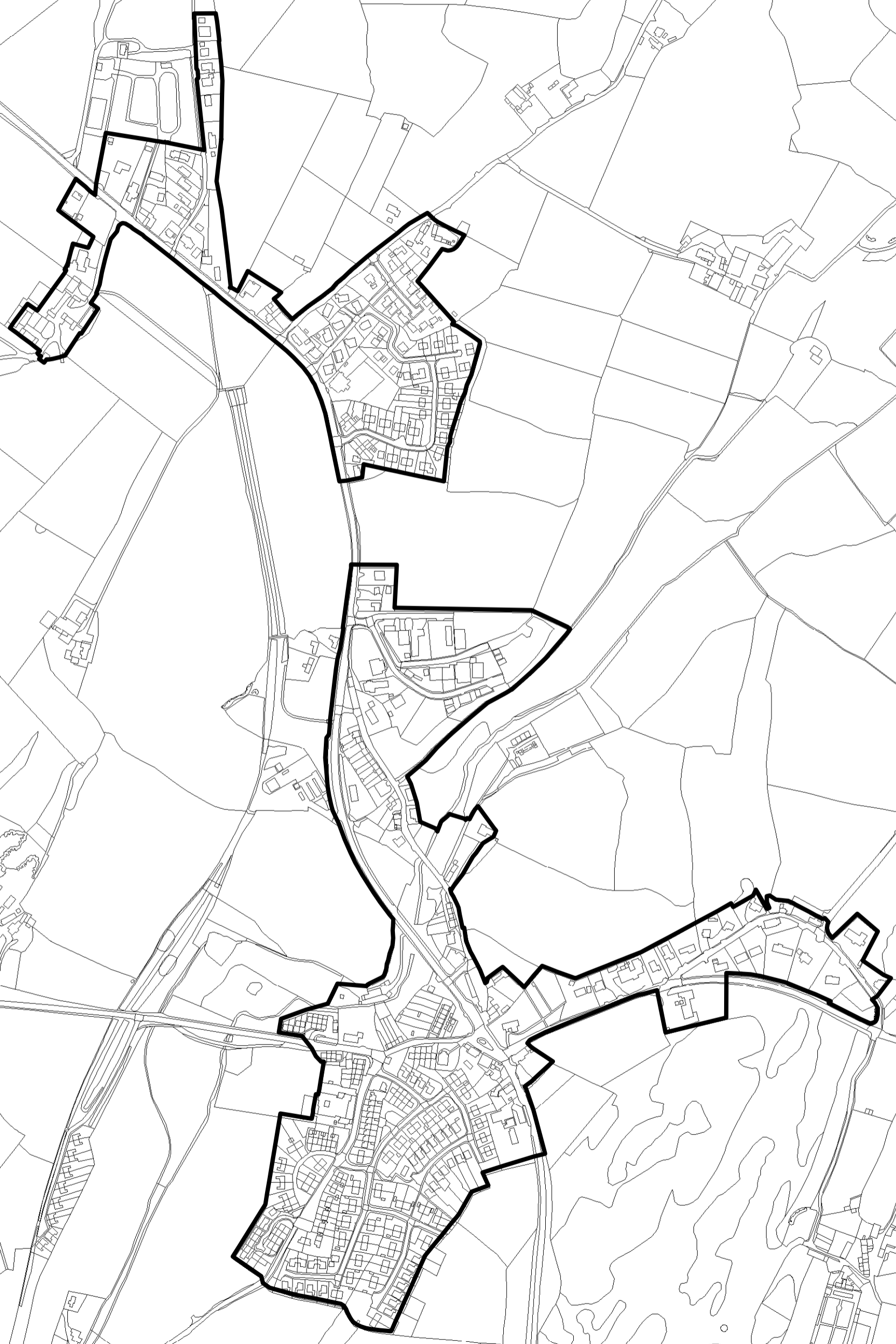
1:5,000

15. PORTHAETHWY / MENAI BRIDGE



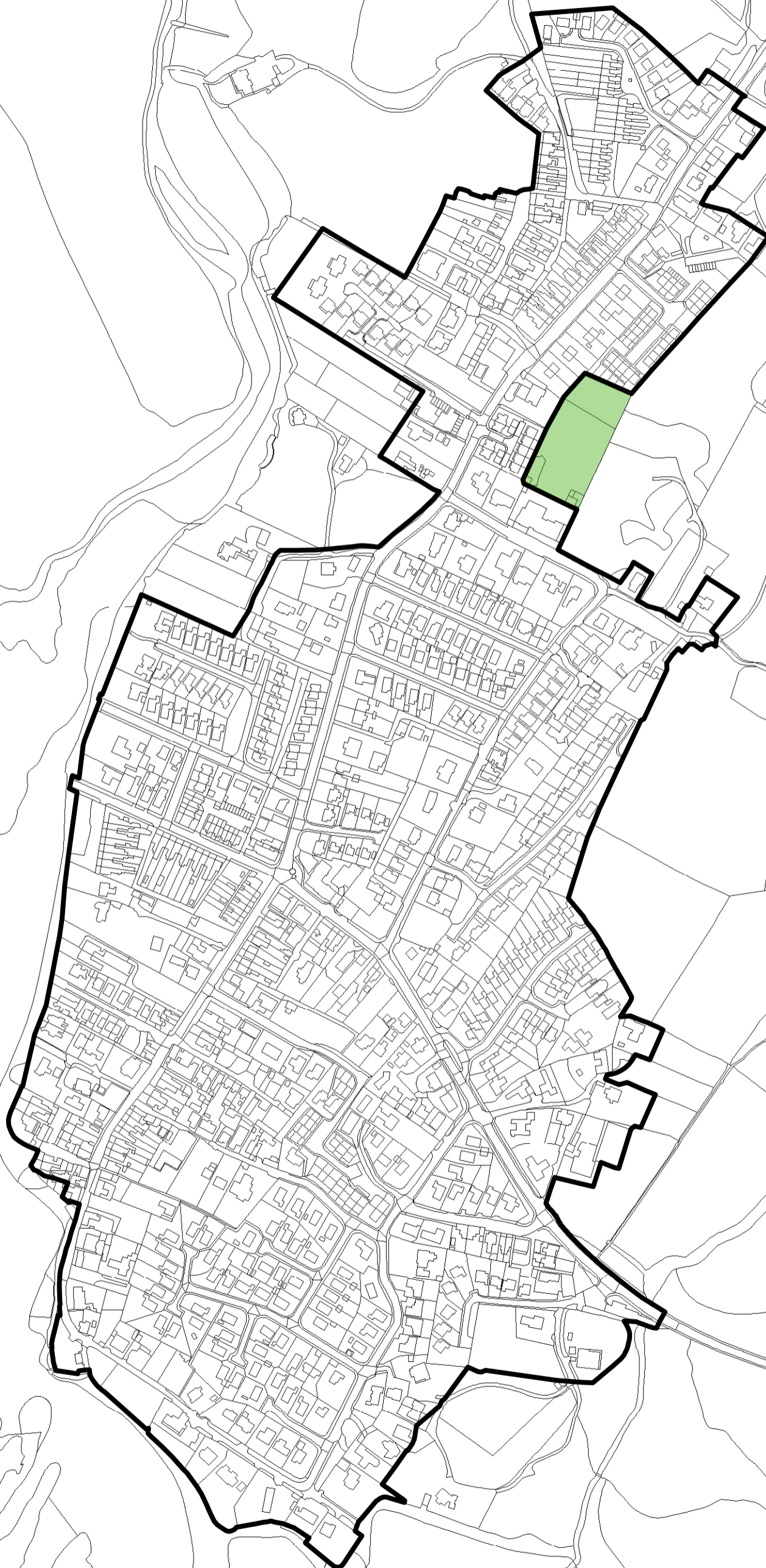
1:6,000

16. PENTRAETH



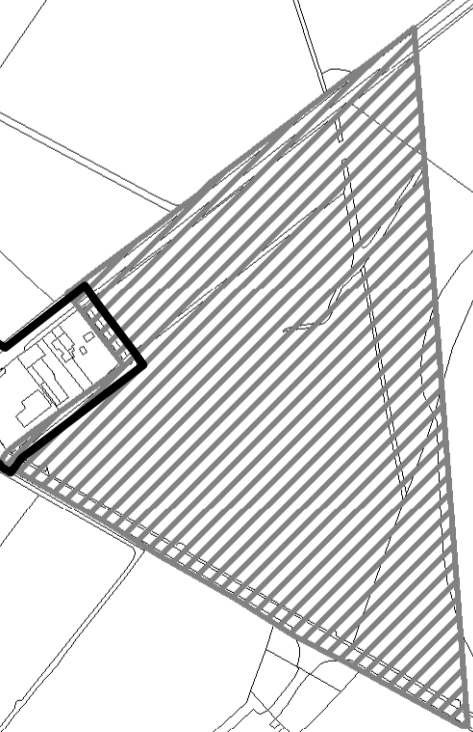
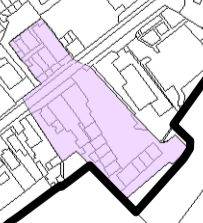
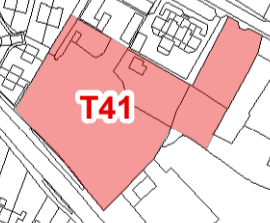
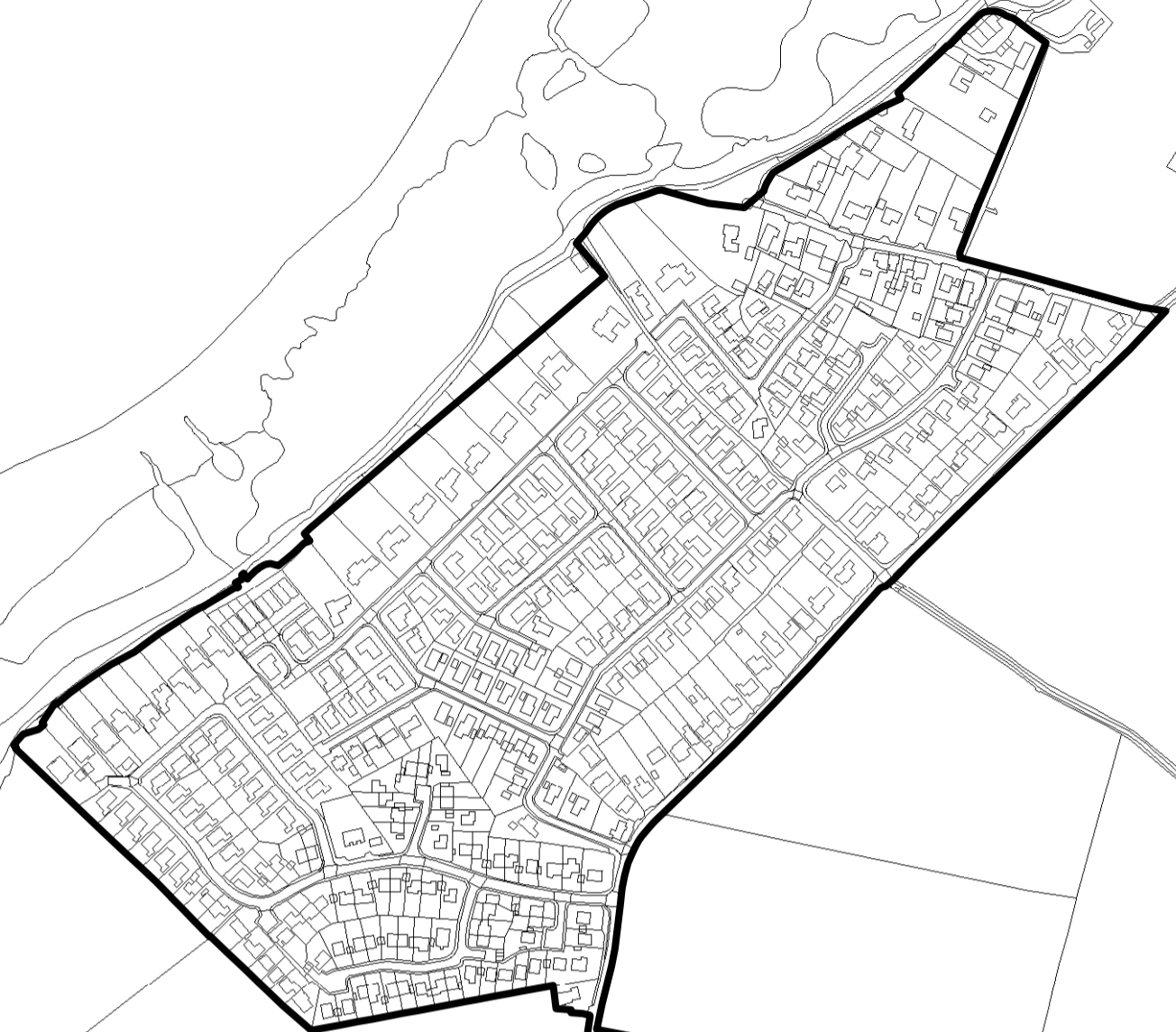
1:5,000

17. RHOSNEIGR



1:4,000

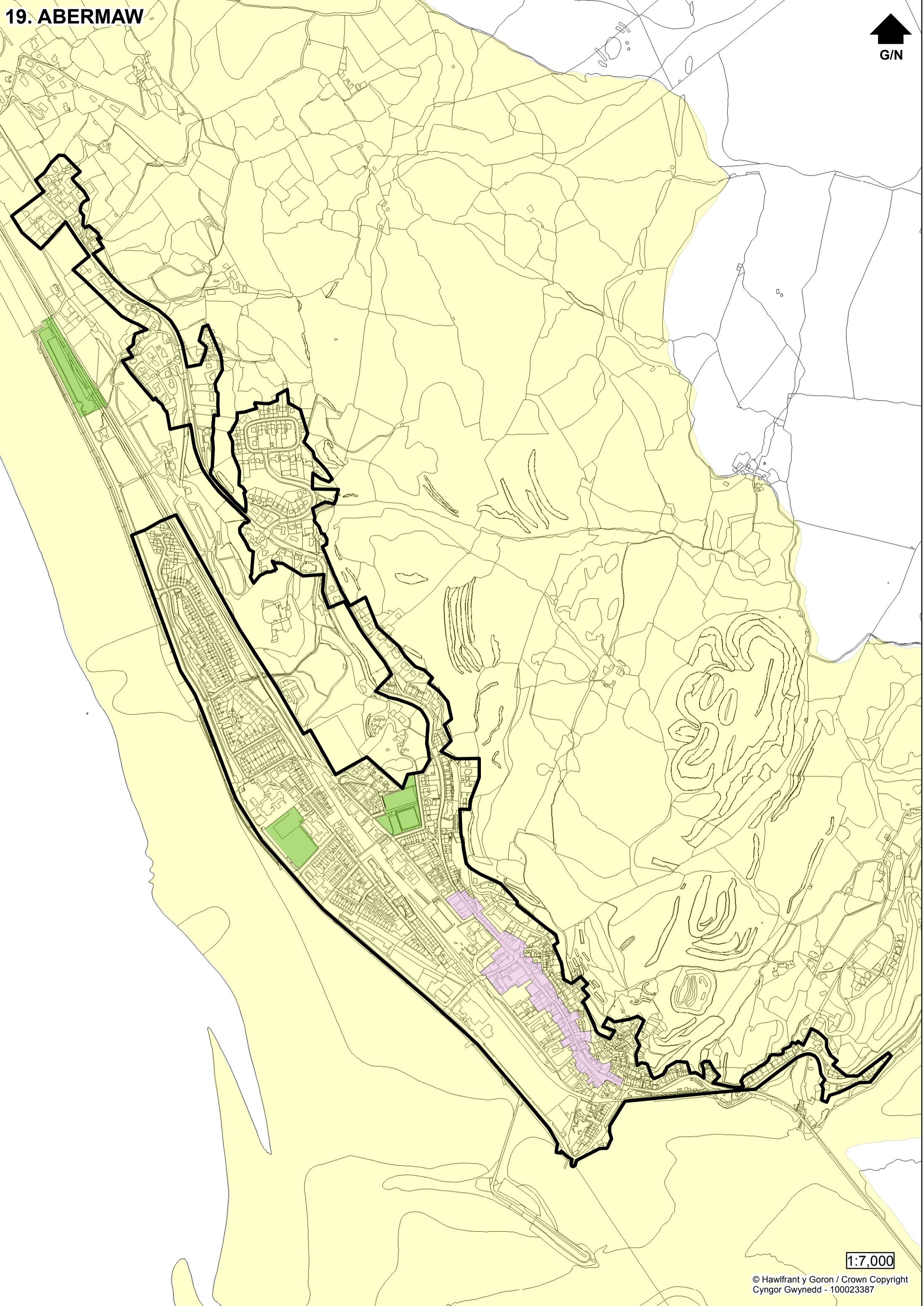
18. Y FALI / VALLEY



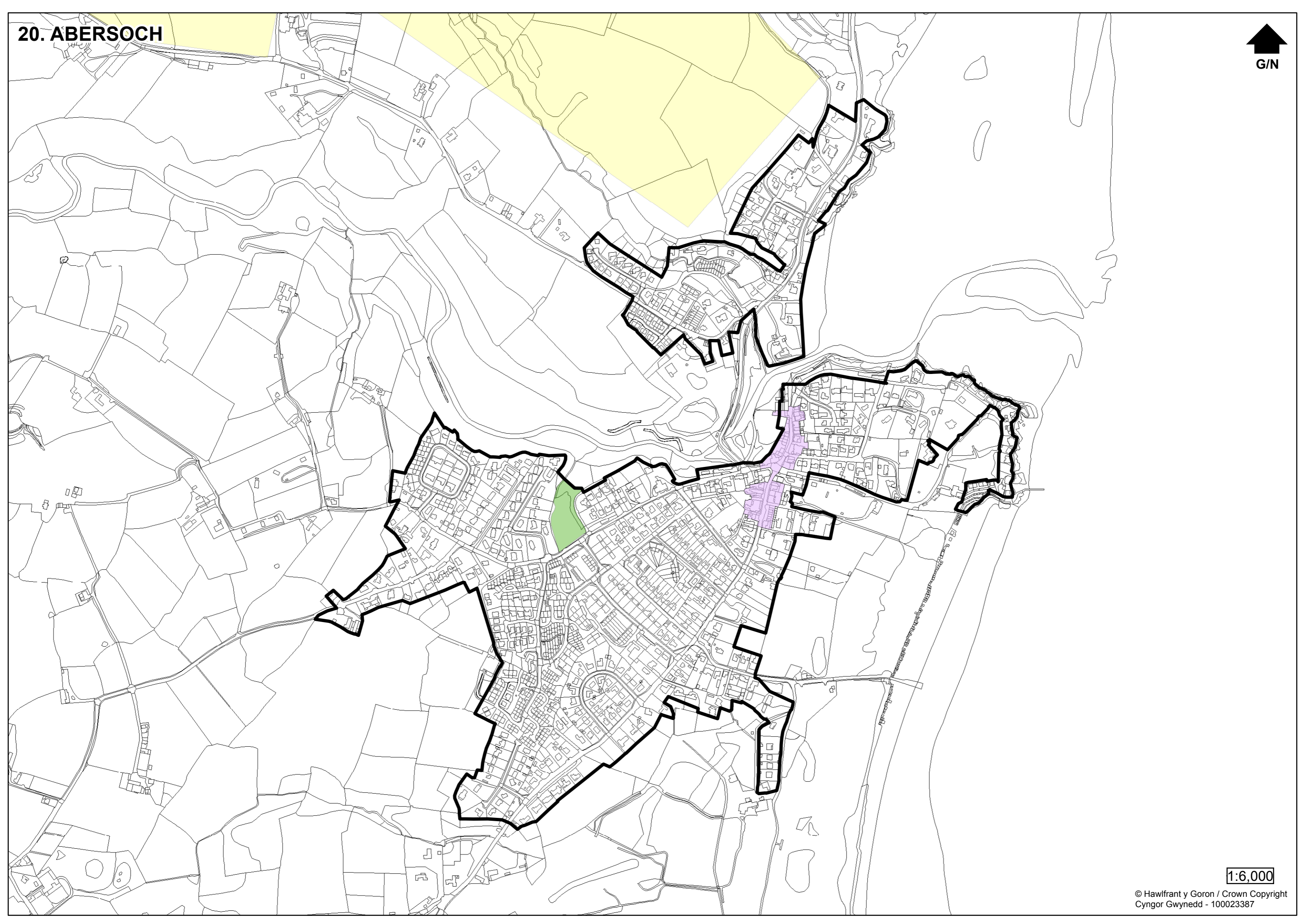
1:5,000

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19. ABERMAW



1:7,000



21. BETHESDA

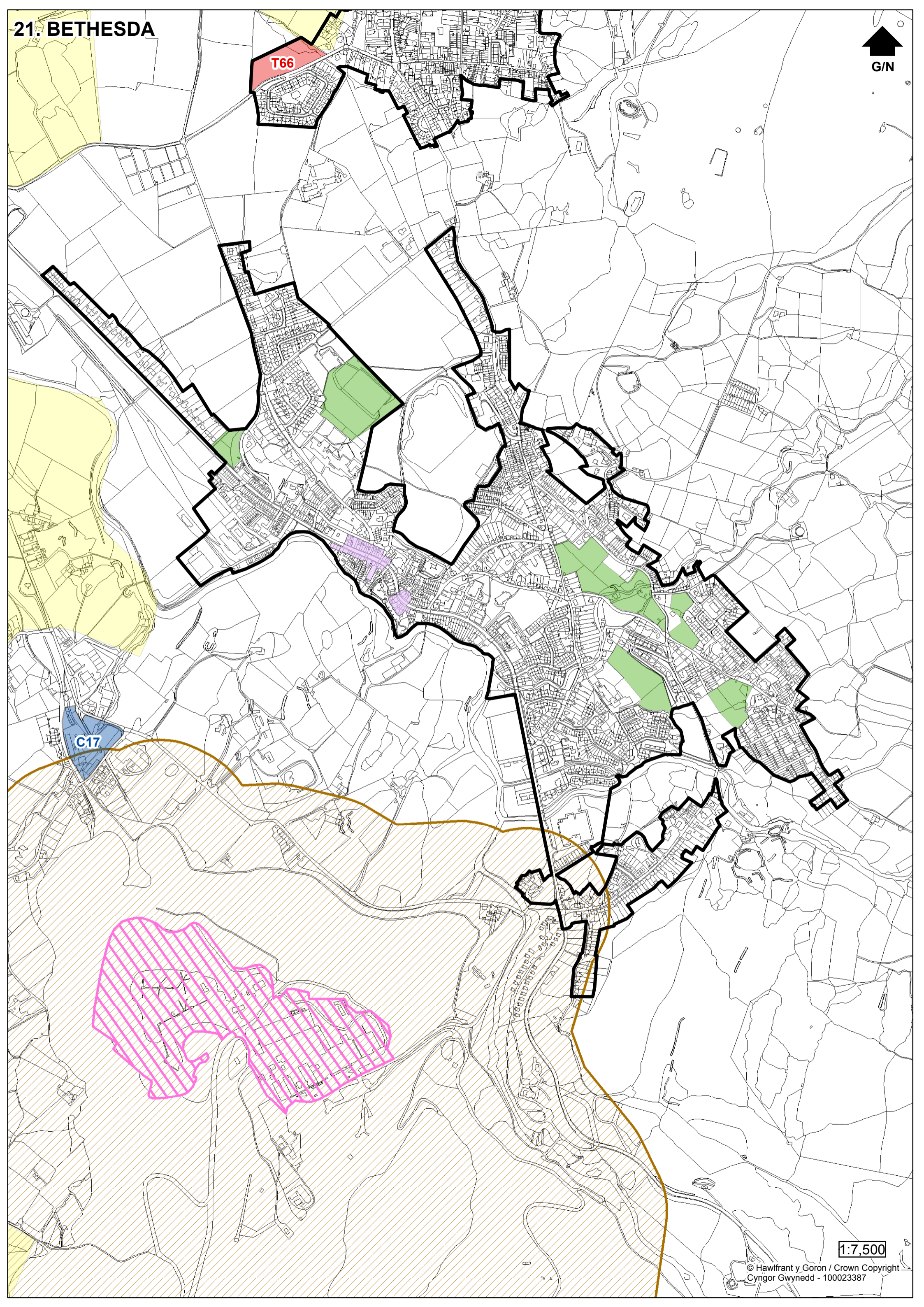


T66

C17

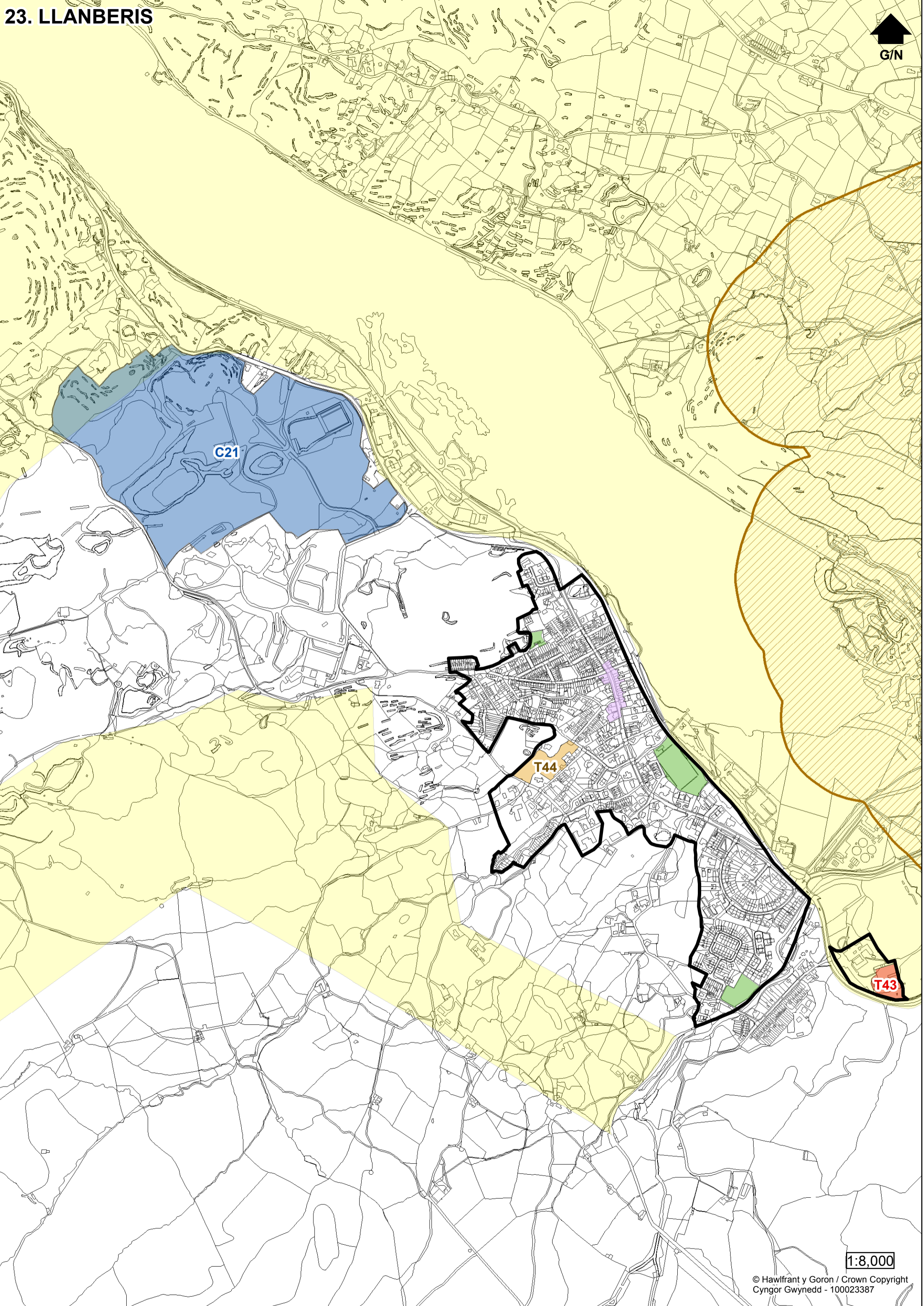
1:7,500

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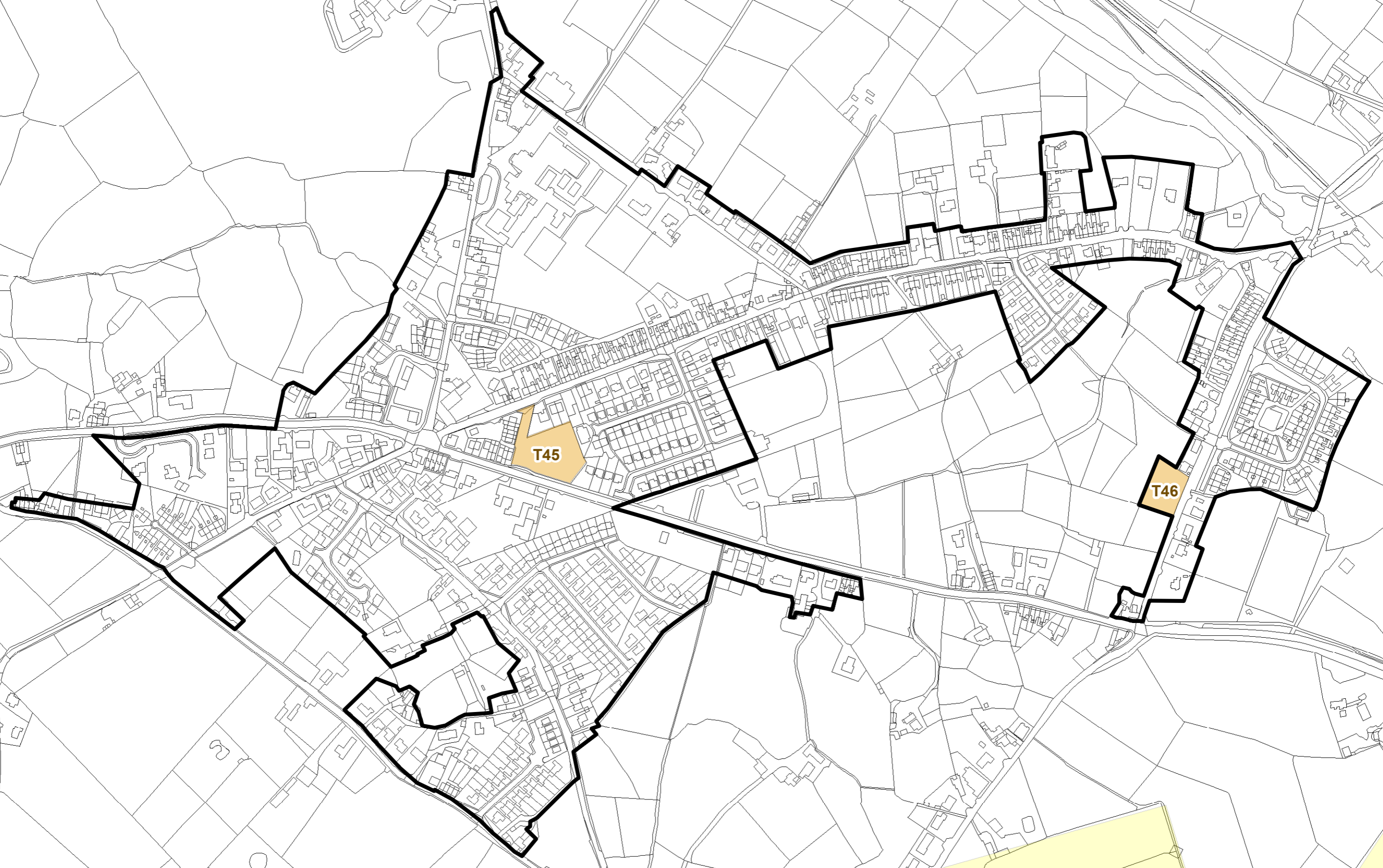


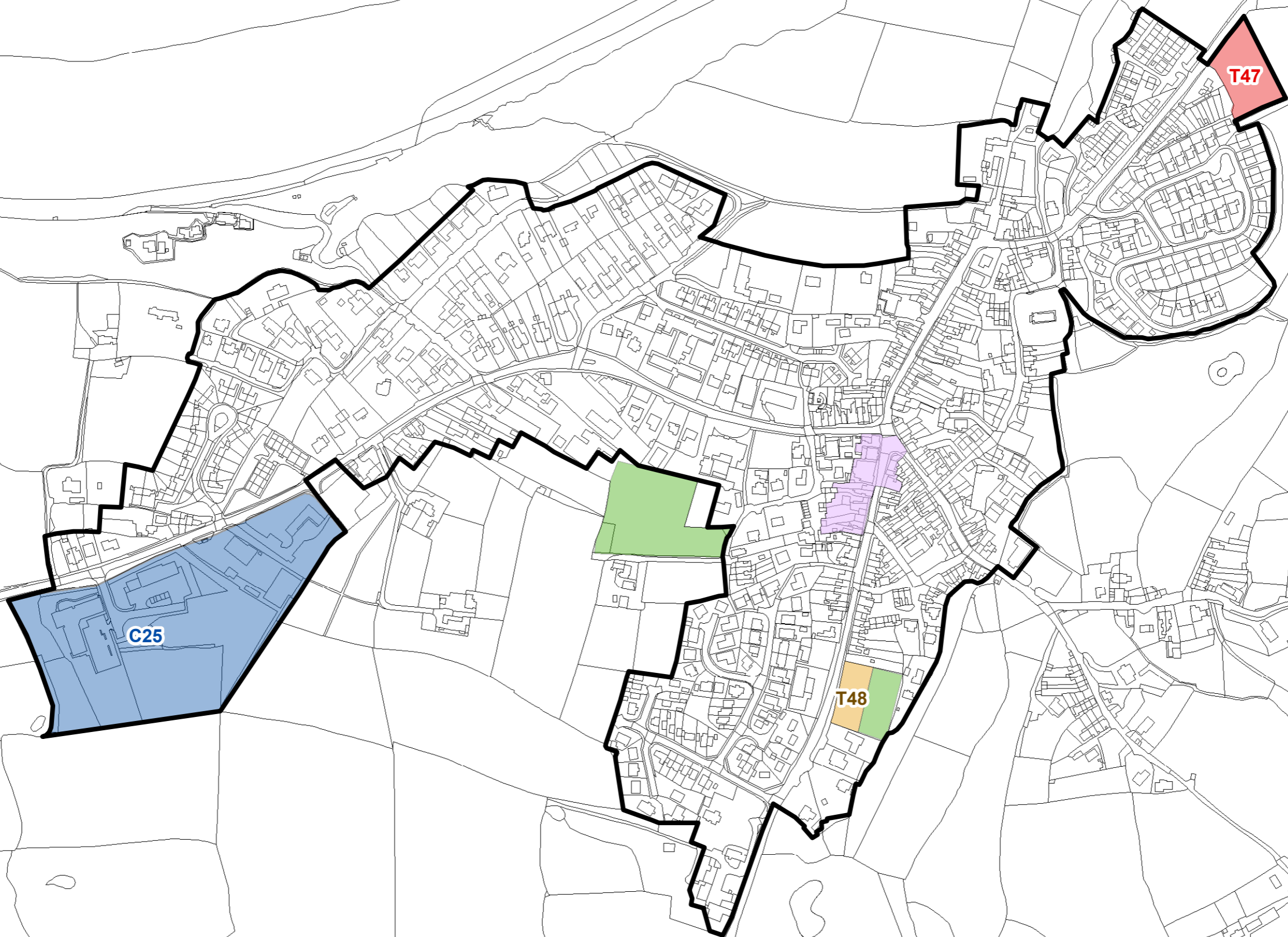
23. LLANBERIS



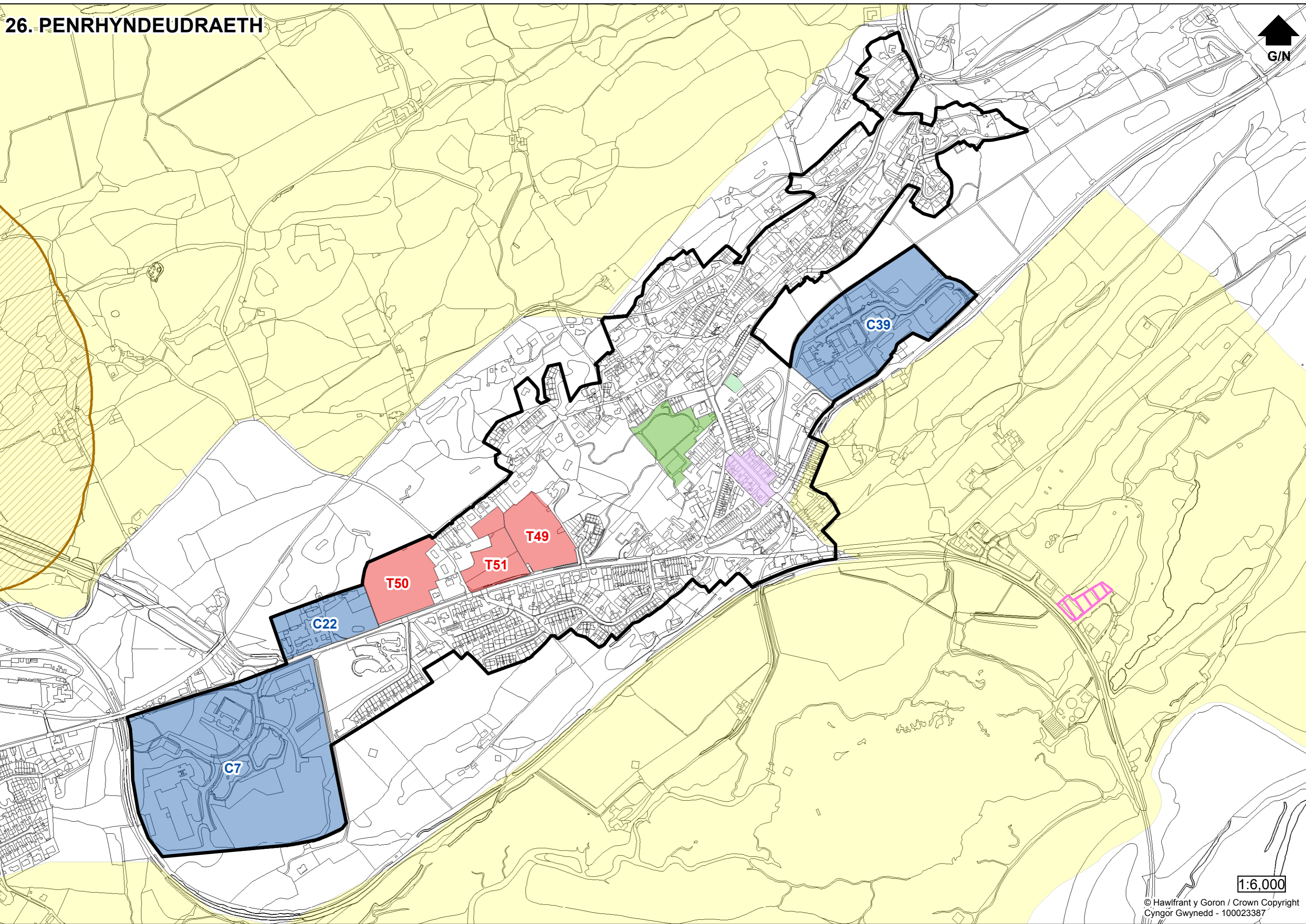
1:8,000

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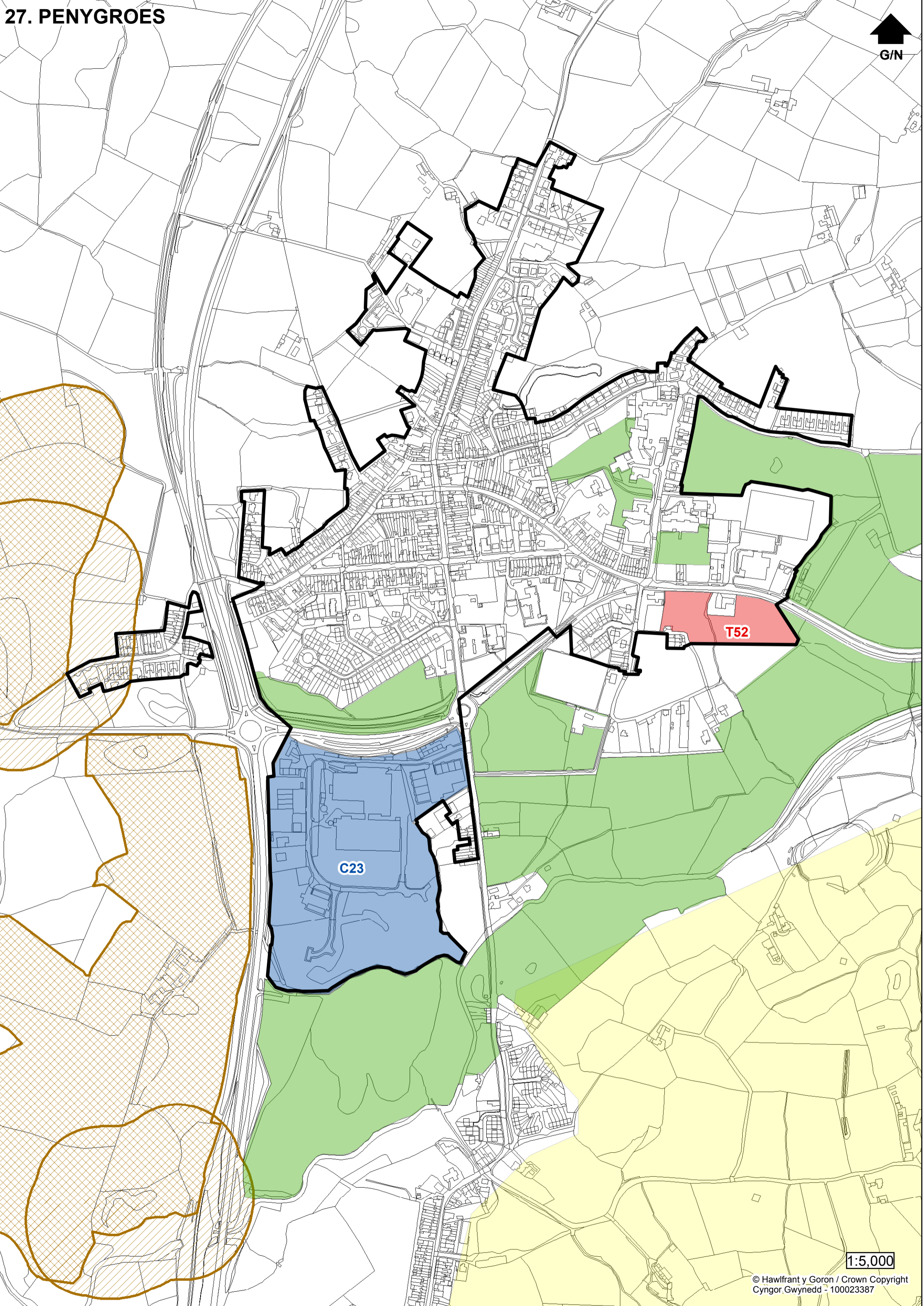


26. PENRHYNDEUDRAETH



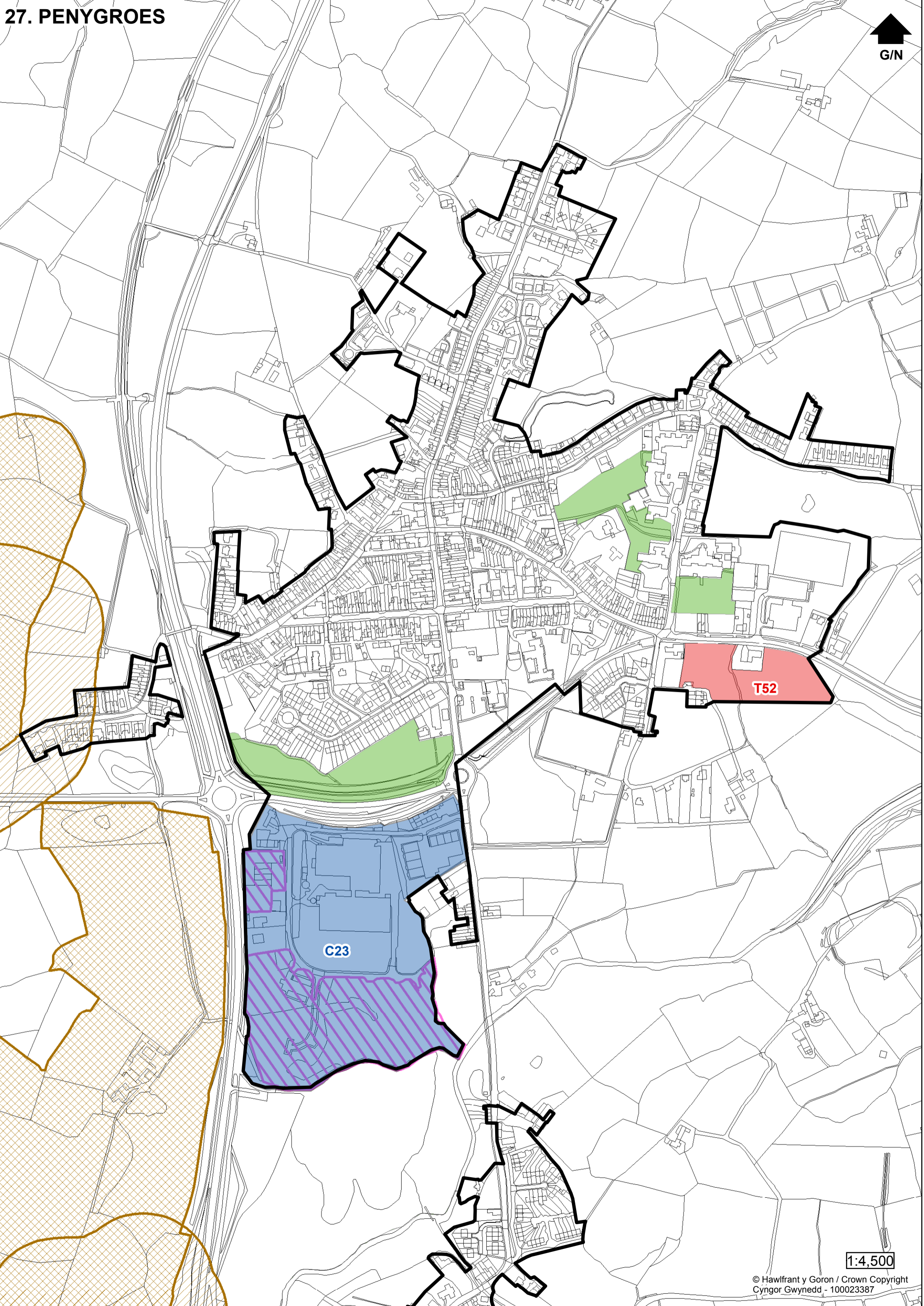
1:6,000

27. PENYGROES

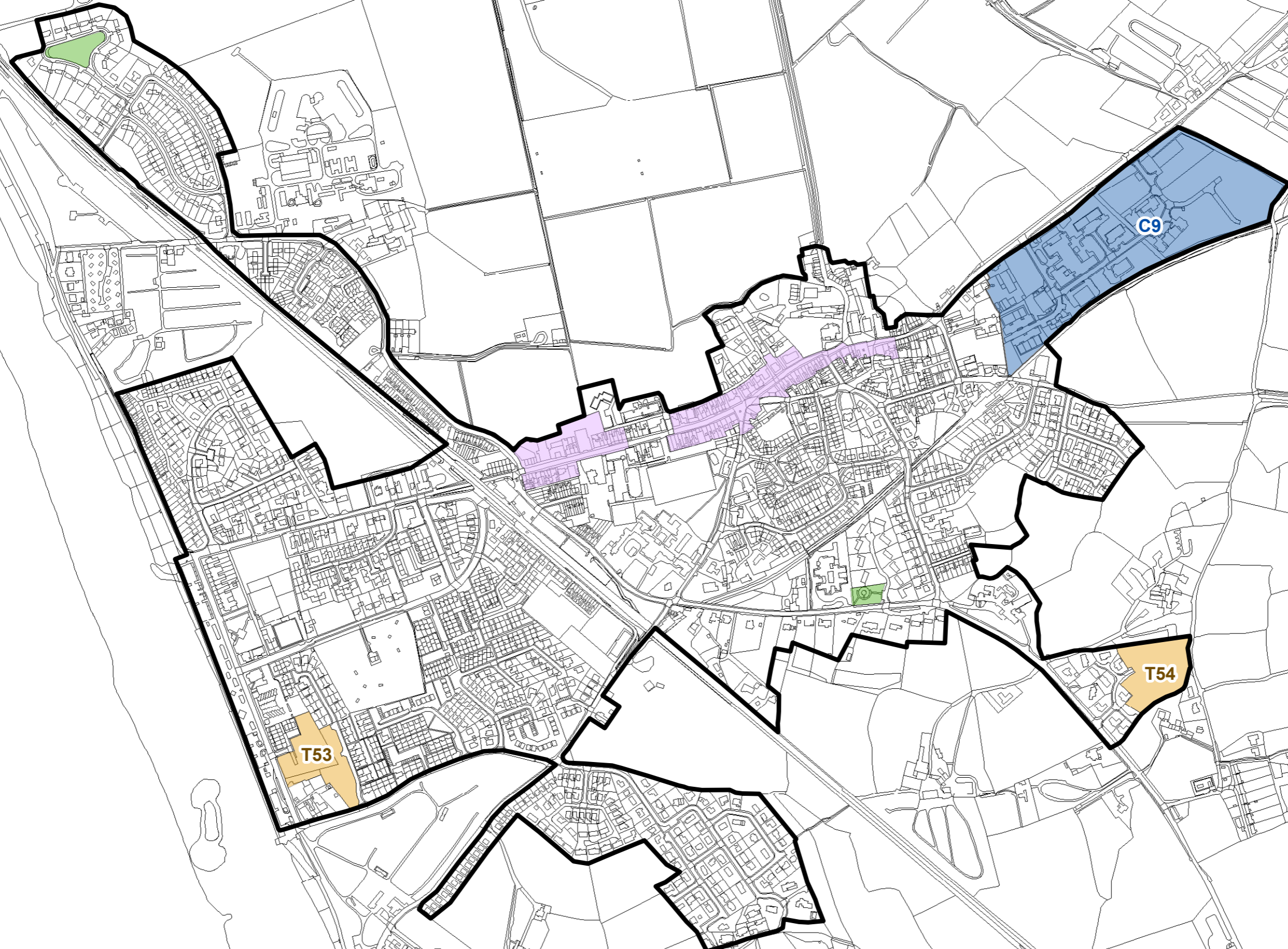


1:5,000

27. PENYGROES



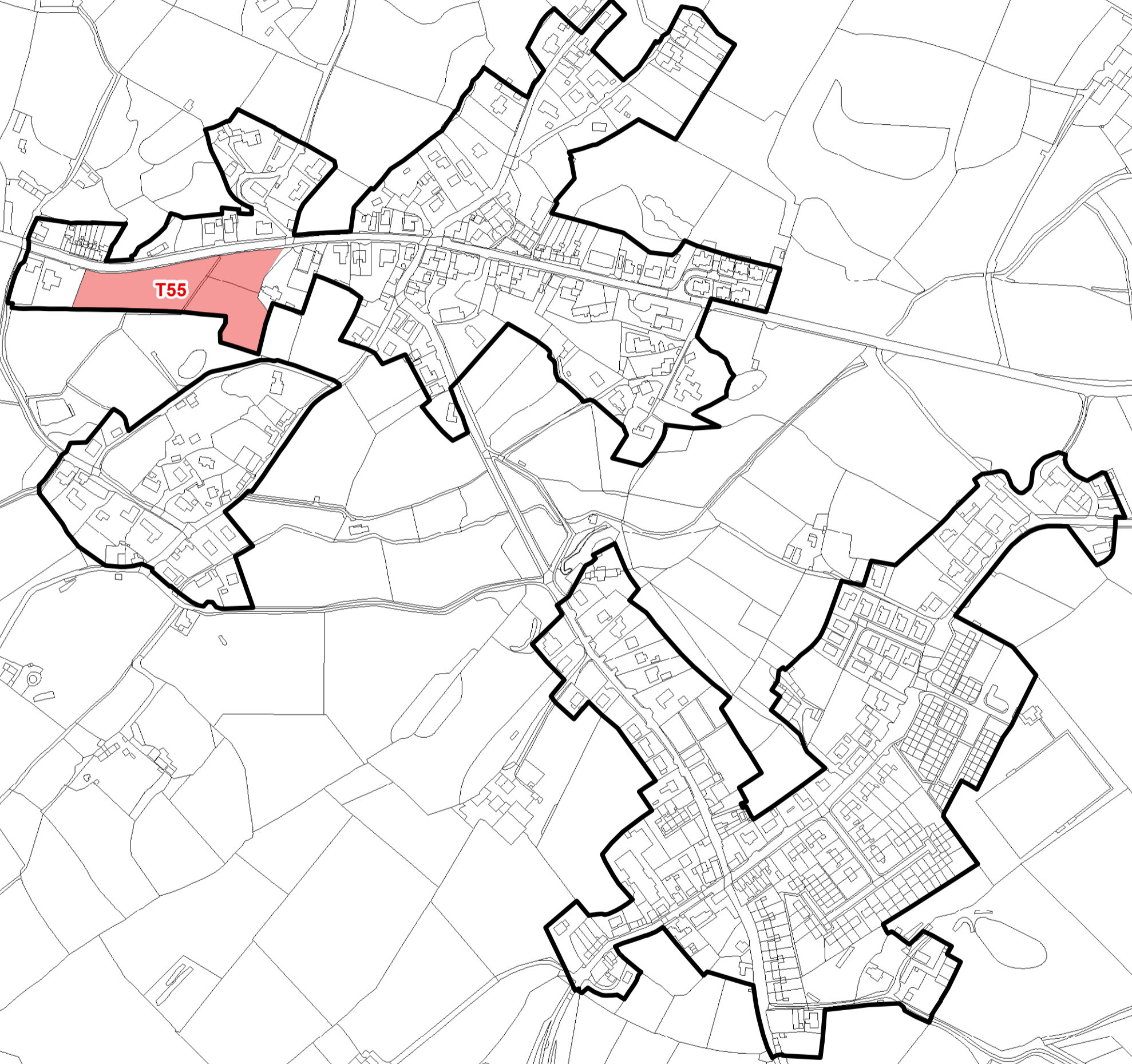
1:4,500



C9

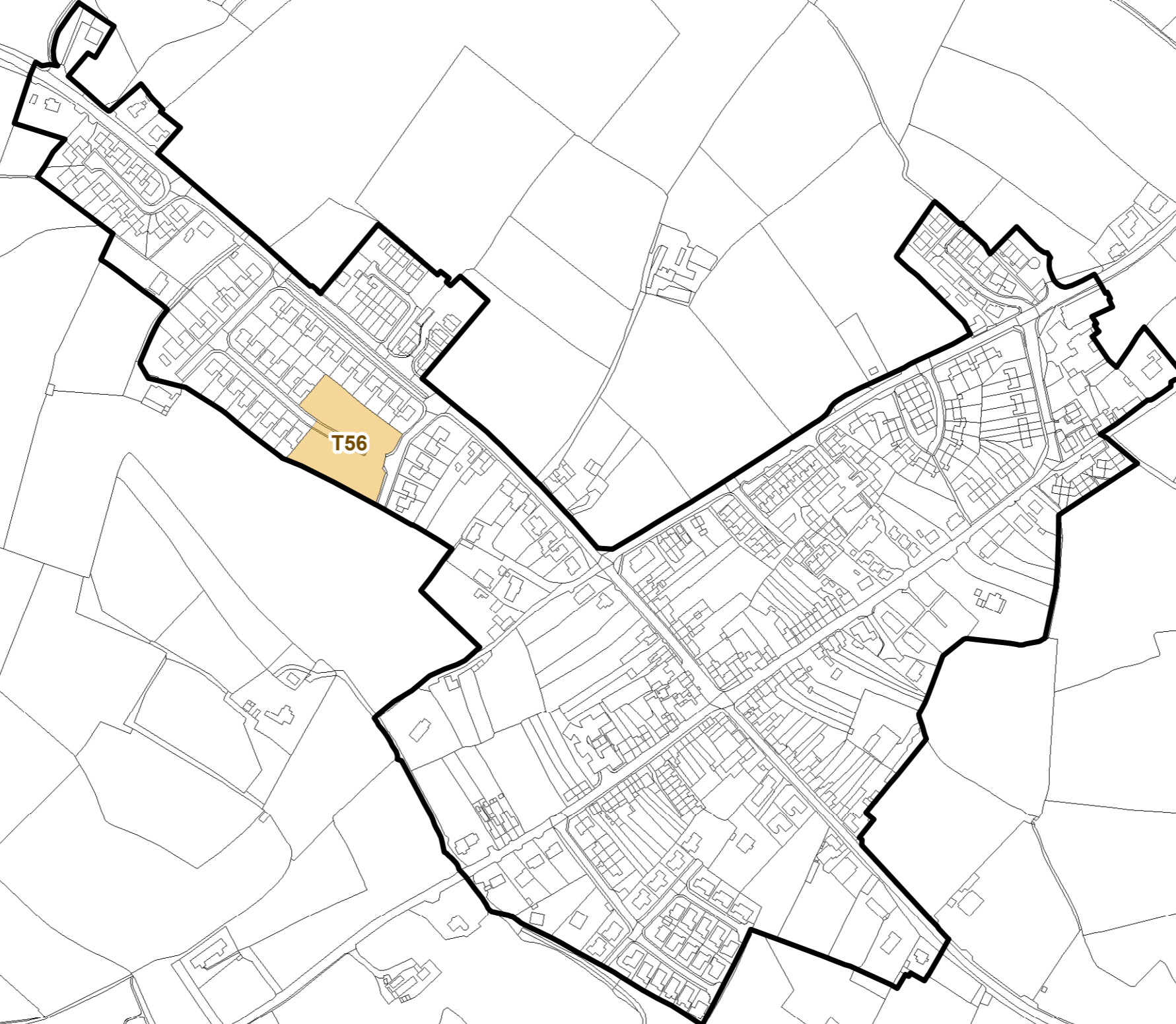
T53

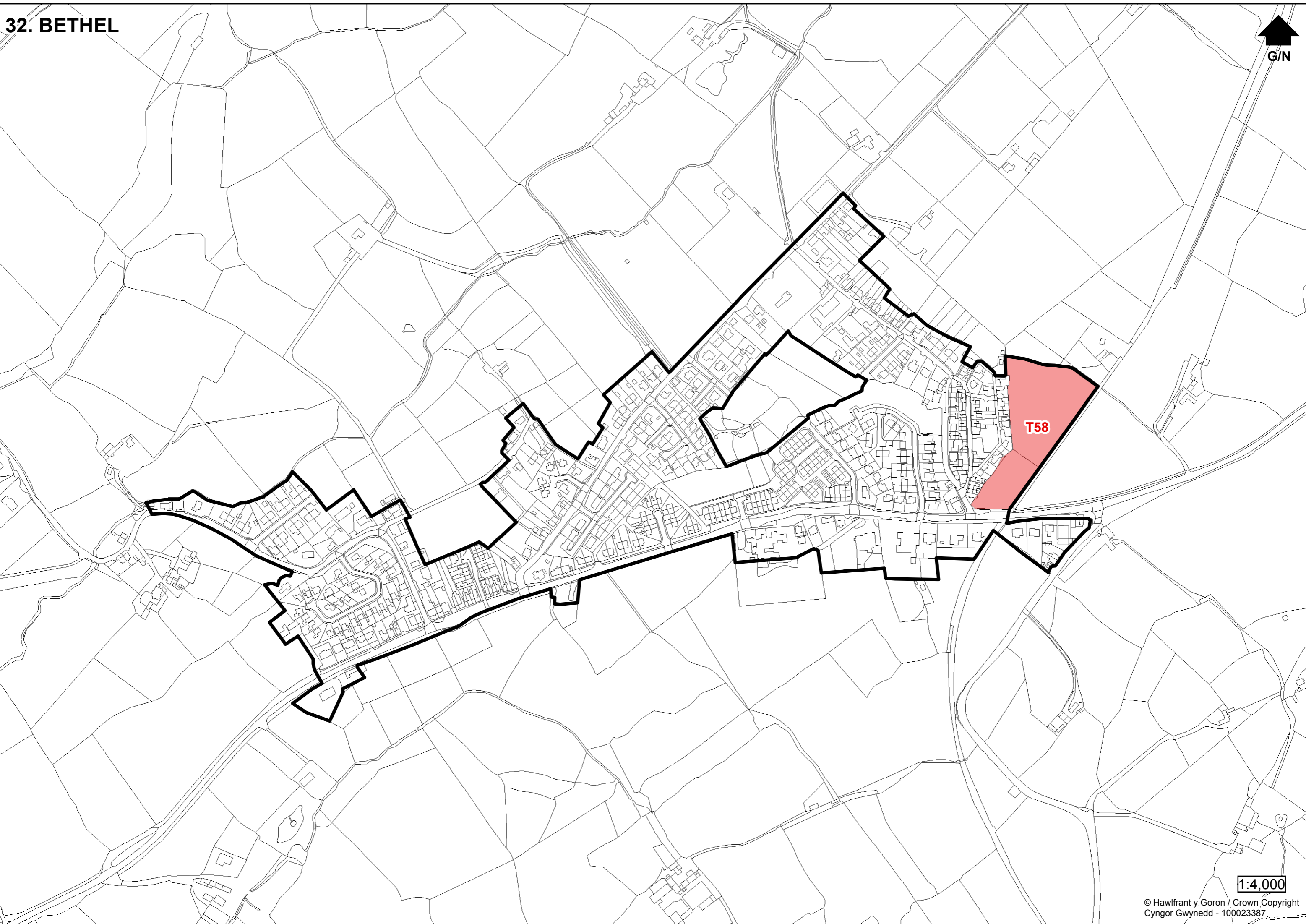
T54

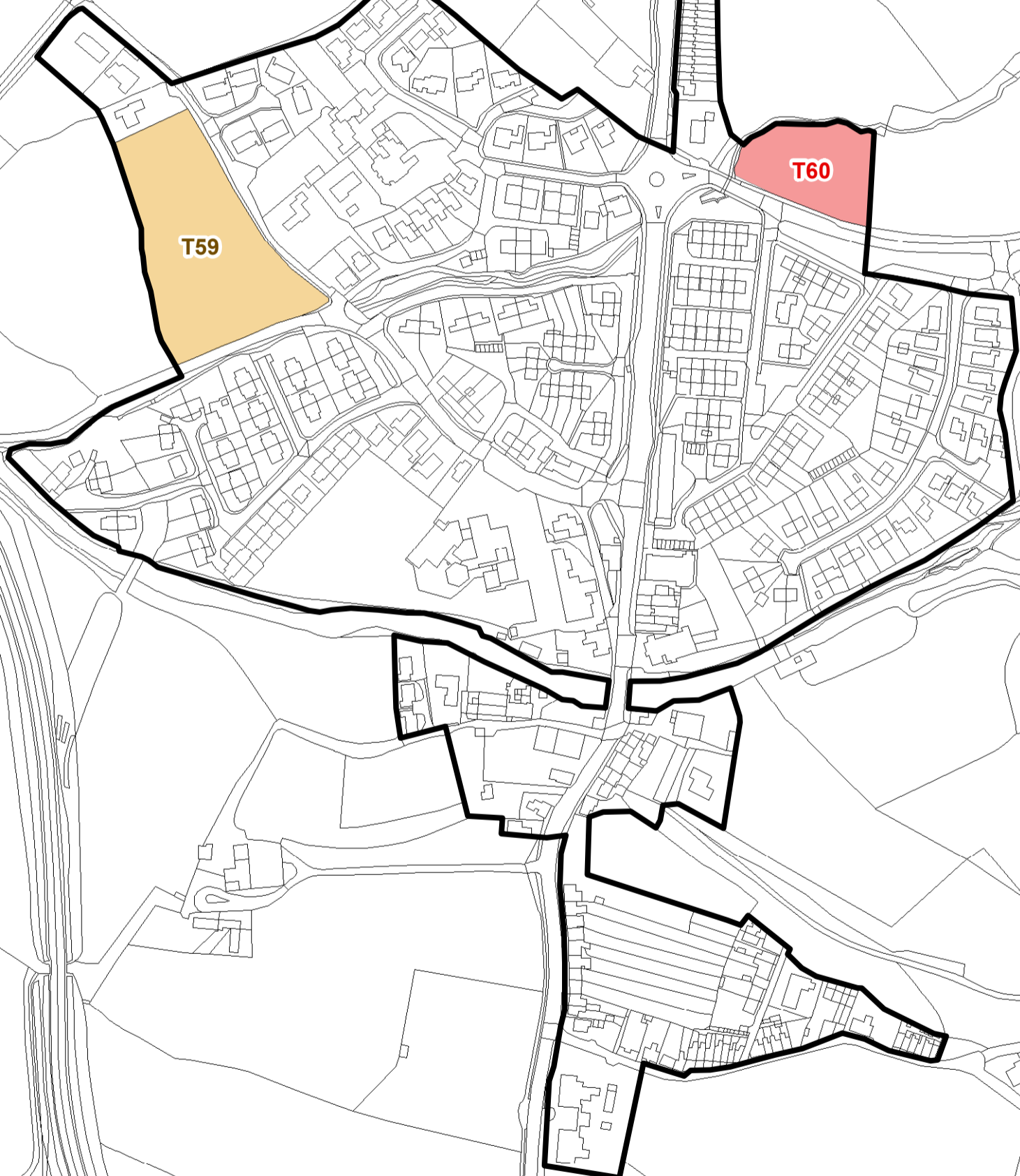


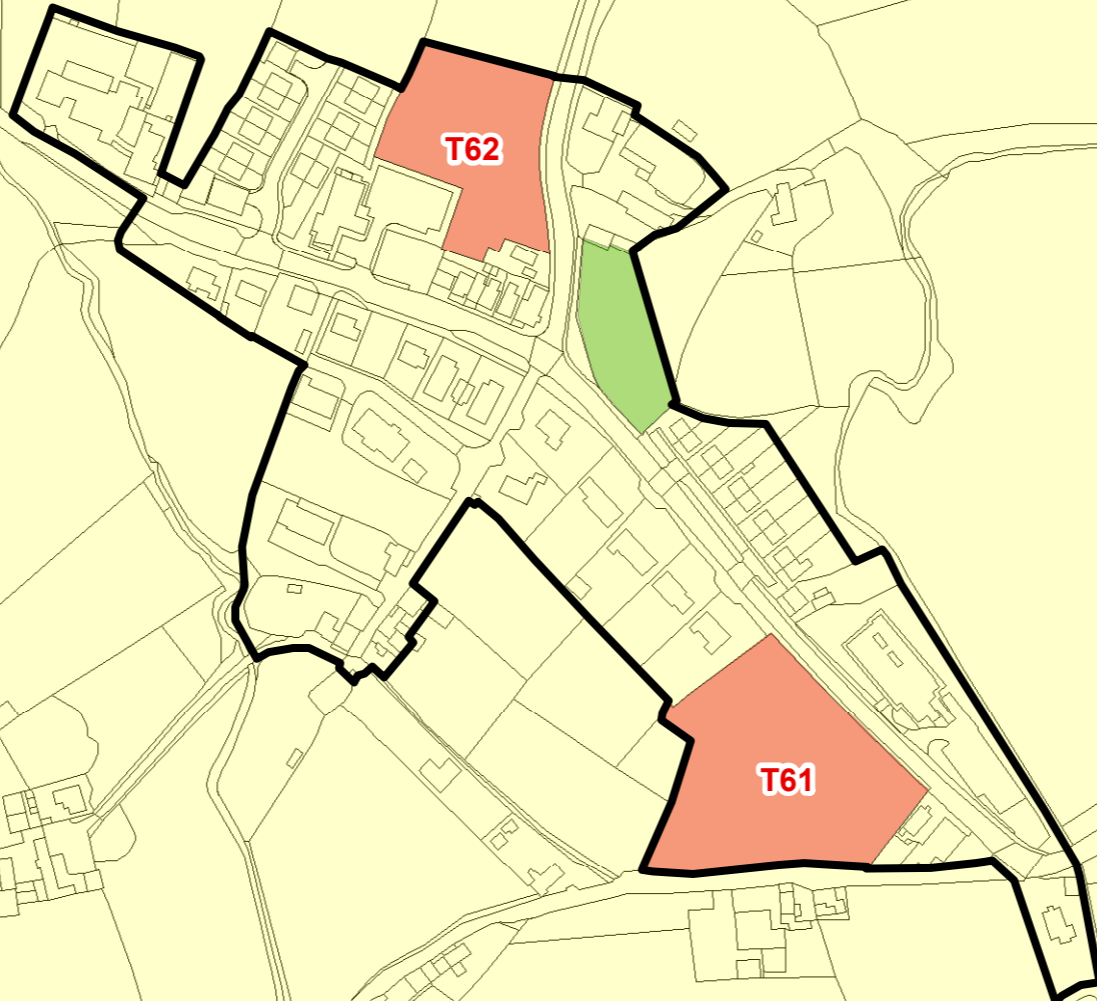


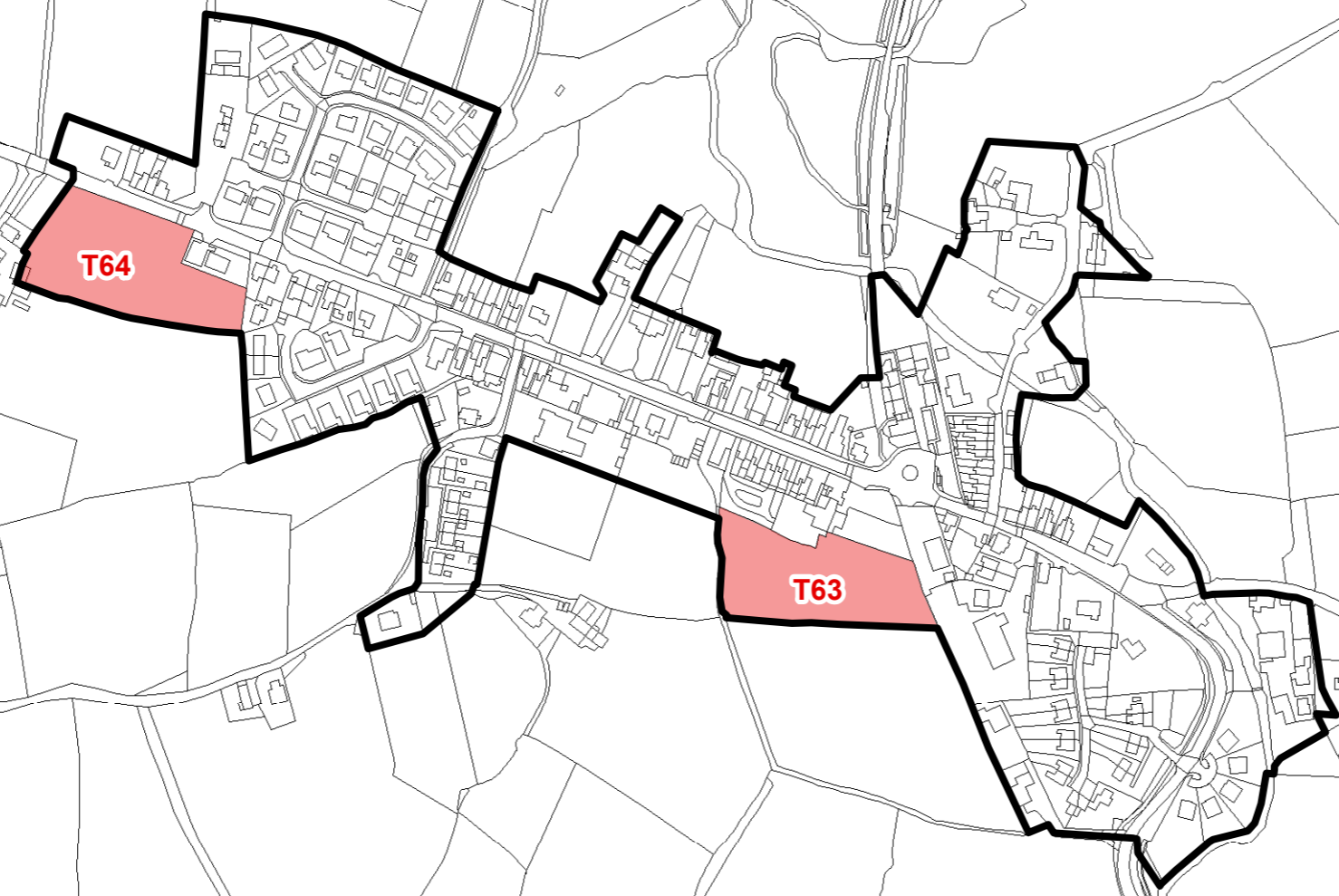
T57





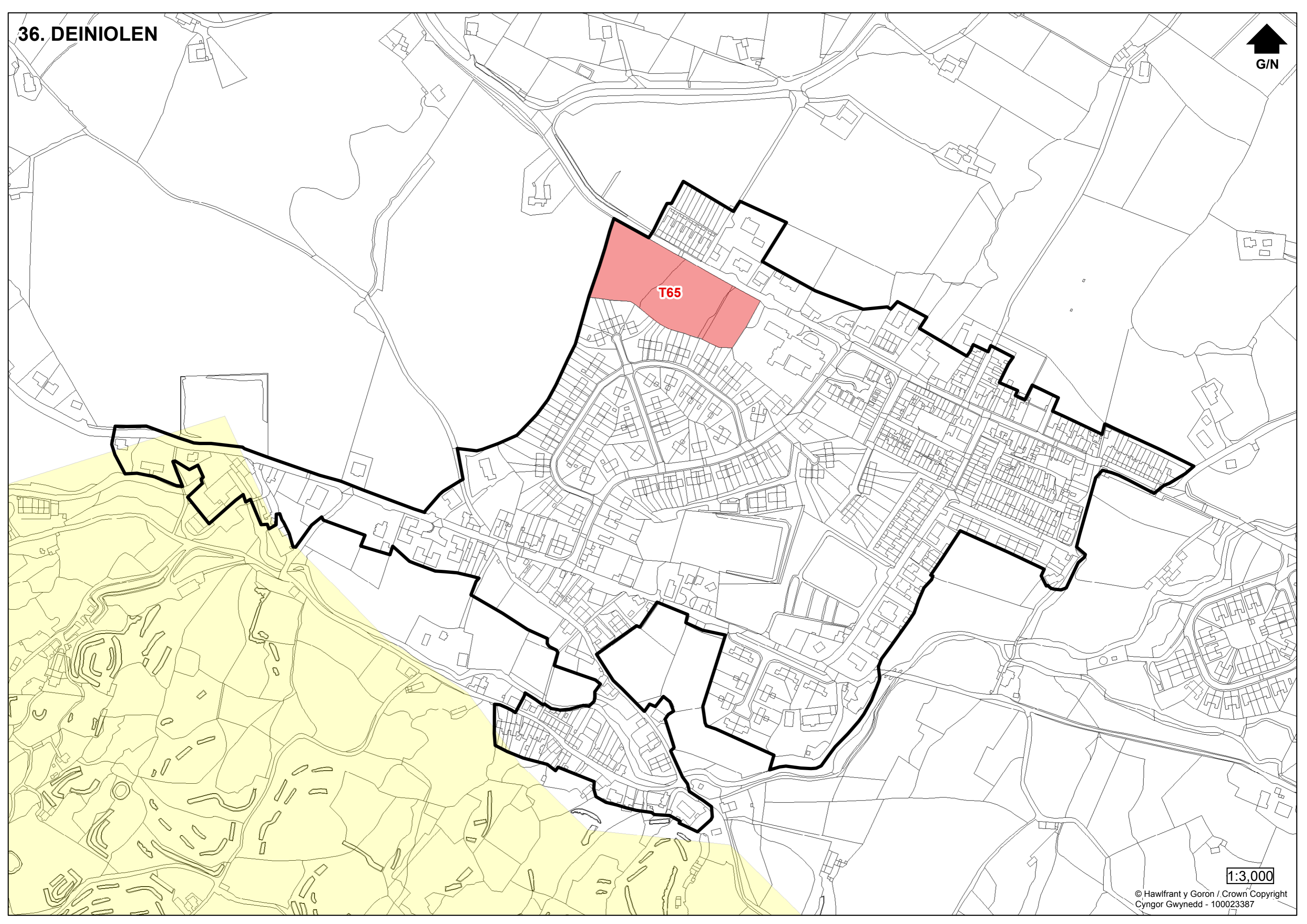


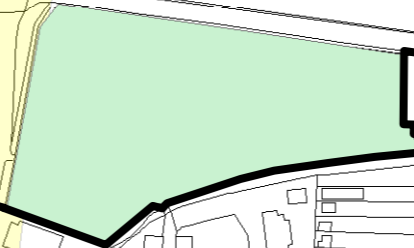
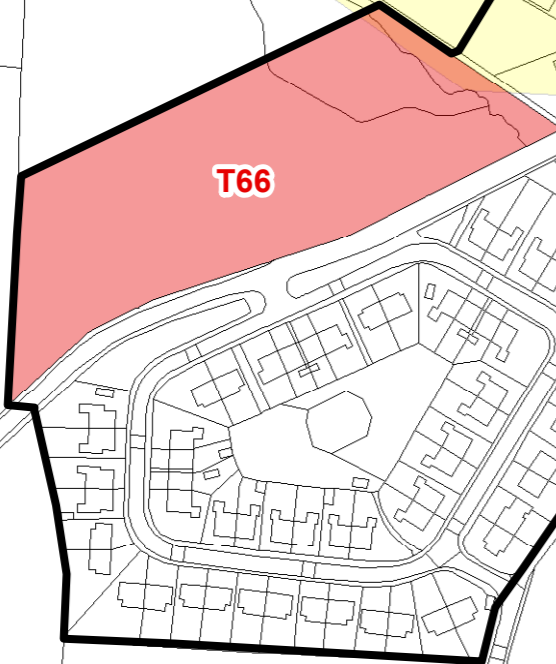




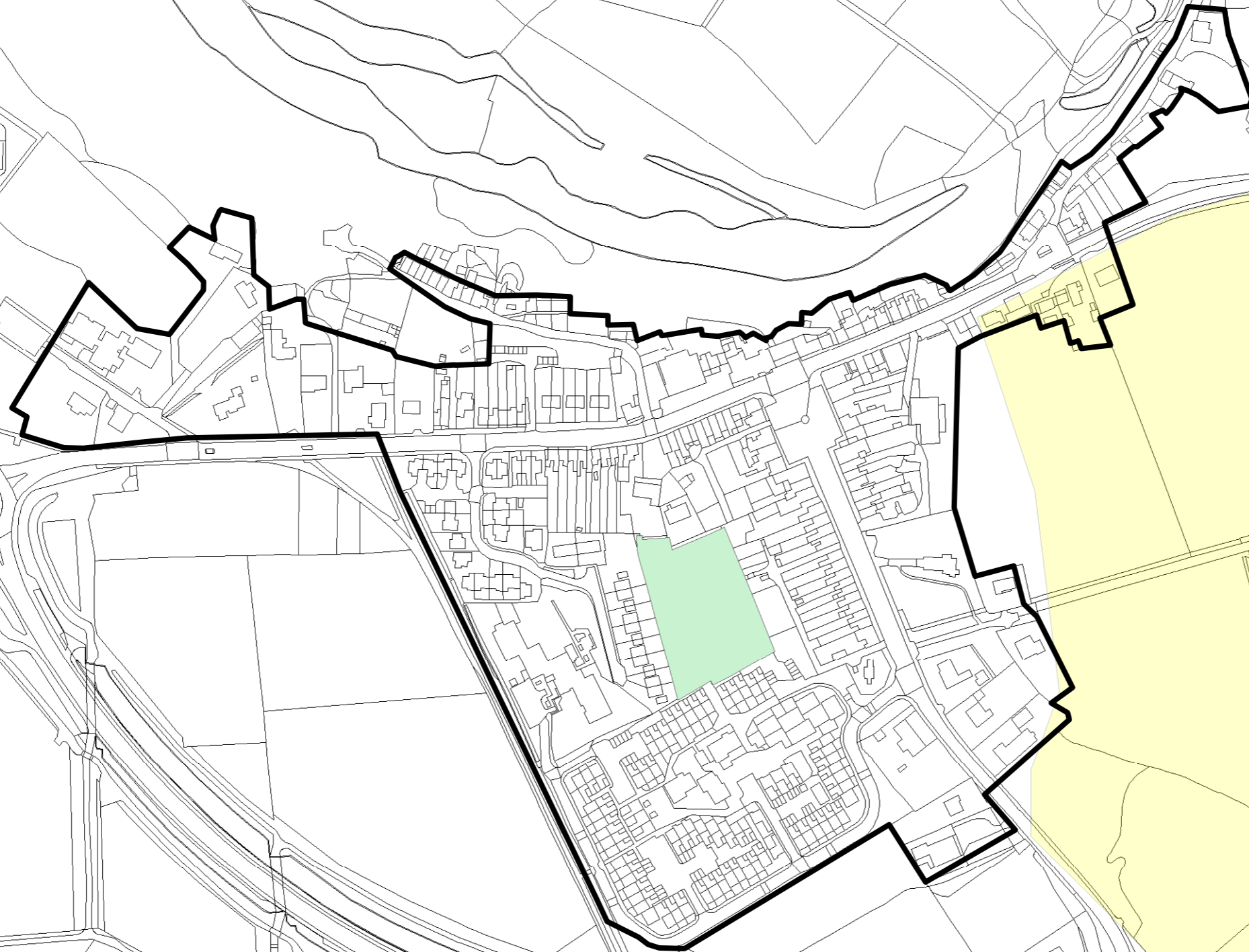


T65

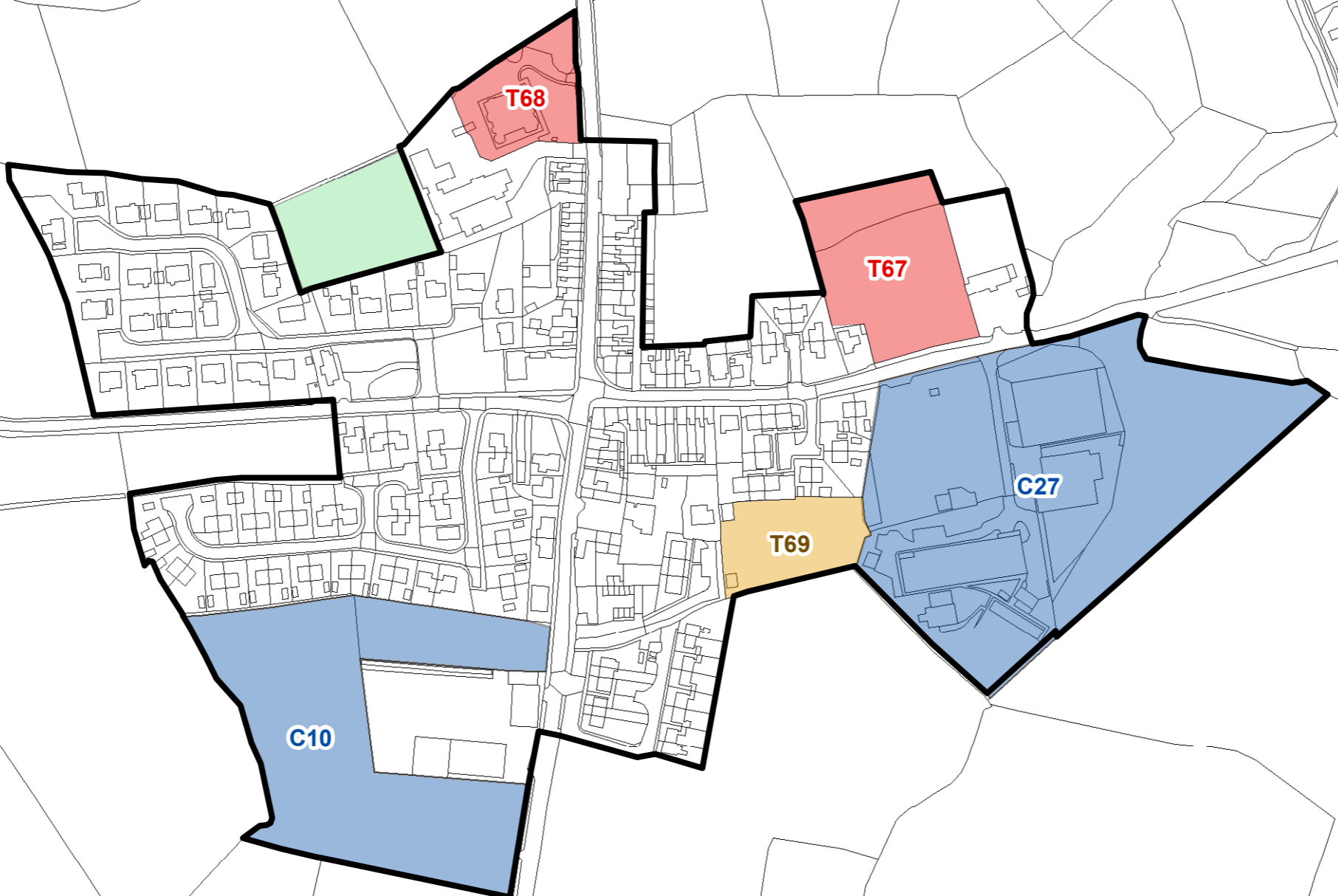




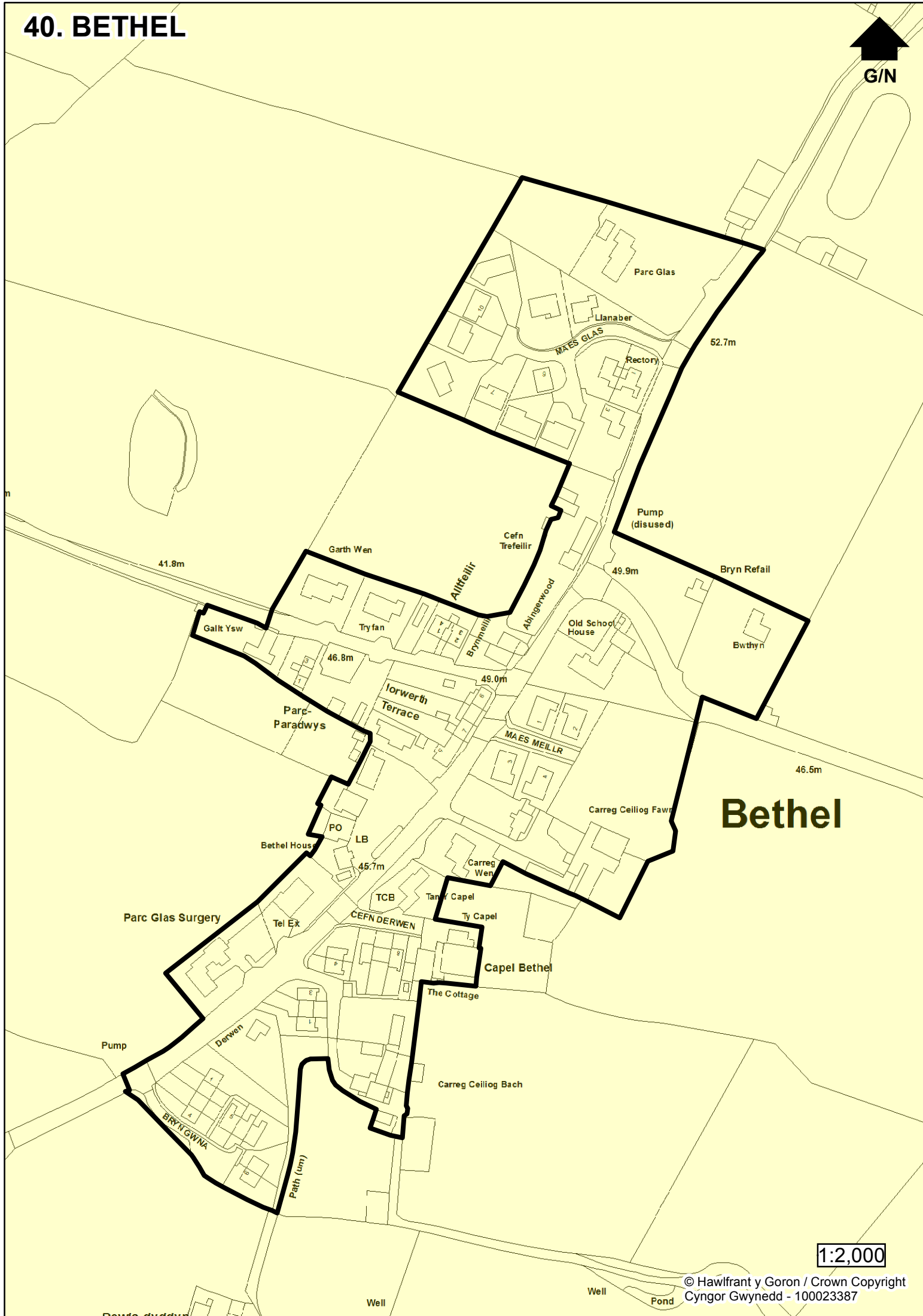
38. TREMADOG



1:3,000



40. BETHEL



Bethel

1:2,000

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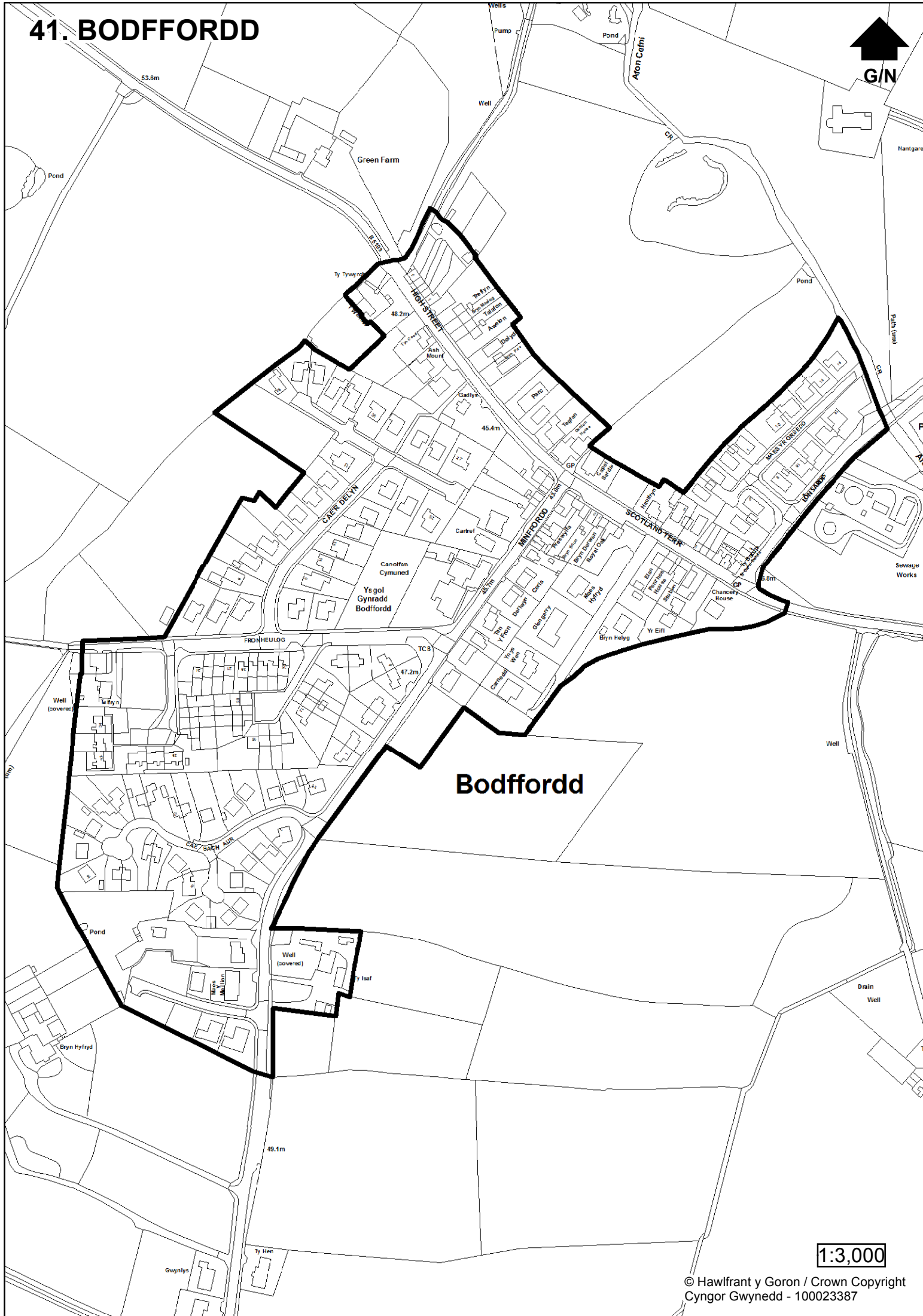
Dewls-dyddyn

Well

Well

Pond

41. BODFFORDD



Bodffordd

1:3,000

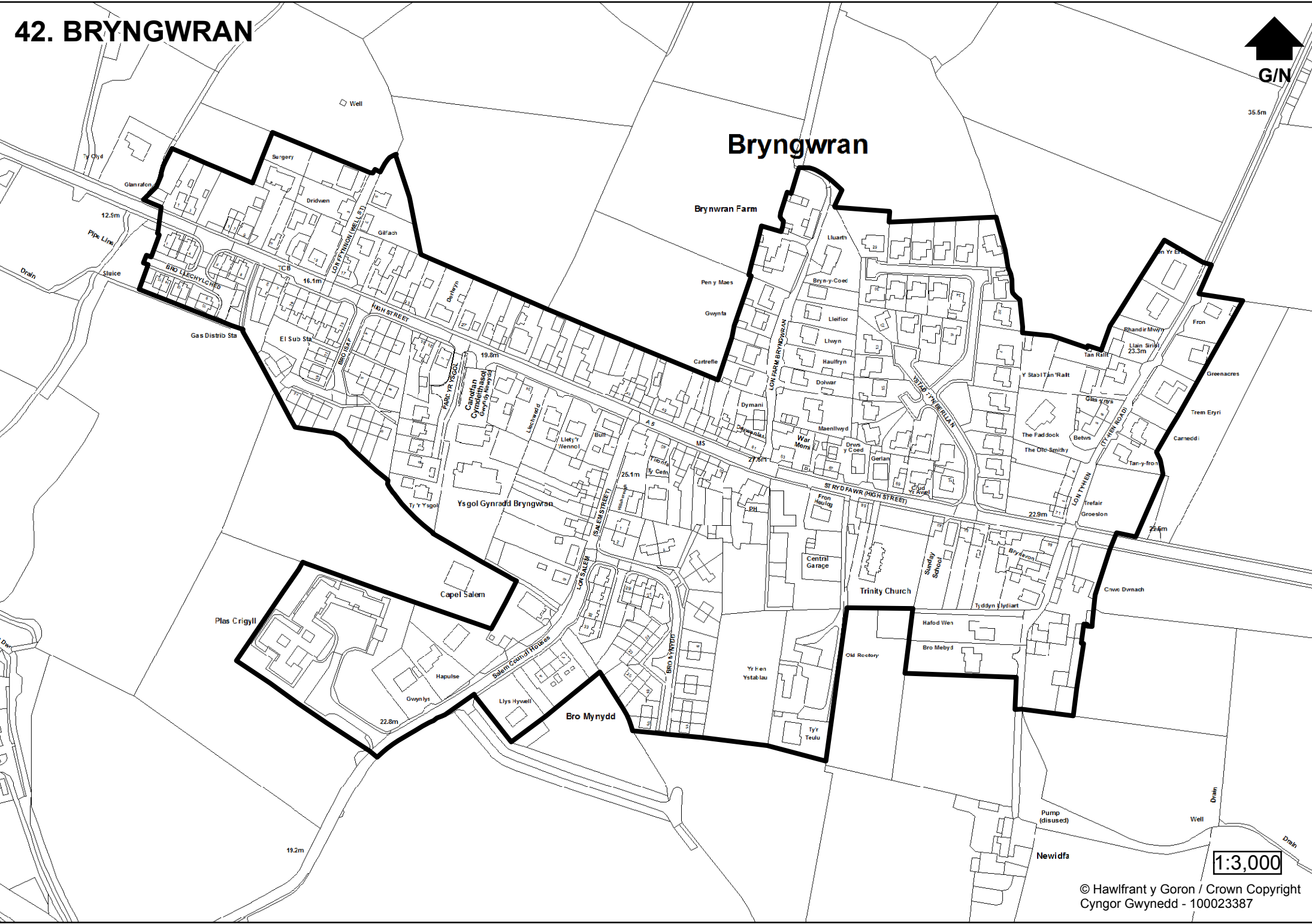
42. BRYNGWRAN



35.5m

Bryngwran

Bryngwran Farm



12.5m

16.1m

19.8m

25.1m

27.8m

22.8m

22.9m

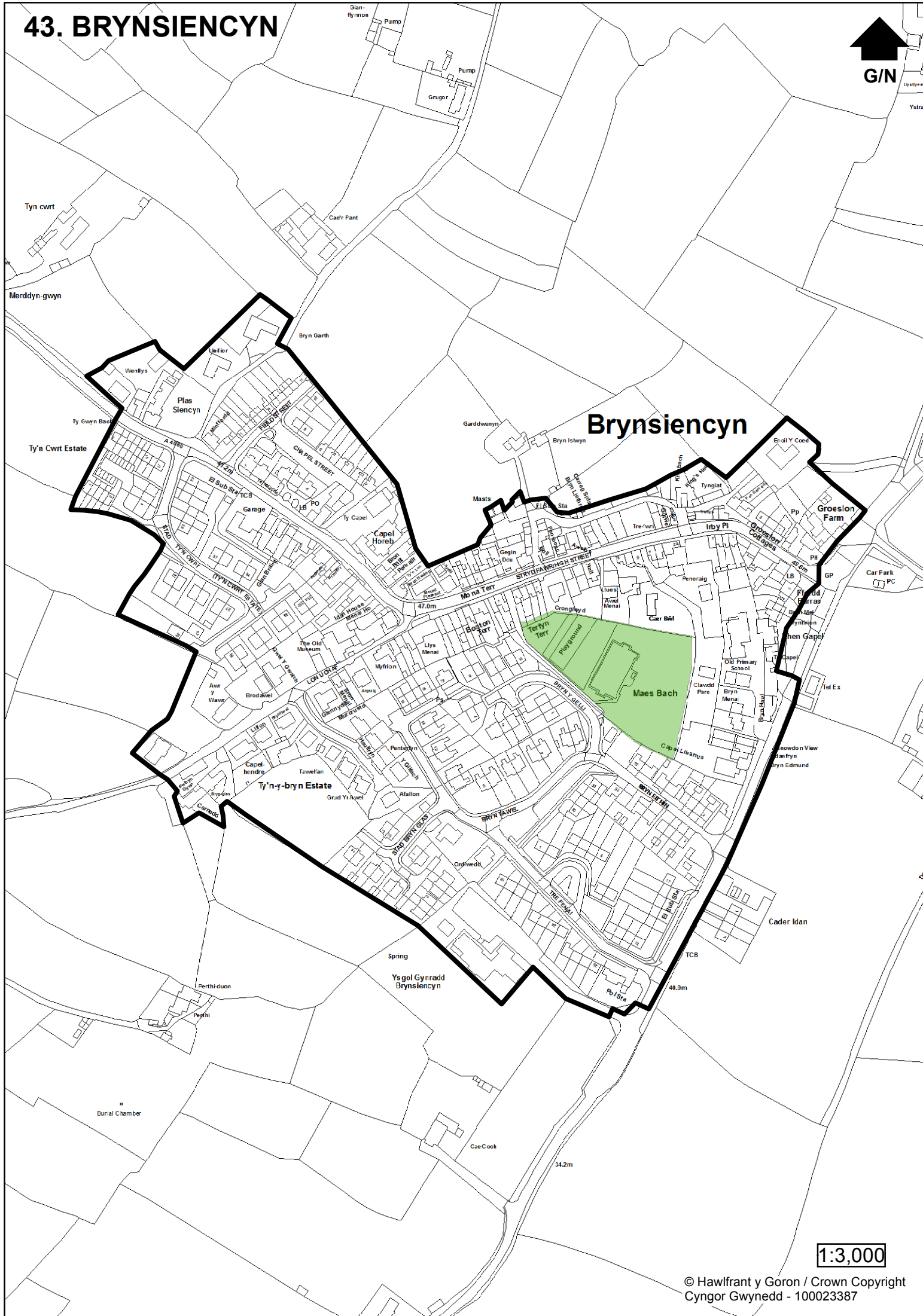
19.2m

23.3m

25.6m

1:3,000

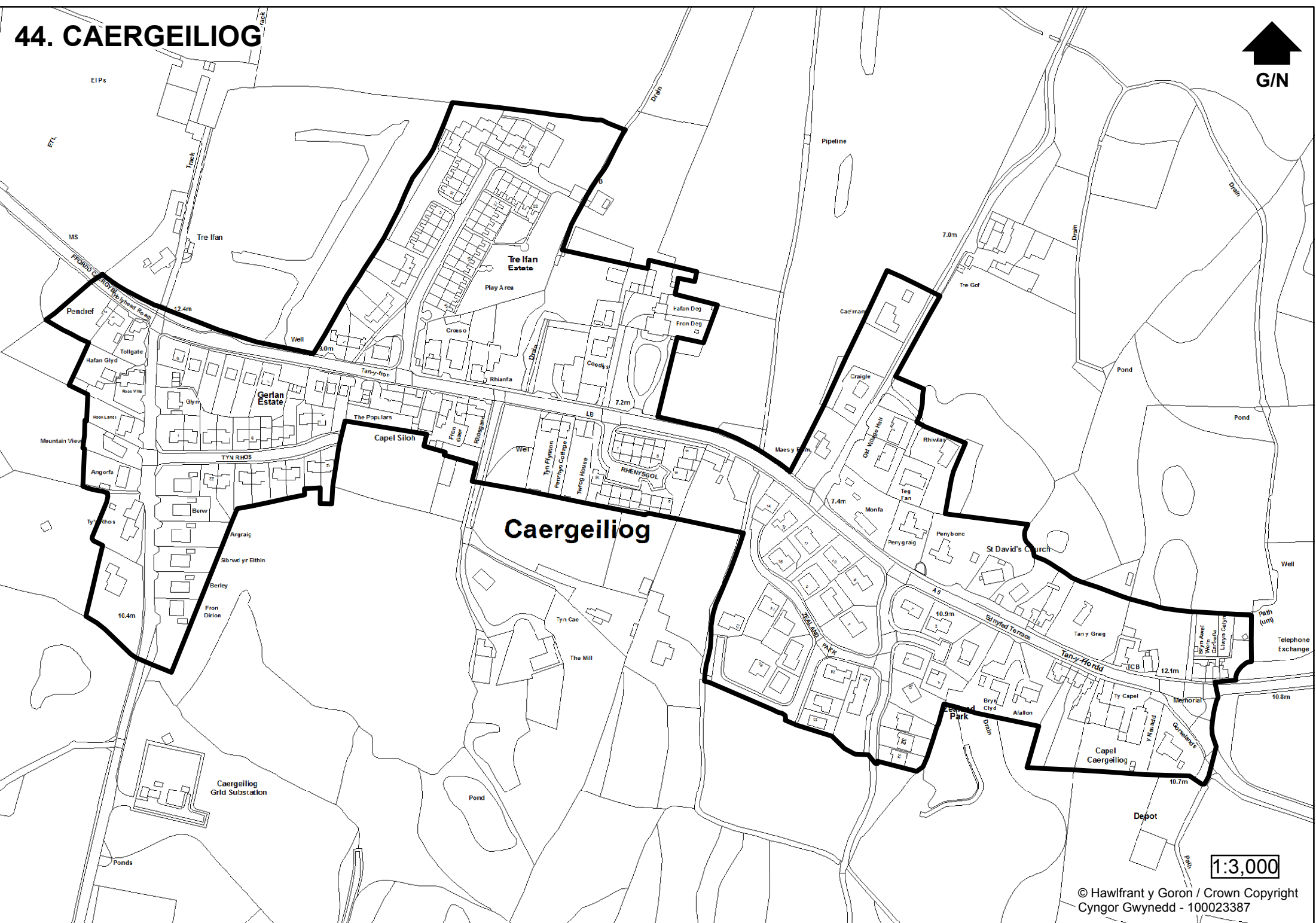
43. BRYNSIENCYN



Brynsiencyn

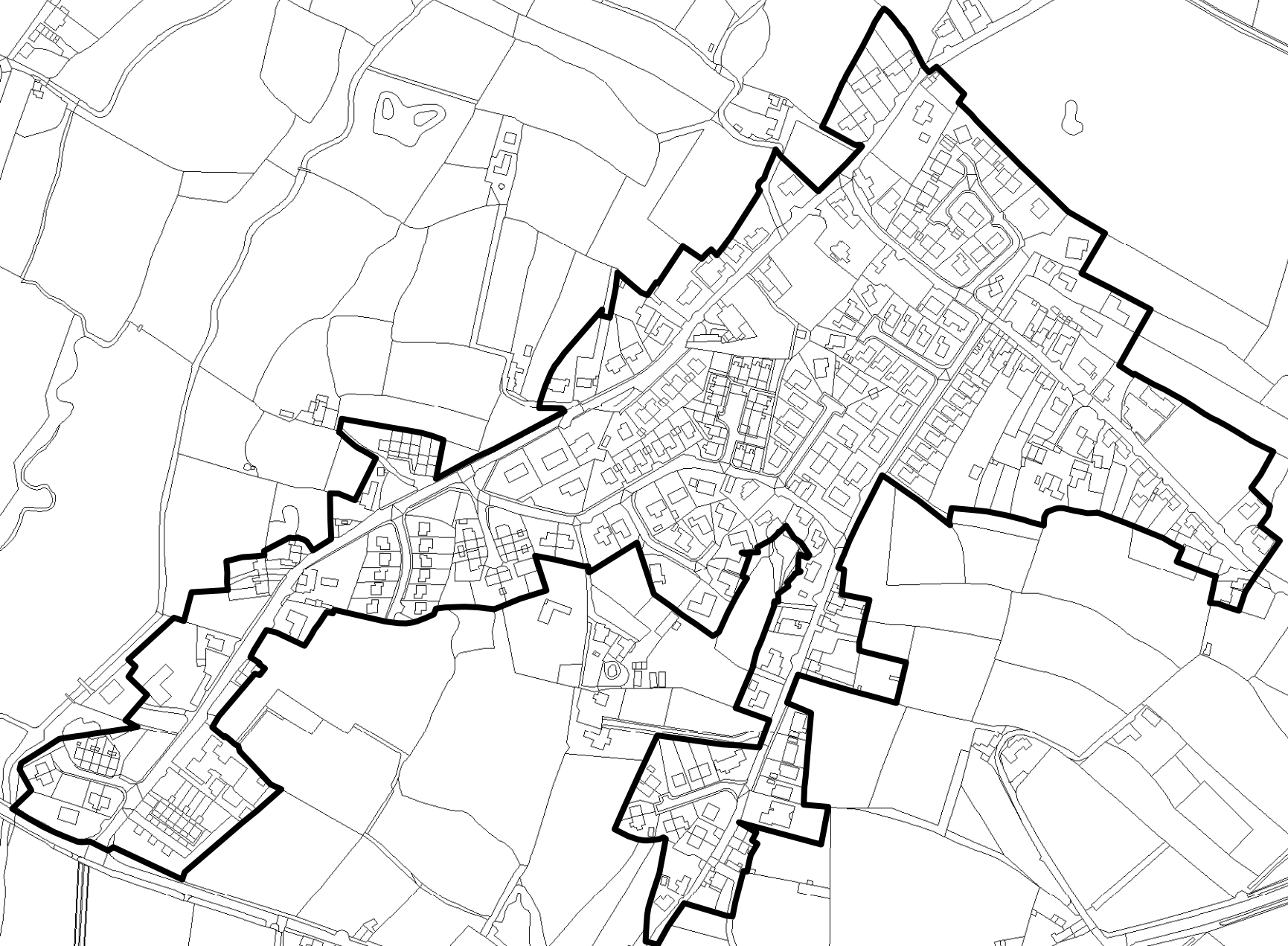
1:3,000

44. CAERGEILIOG



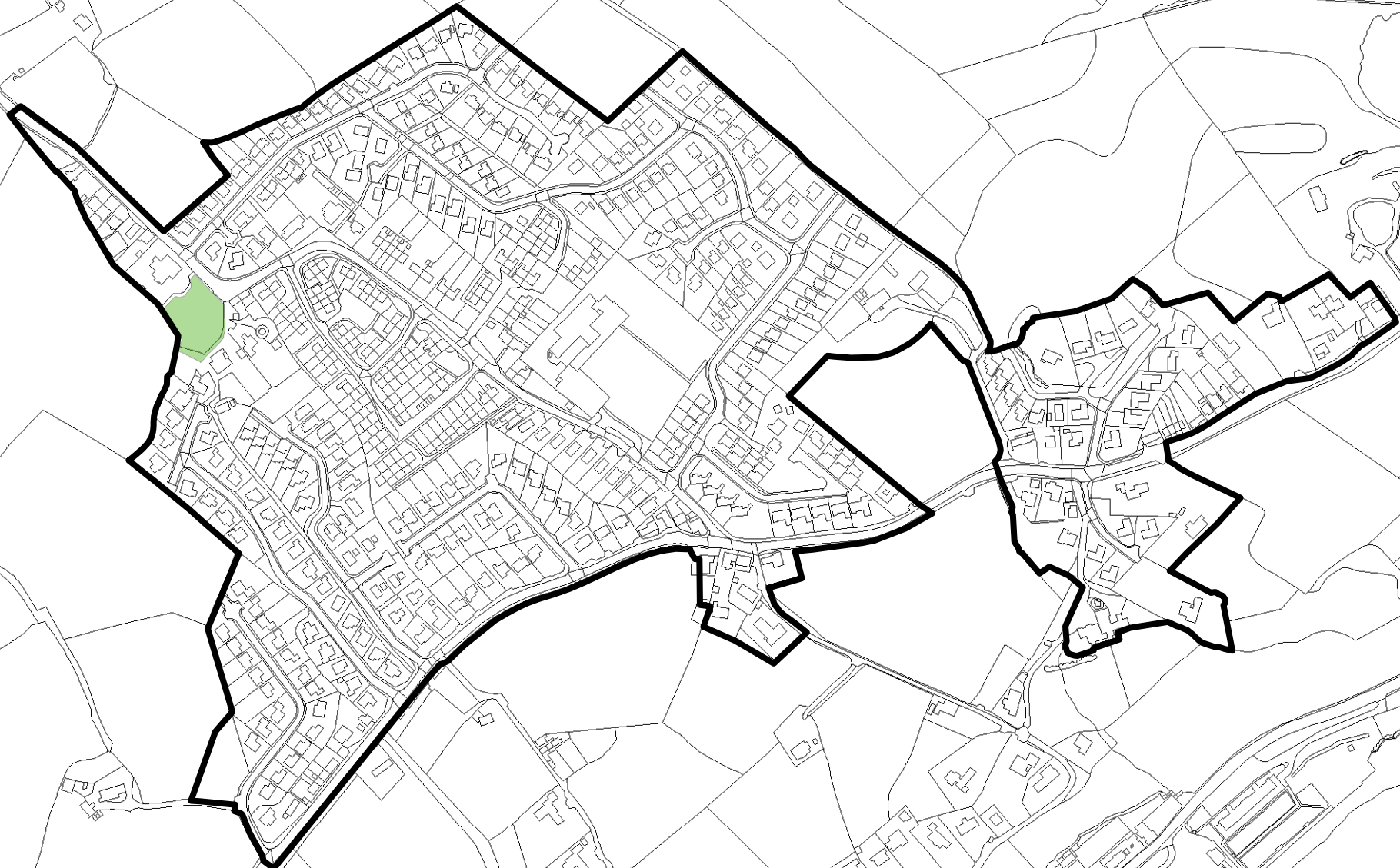
1:3,000

45. DWYRAN



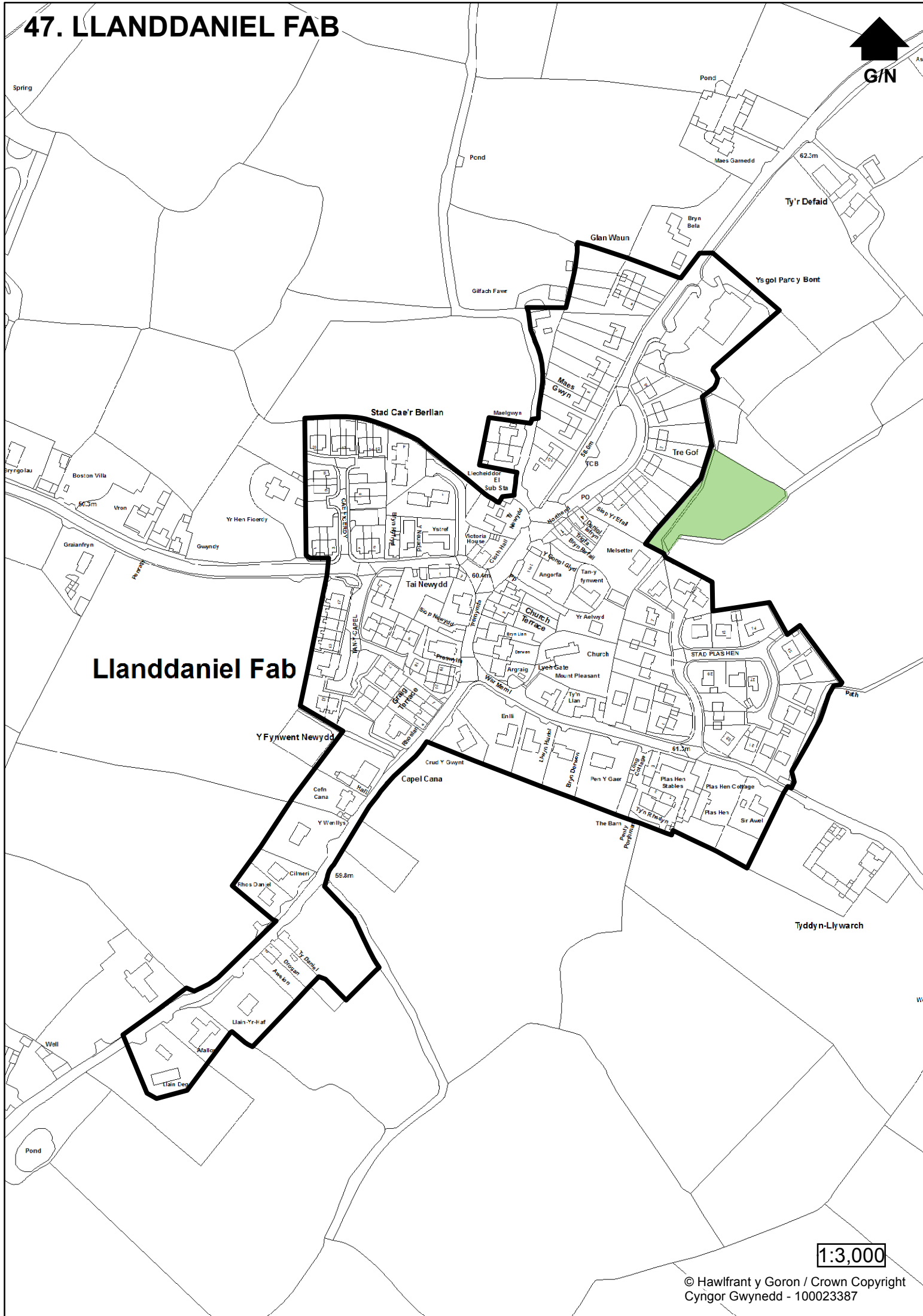
1:4,000

46. LLANDEGFAN



1:4,500

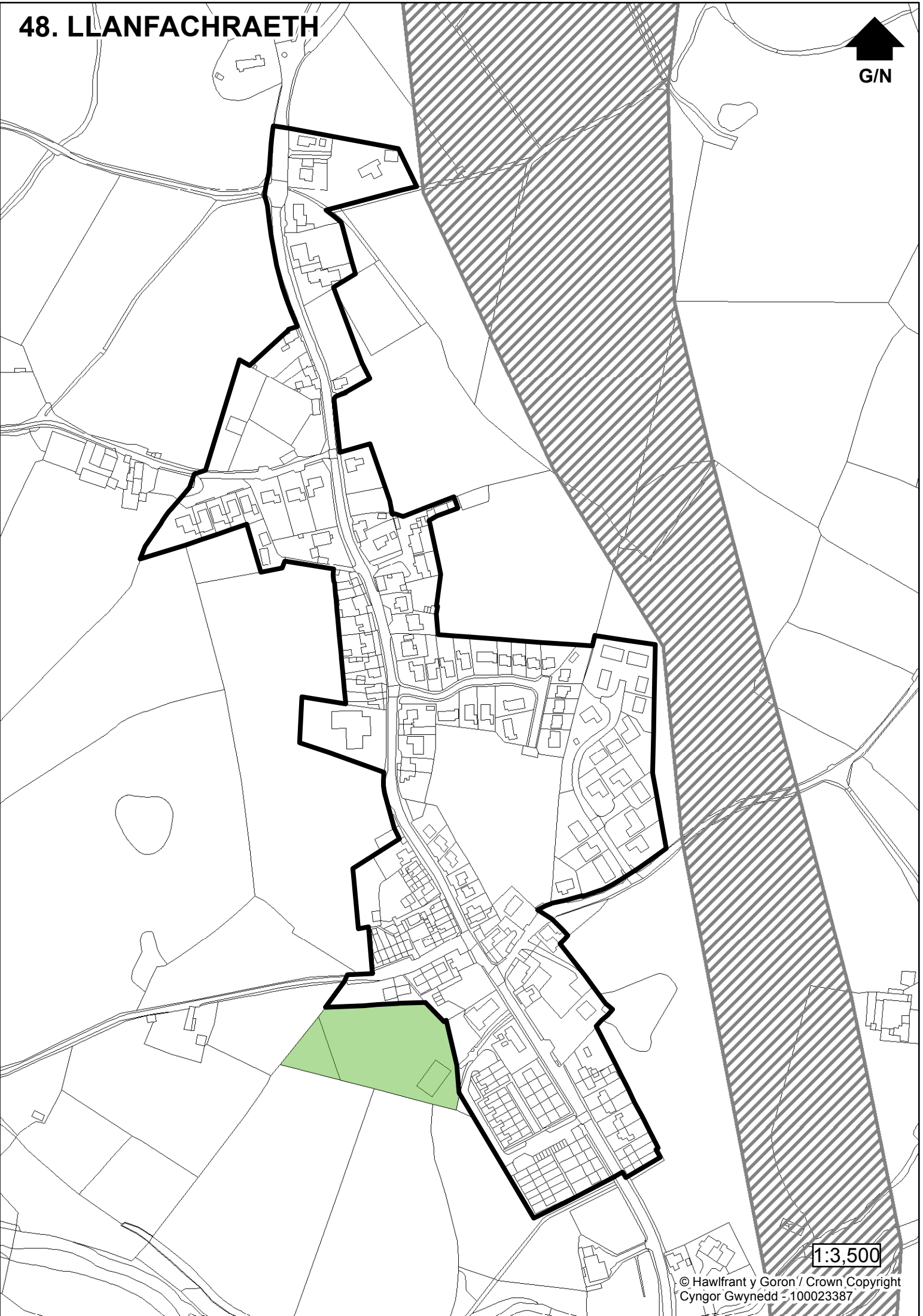
47. LLANDDANIEL FAB



Llanddaniel Fab

1:3,000

48. LLANFACHRAETH



1:3,500

49. LLANFAETHLU



74.6m

81.4m

Western Heights

Maes Maethlu

St Maethlu's Church

SD

84.4m

83.1m

Brynlwyd

BRYNLLWYD

69.5m

Heddfa

Wenallt

Simdde Wen

Meirlys

72.4m

Griffith Road House

Tel Ex

Trem Eryn

Arwel

Goleufryn

Hall

Car Pk

Cerrigy drudion

Haul & Gwynt

Cemetery

The Coffee House

Pump

Capel Ebenezer

Playing Field

Llanfaethlu

Track

Ty Capel

Y BRYN

Bronwylfa

Pump

Tanyffynnon

Wells

Water

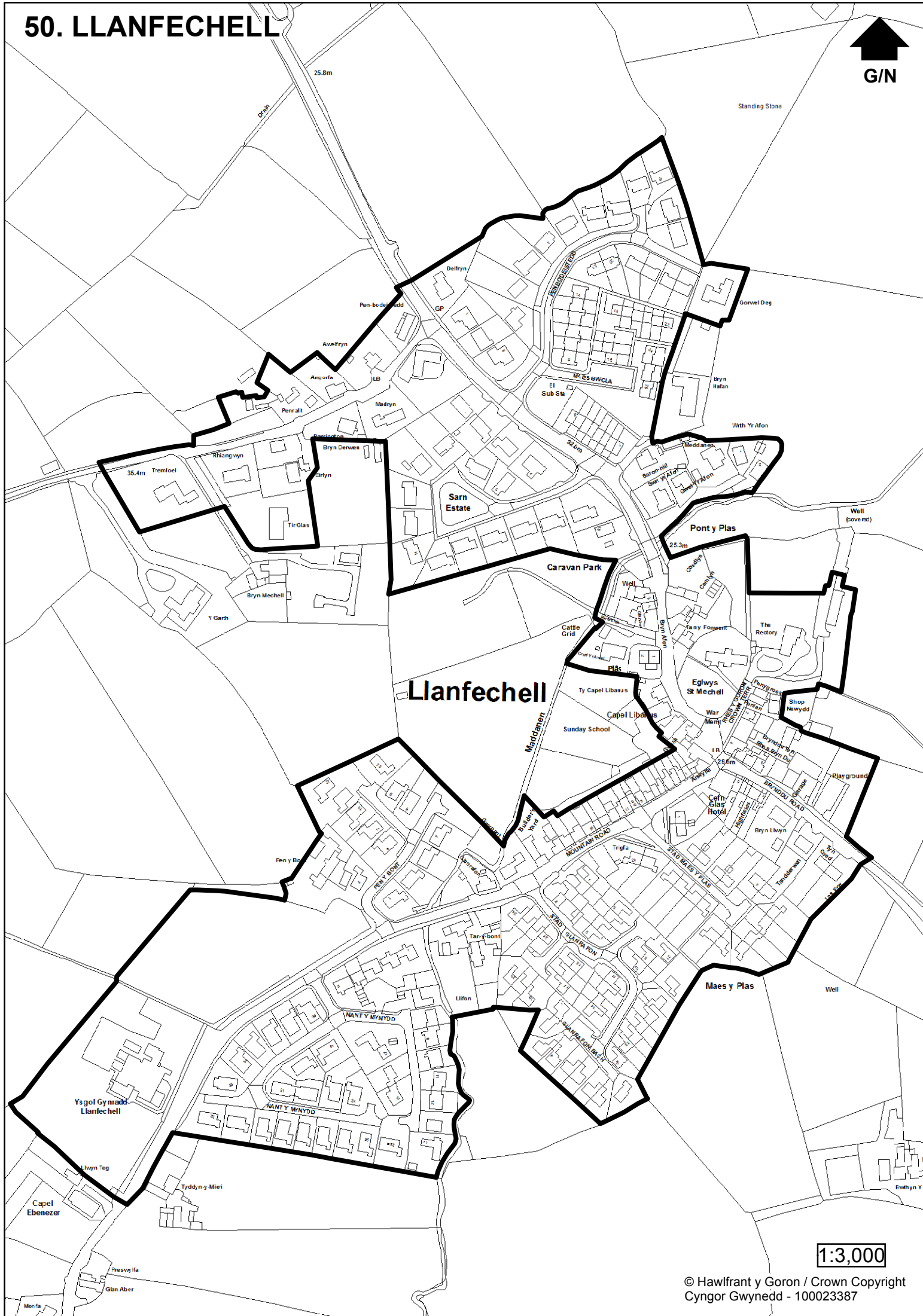
Water

Slurry Pit

1:2,000

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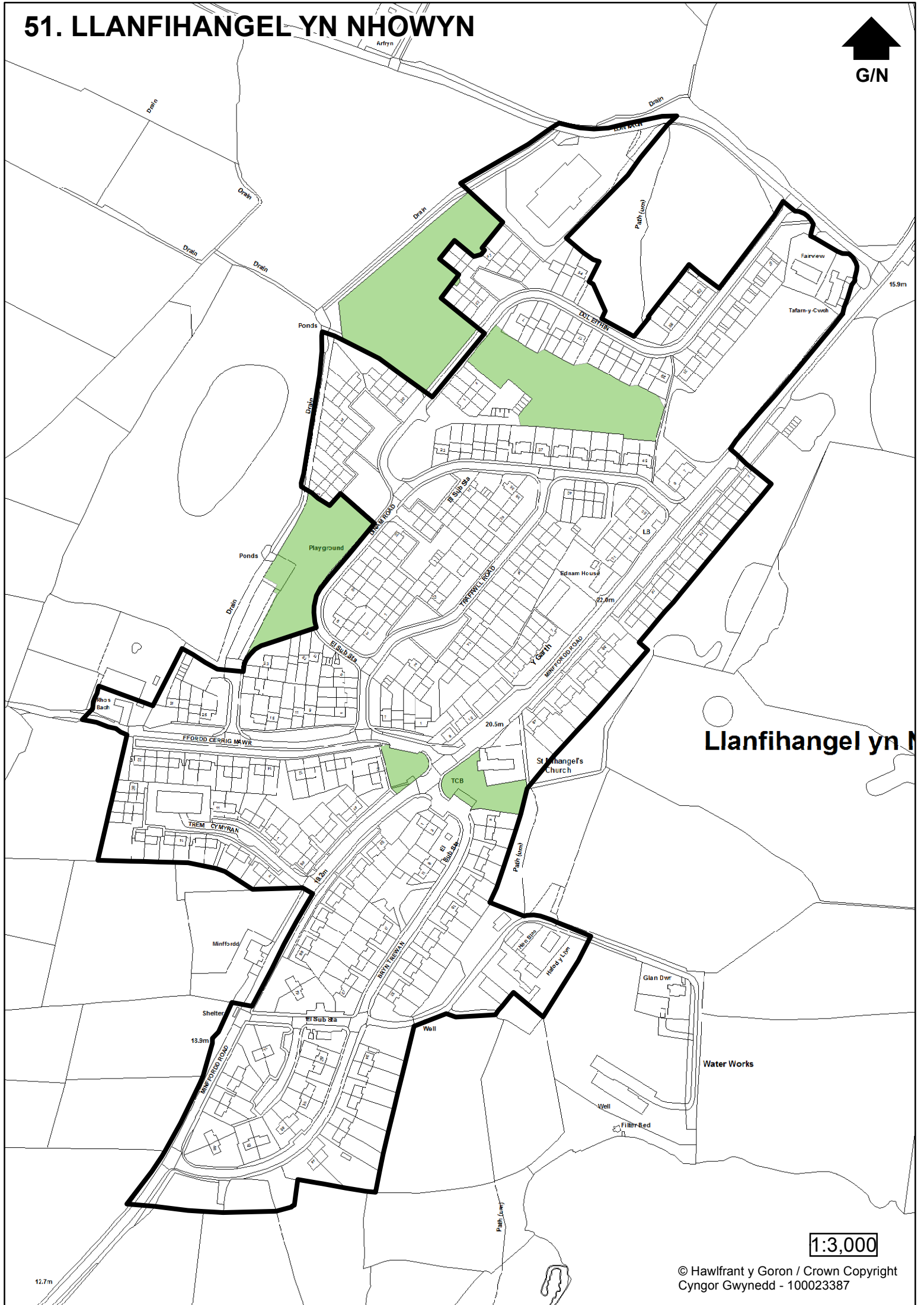
50. LLANFECHELL



Llanfechell

1:3,000

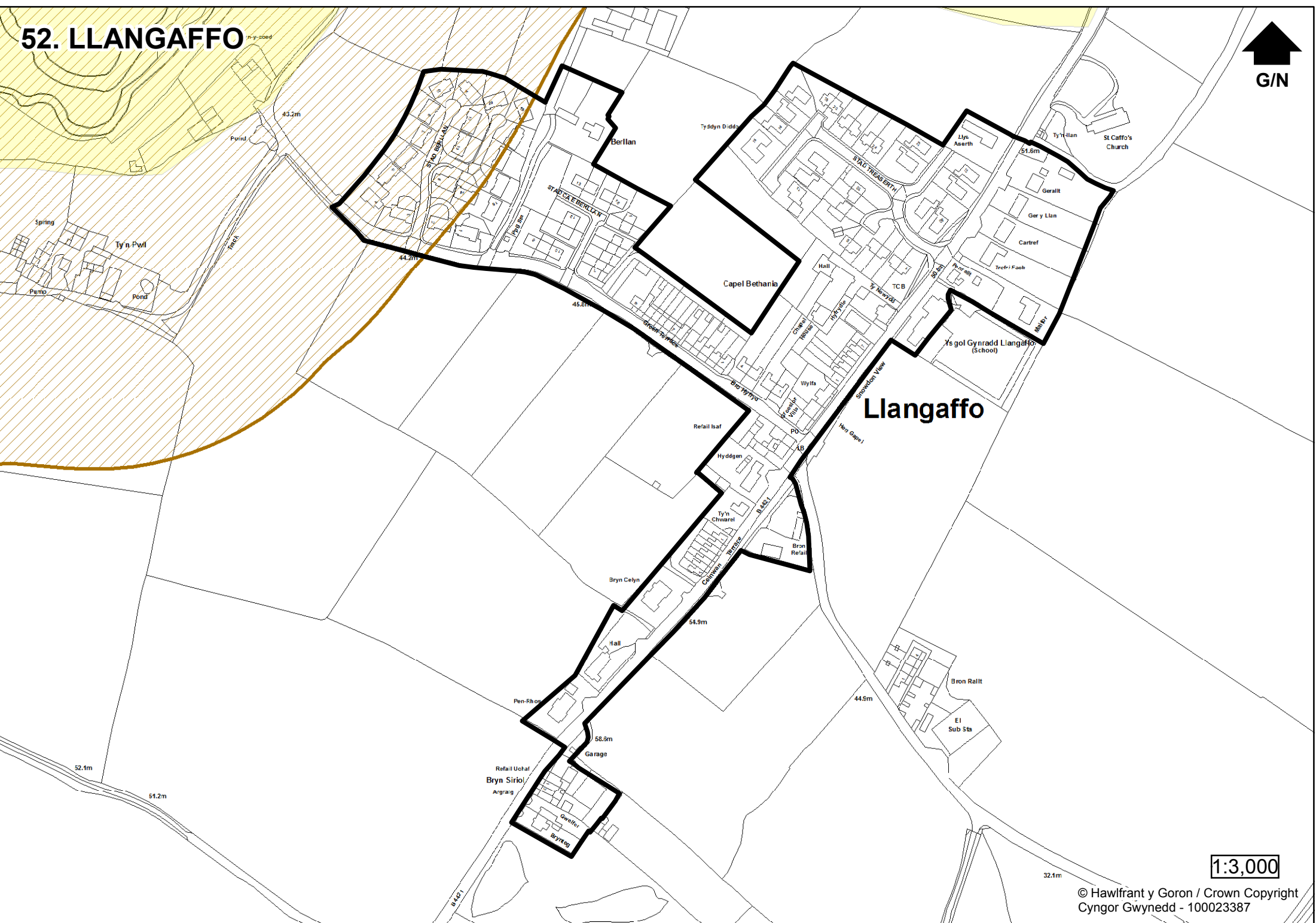
51. LLANFIHANGEL YN NHOWYN



Llanfihangel yn N

1:3,000

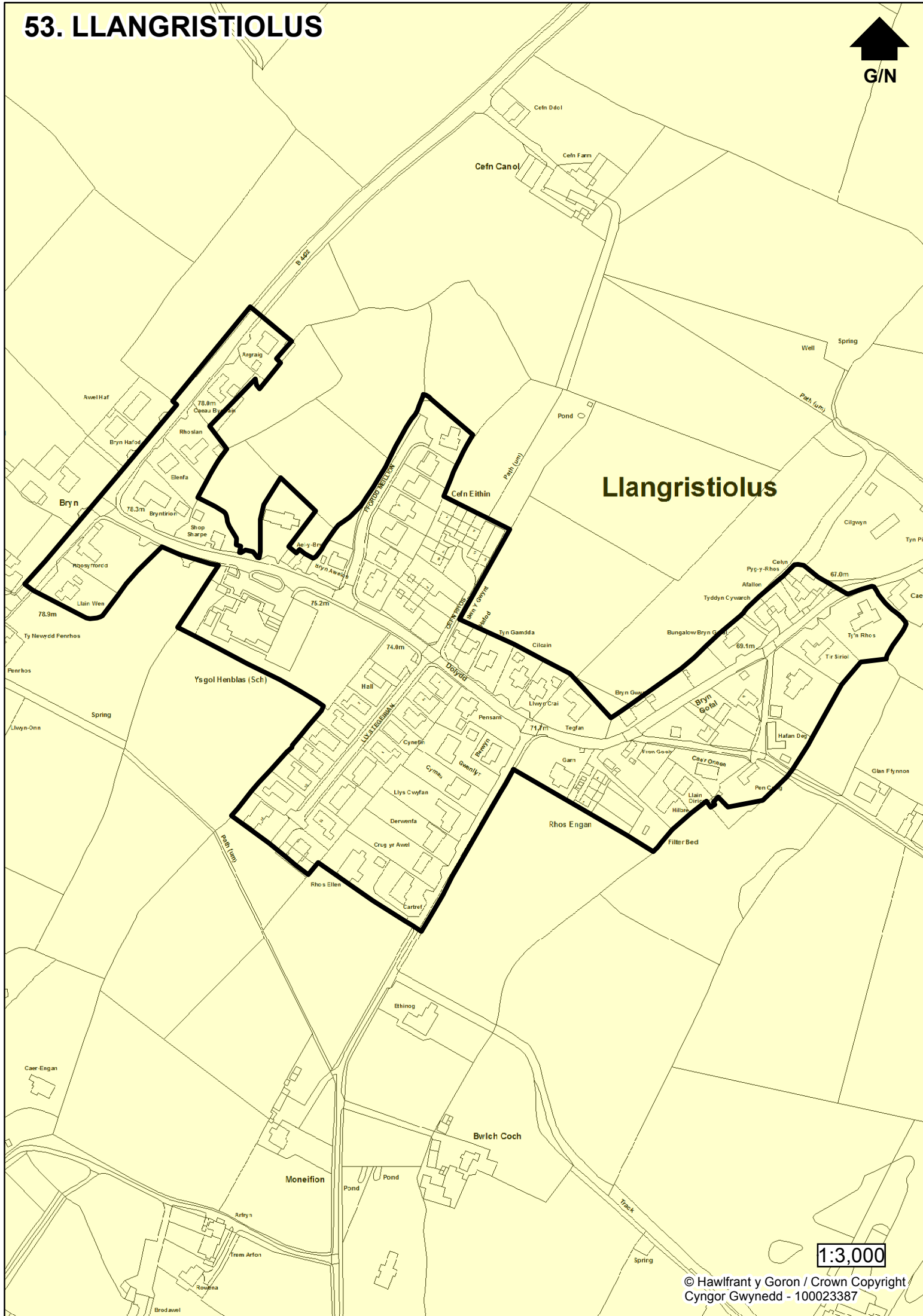
52. LLANGAFFO



Llangaffo

1:3,000

53. LLANGRISTIOLUS

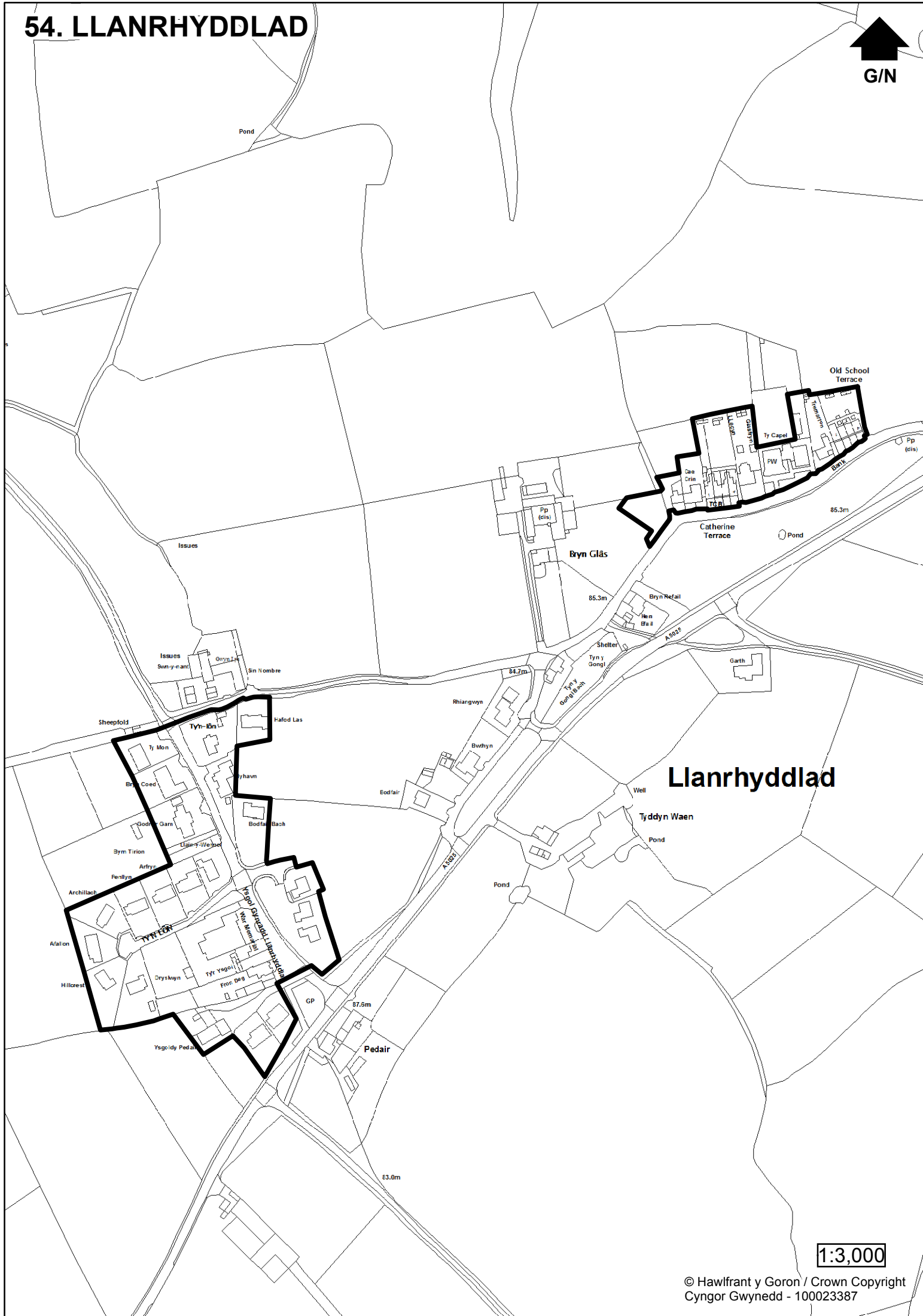


Llangristiolus

1:3,000

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54. LLANRHYDDLAD



Llanrhyddlad

1:3,000

55. PENCARNISIOG

36.6m



34.6m

Pencarnisiog County
Primary School

Tre-goegen

Pencarnisiog
Farm

Llety'r Wennol

Gwyl Y Grug

Bodfa

Methodist Chapel

Siop Bach

Hillside
Gorwysfa
Craigle

Ty Capel

Cartref

Garden Terr

Ty'n Gongl

Garreg-Lwyd

39.7m

Pencarnisiog

Bryn I

40.8m

Bryn Hyfryd
Bryn Tirion

Foundry
Terrace

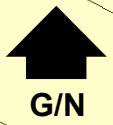
Siop Isaf

Pump
(disused)

1:1,500

56. PENYSARN

CEIRIETHY



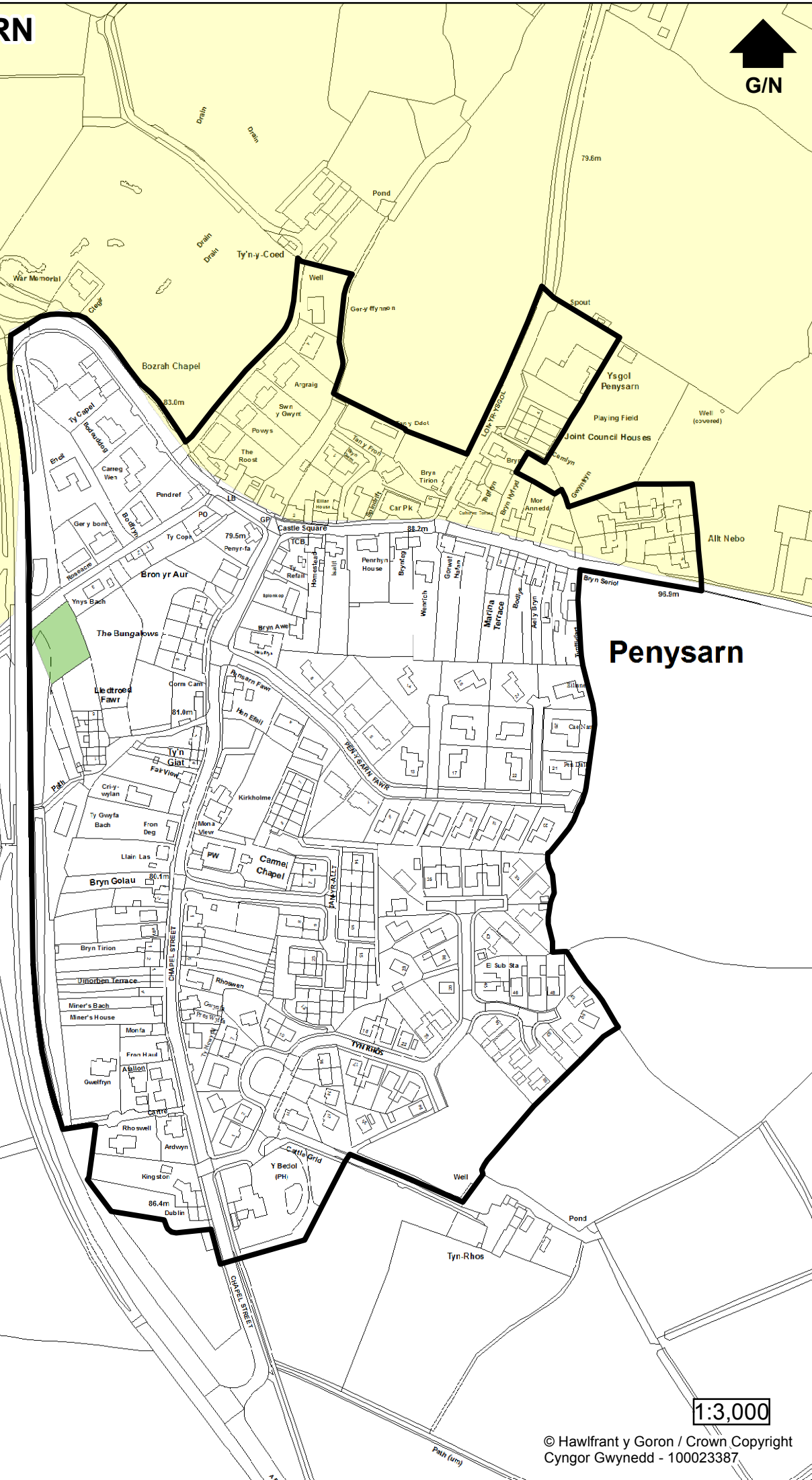
Path (un)

Joint Houses

Penysarn

Tan Rhald

Cartrefi
Copperfield
Lladron
Ponderosa



Drain
Drain

Ty'n-y-Coed

Pond

79.6m

War Memorial

Bozrah Chapel

Well

Gery Flynog

Spout

Ysgol Penysarn

Playing Field

Joint Council Houses

Well (covered)

83.0m

Argrai

Swn y Gyrrt

Powys

The Roost

Tan y Foch

79.5m

Penyr-fa

Castle Square

Penryn House

Bryn Awe

88.2m

Penryn Fawr

Hen Eall

Kirkholme

81.0m

Ty'n Glet

Fair View

Mon's View

PW

Camel Chapel

80.1m

Bryn Golau

Bryn Tirion

Union Terrace

Miner's Bach

Miner's House

Monfa

Fron Haid

Abllon

Guelfyn

Rhoswell

Ardwyn

Kingston

86.4m

Dubin

Y Bedol (PH)

Well

Castell Gric

PW RHOS

96.5m

Bryn Serior

96.5m

Penysarn Fawr

Penysarn Fawr

Path (un)

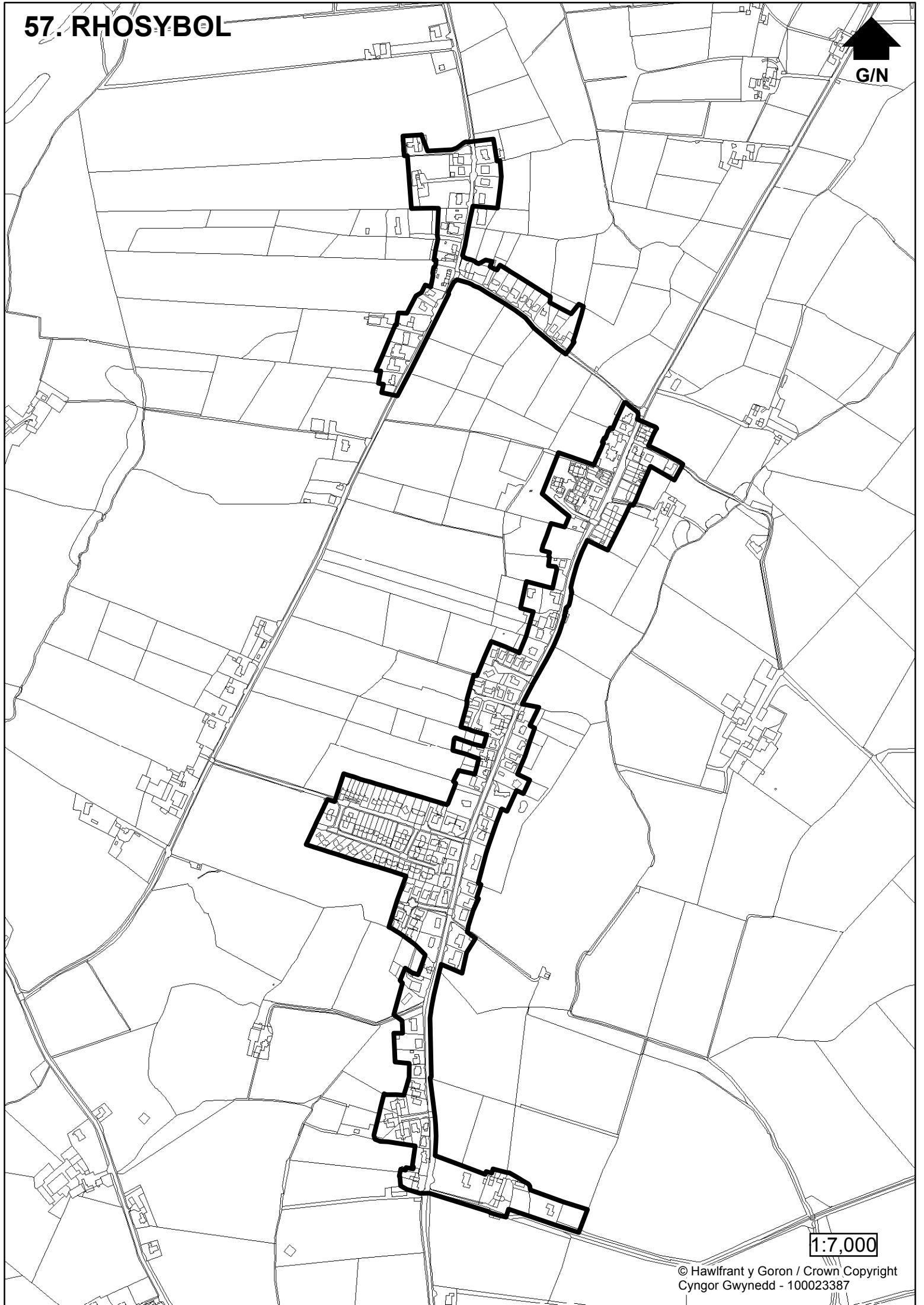
Penysarn

1:3,000

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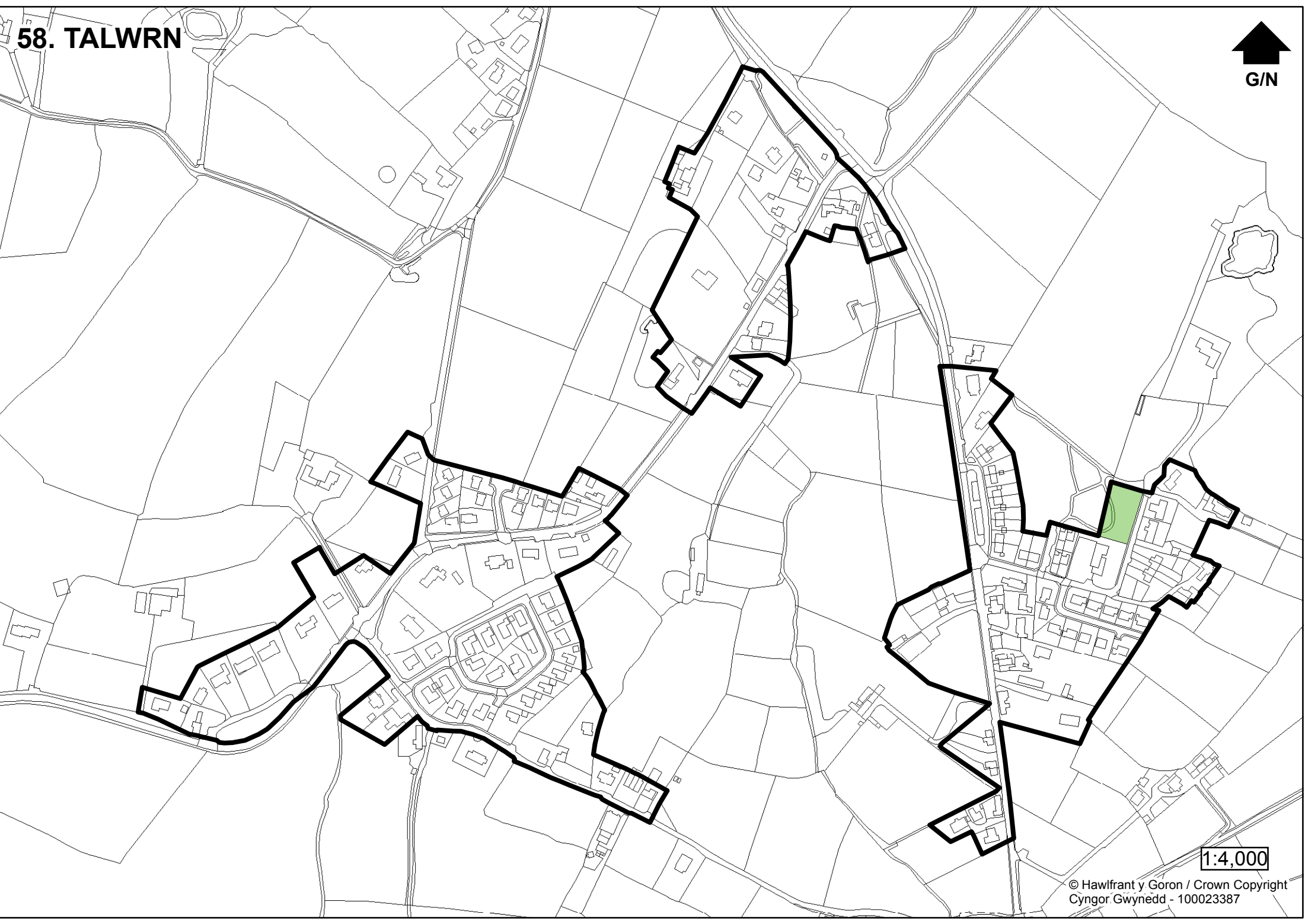
57. RHOSYBOL

G/N



1:7,000

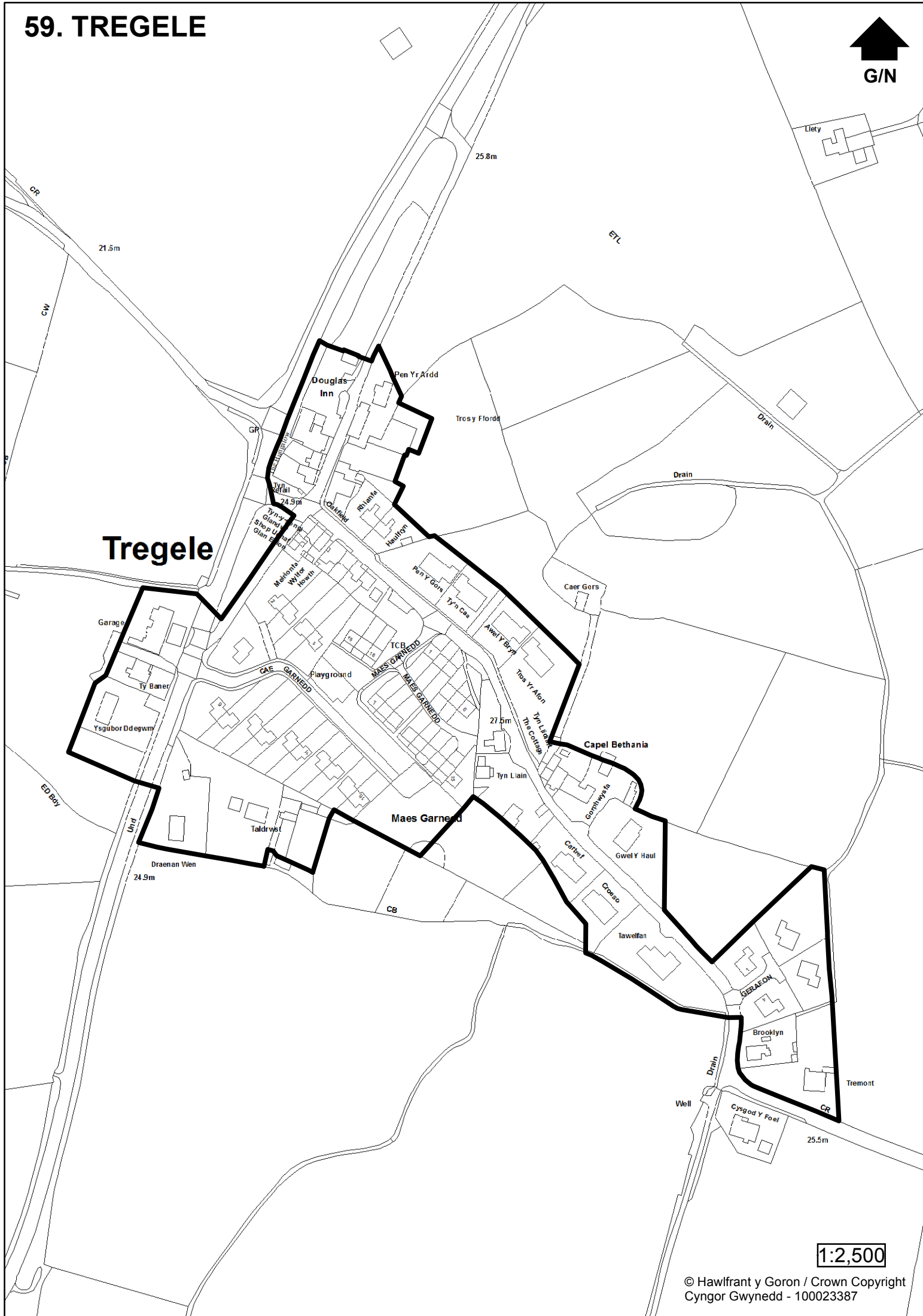
58. TALWRN



1:4,000

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59. TREGELE

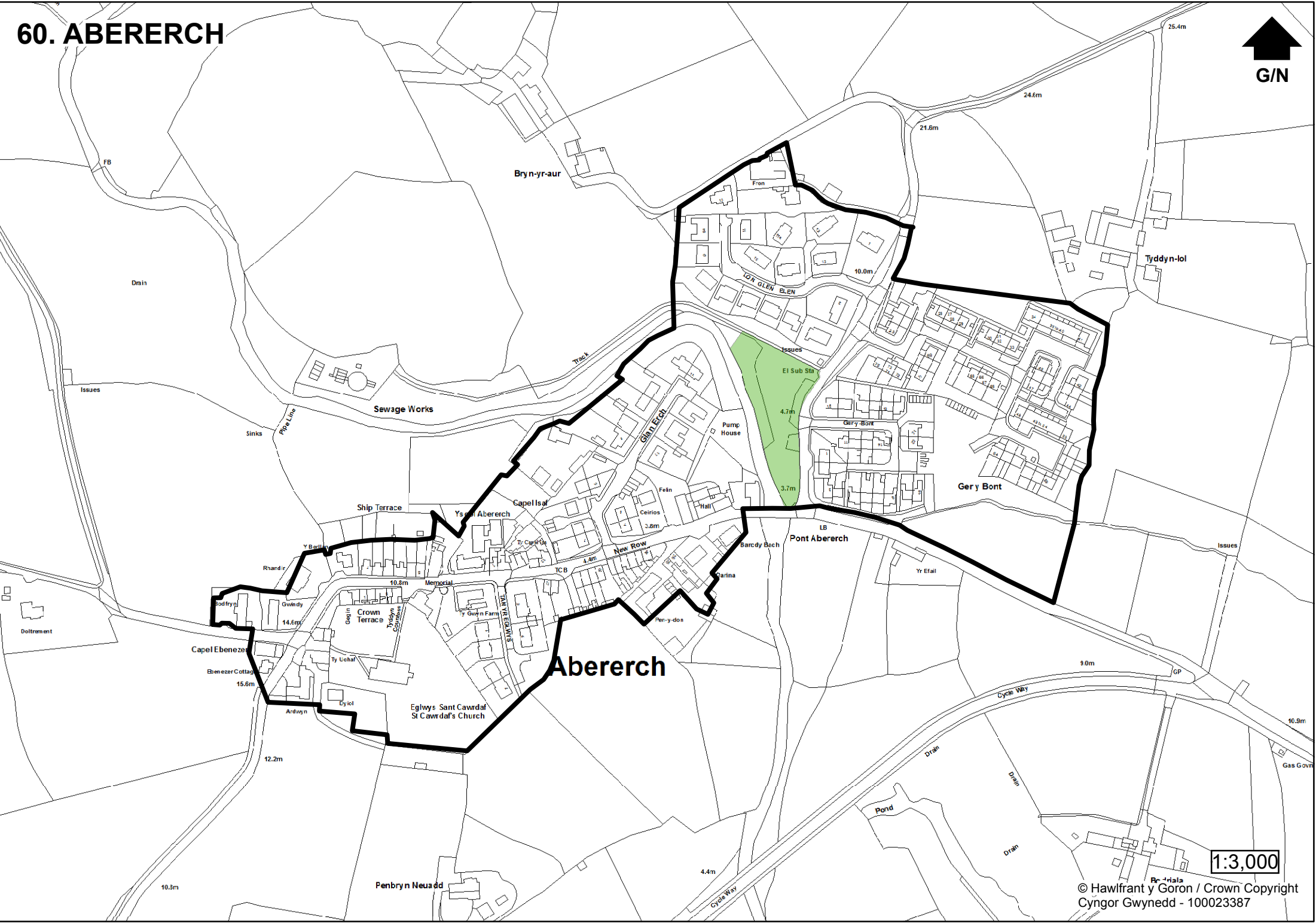


Tregale

1:2,500

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60. ABERERCH

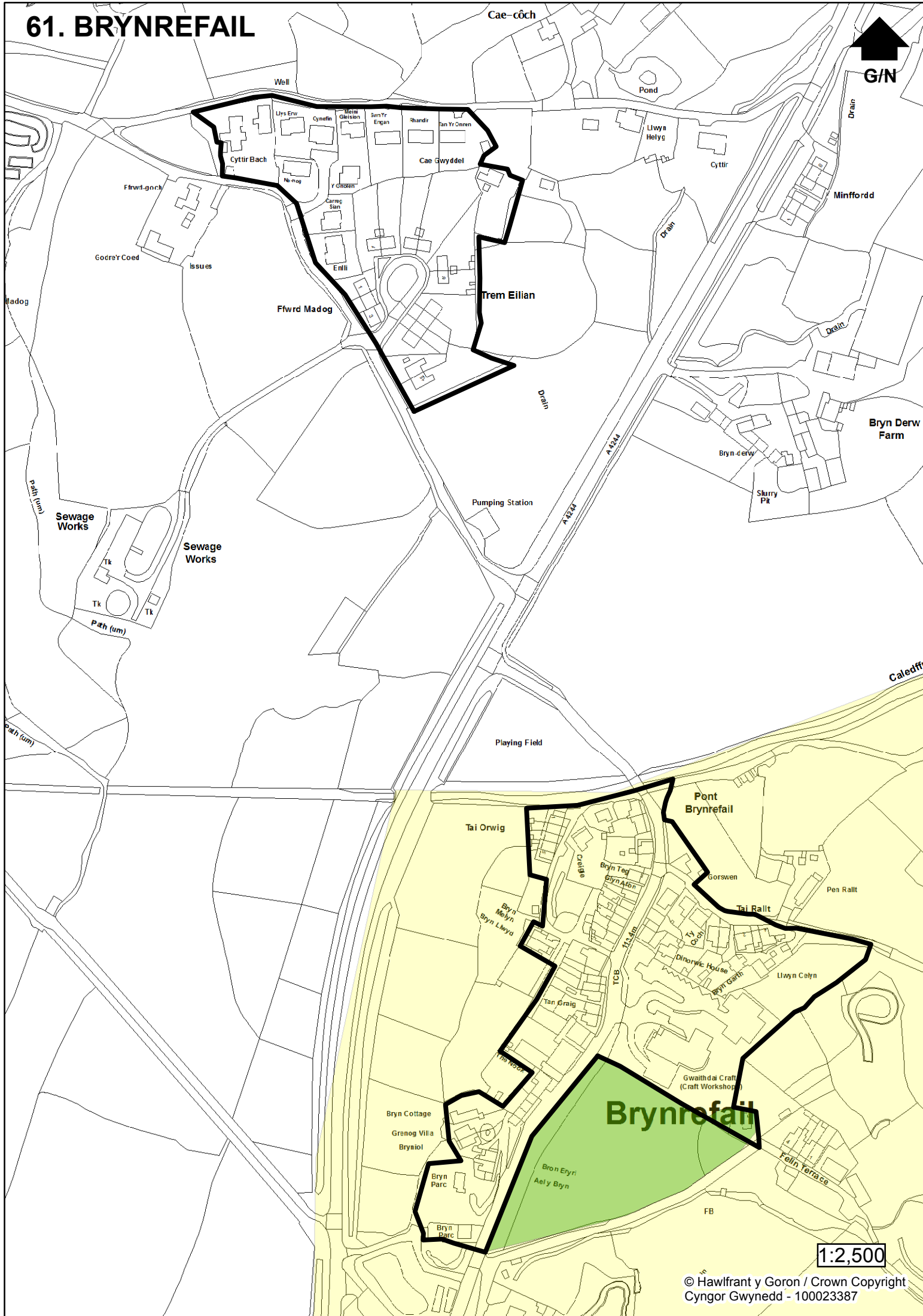


Abererch

1:3,000

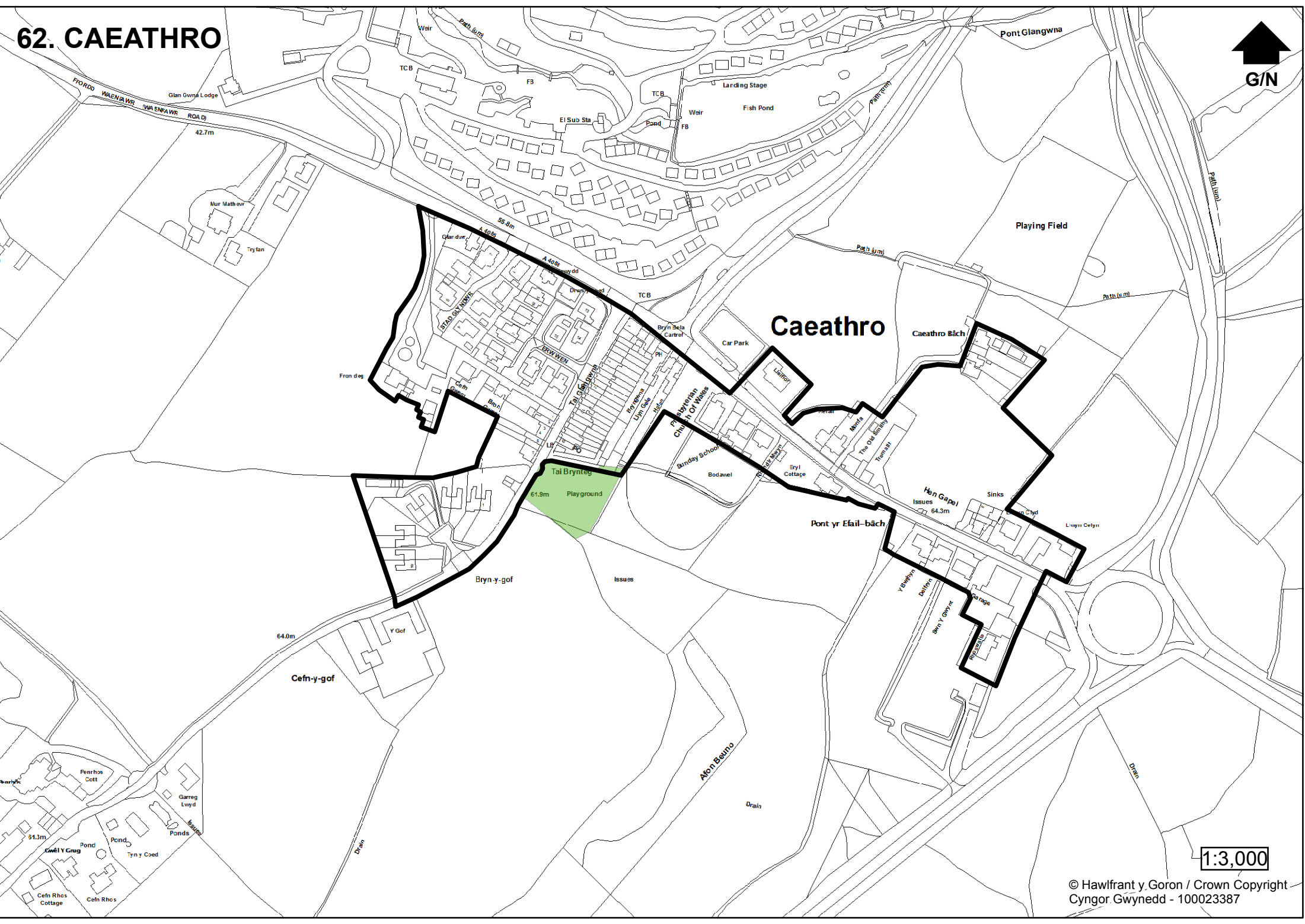
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61. BRYNREFAIL



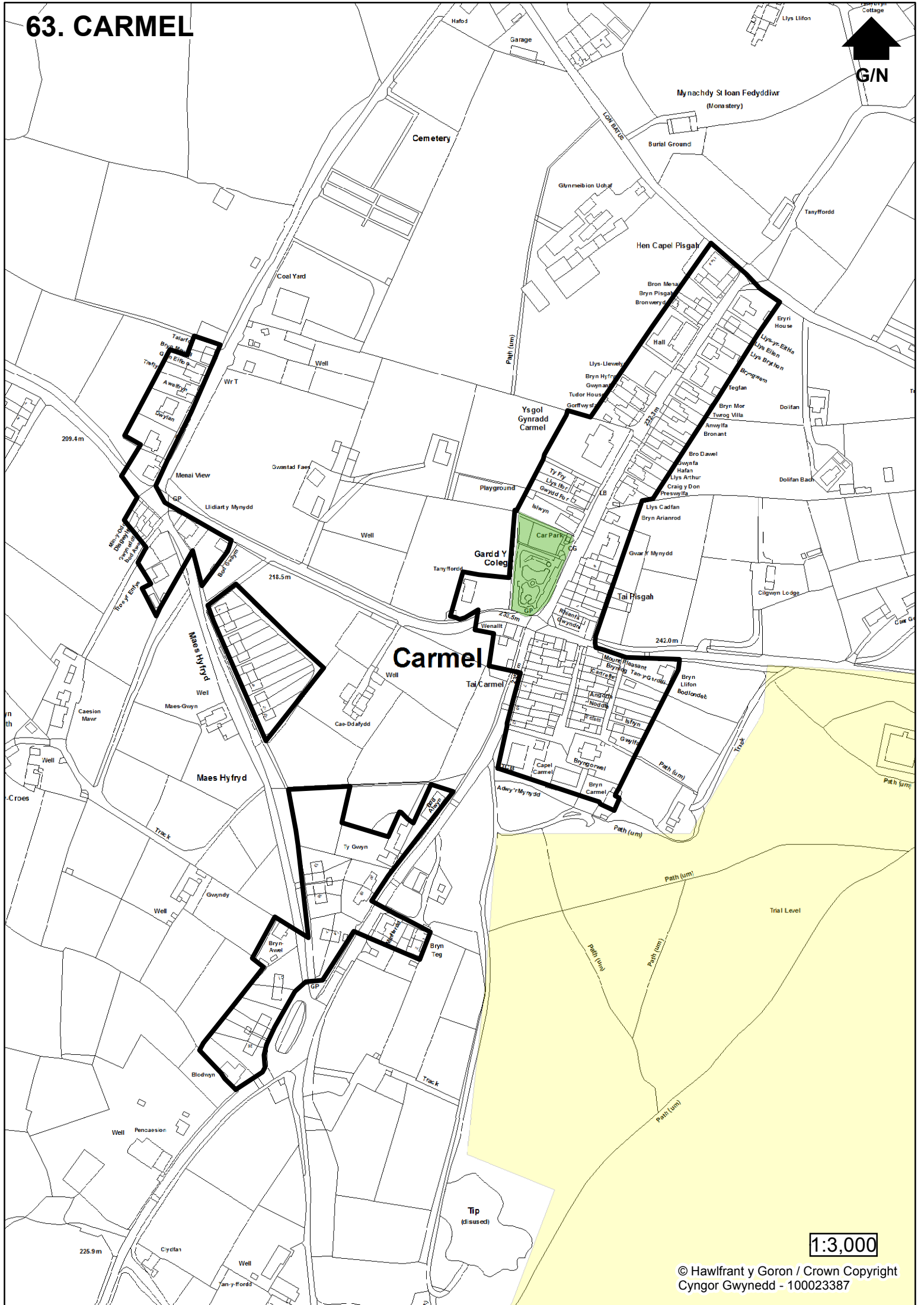
1:2,500

62. CAEATHRO



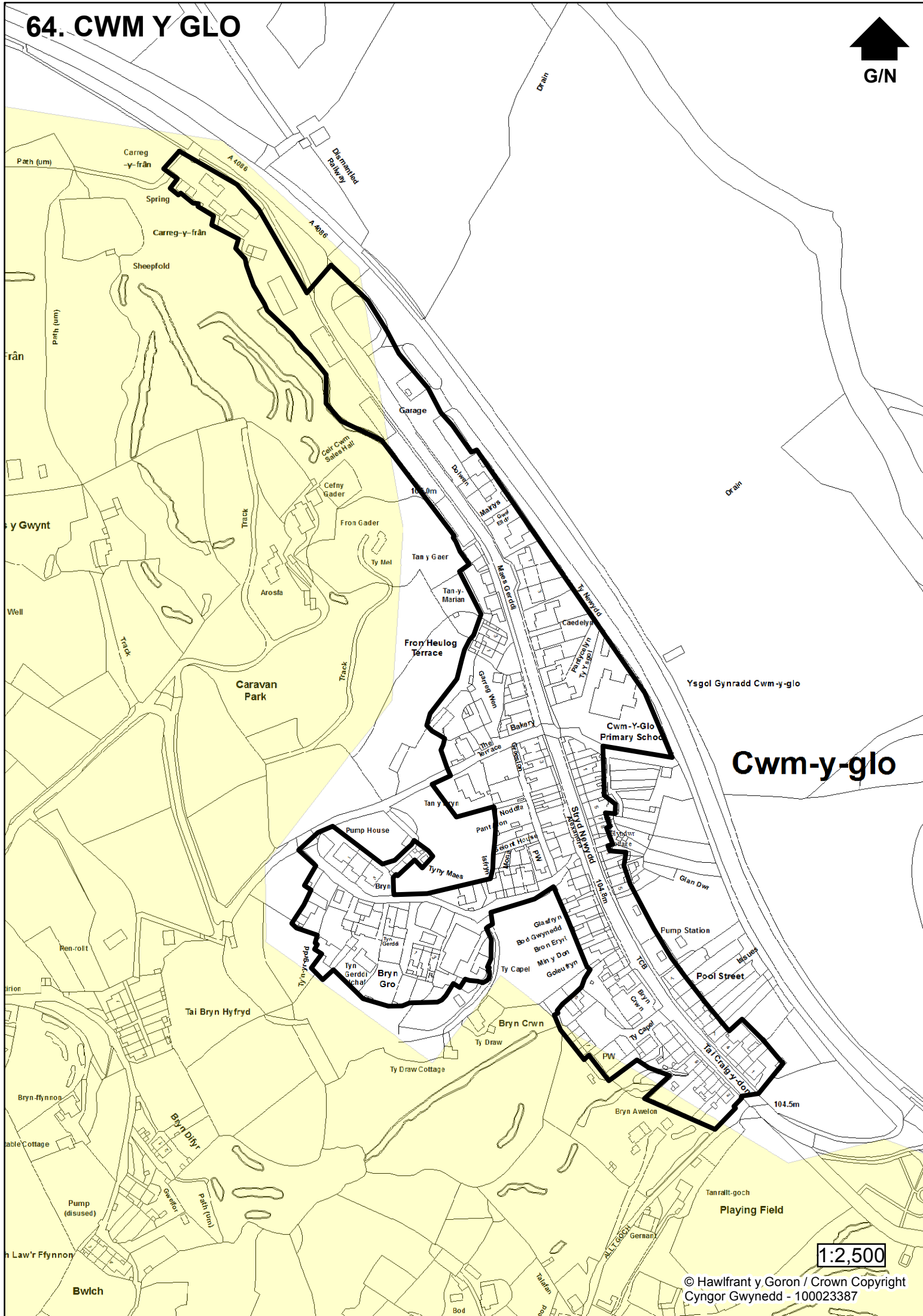
1:3,000

63. CARMEL



1:3,000

64. CWM Y GLO

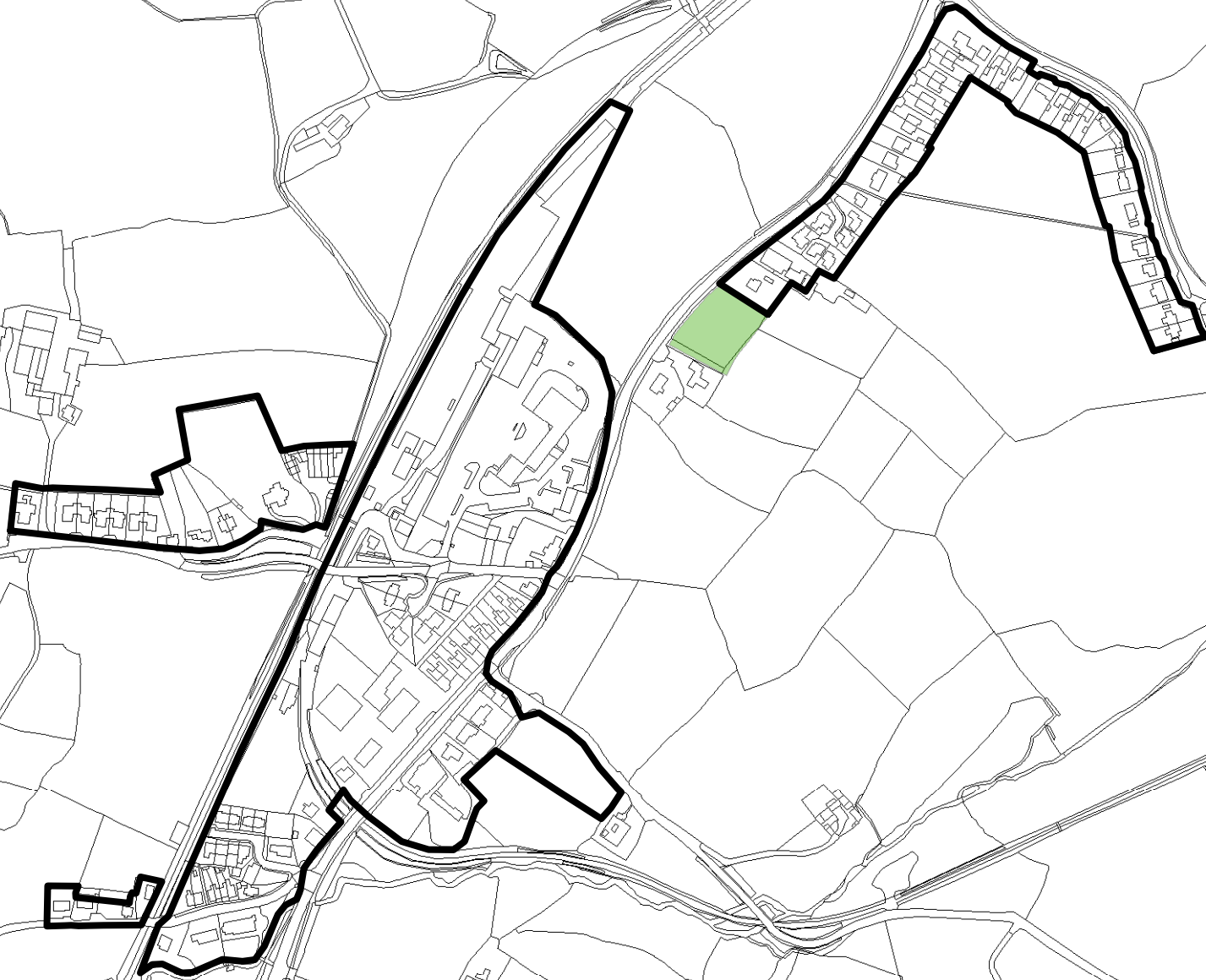


Cwm-y-glo

1:2,500

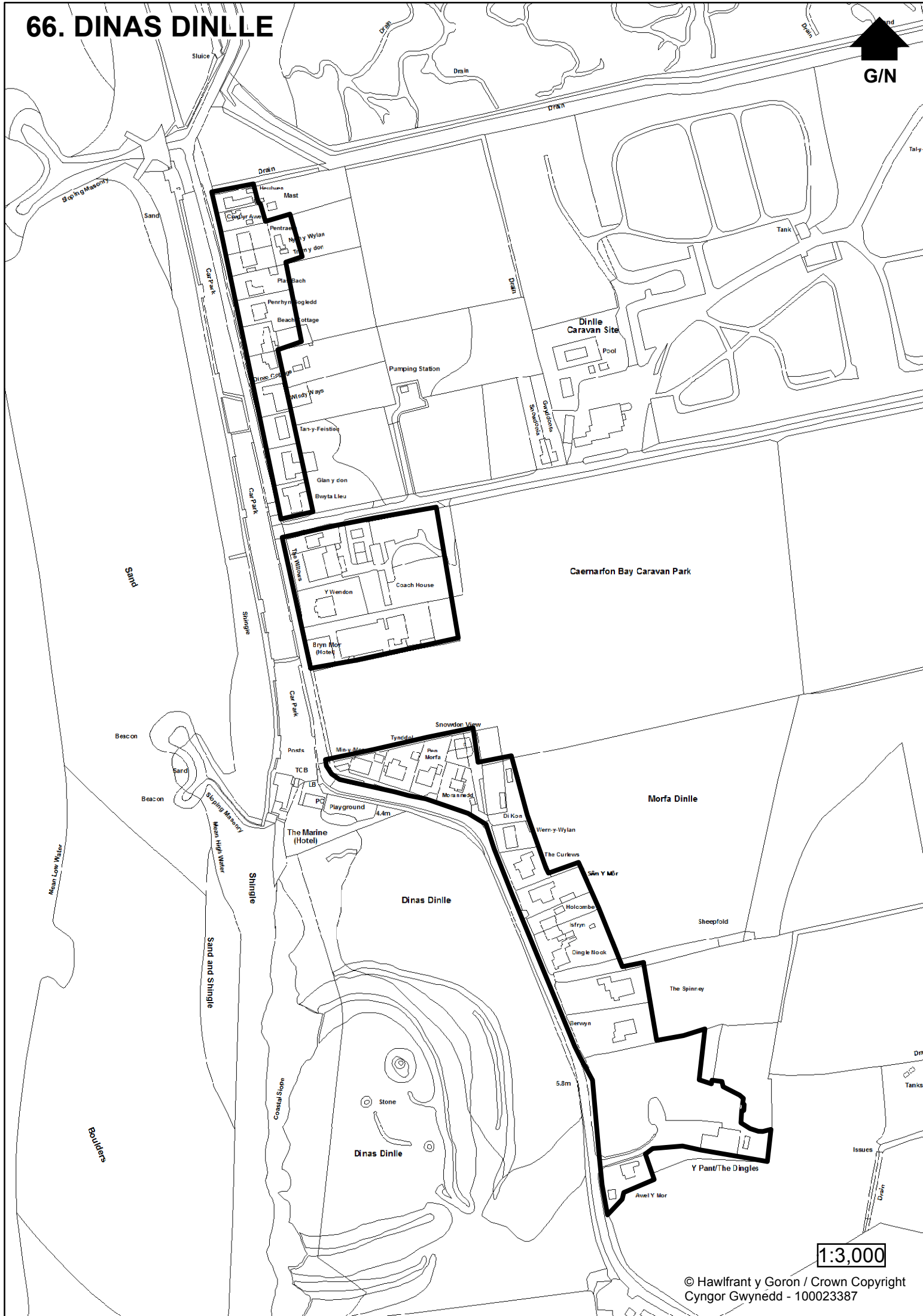
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65. DINAS (LLANWENDA)



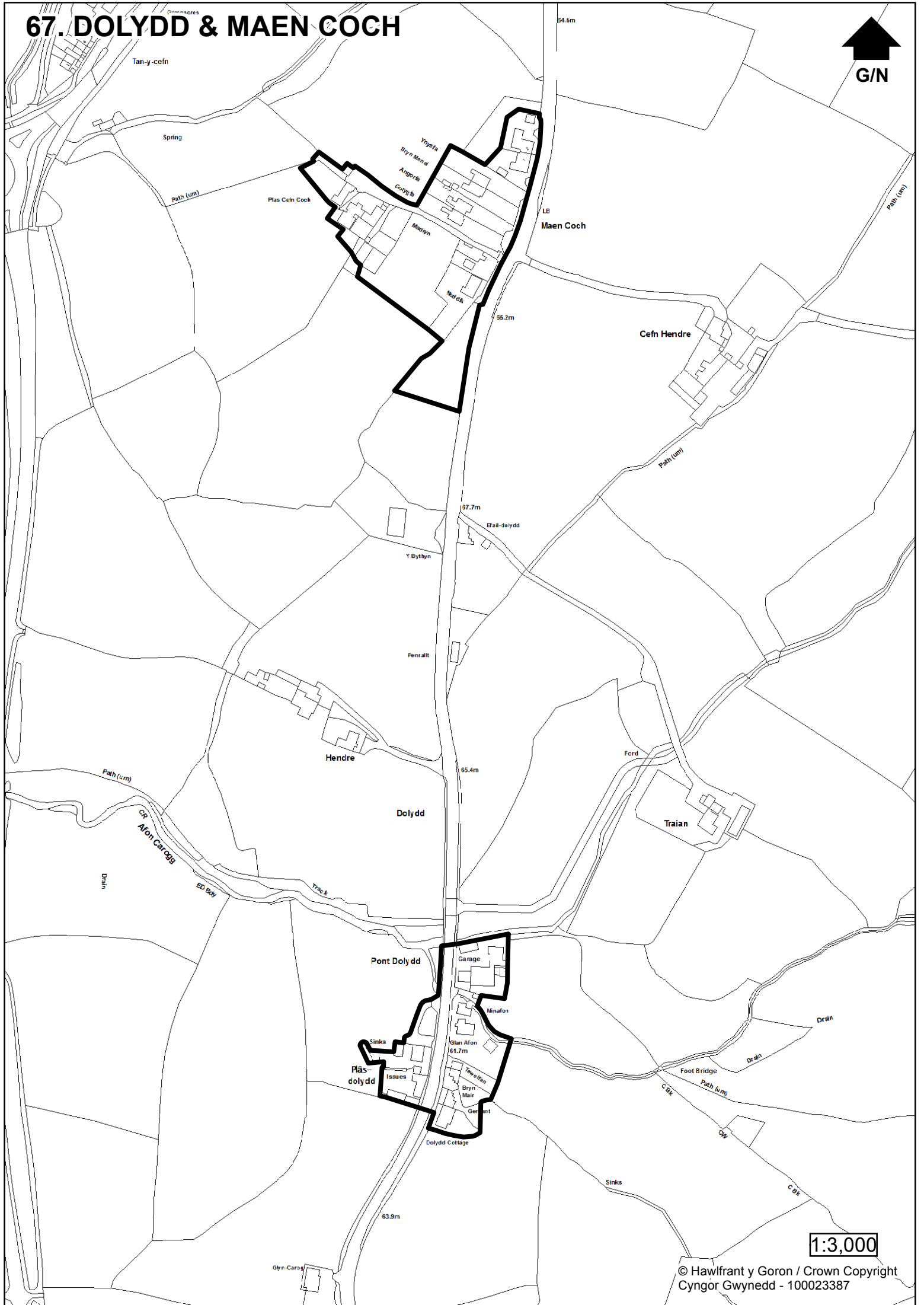
1:5,000

66. DINAS DINLLE



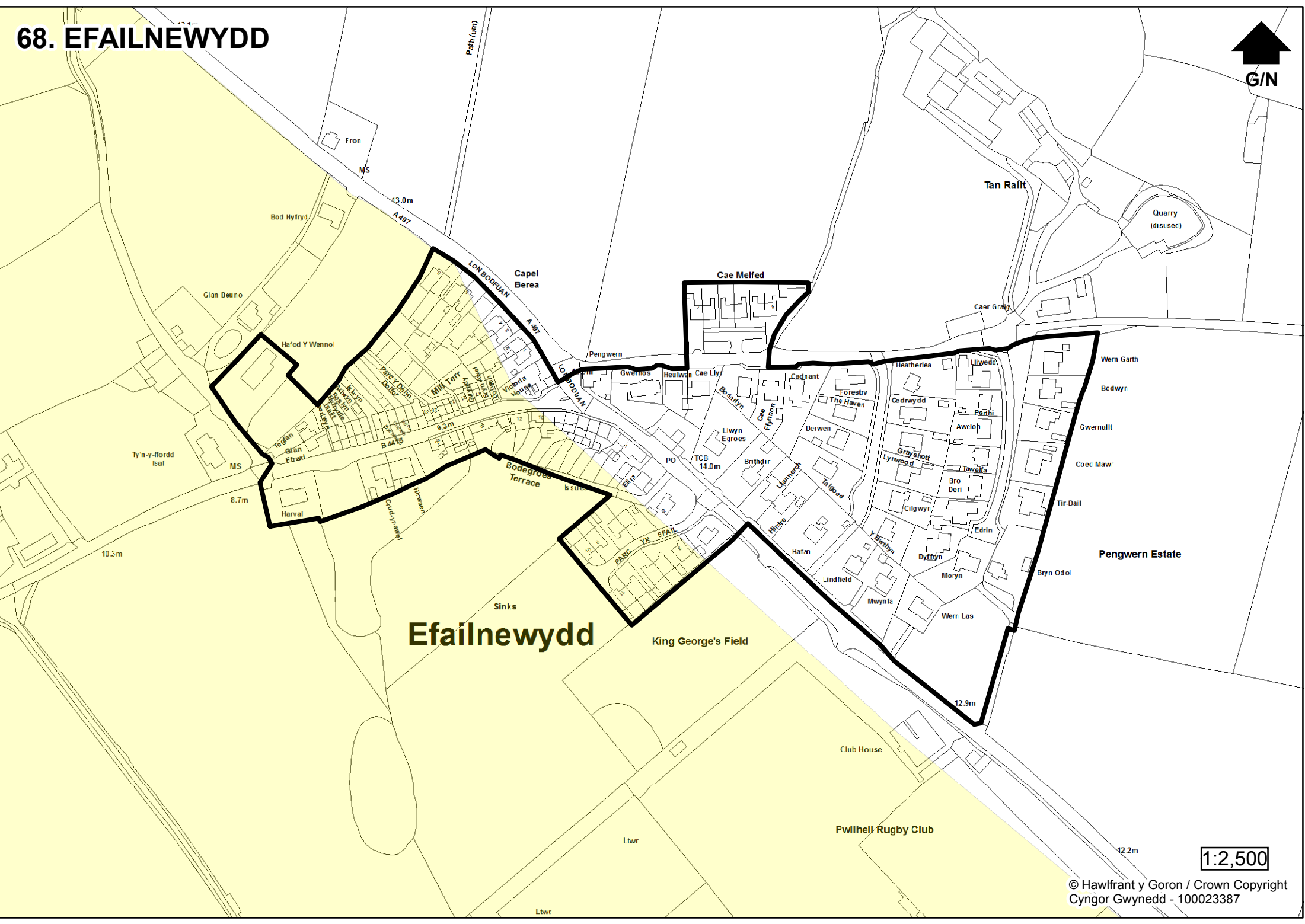
1:3,000

67. DOLYDD & MAEN COCH



1:3,000

68. EFAILNEWYDD

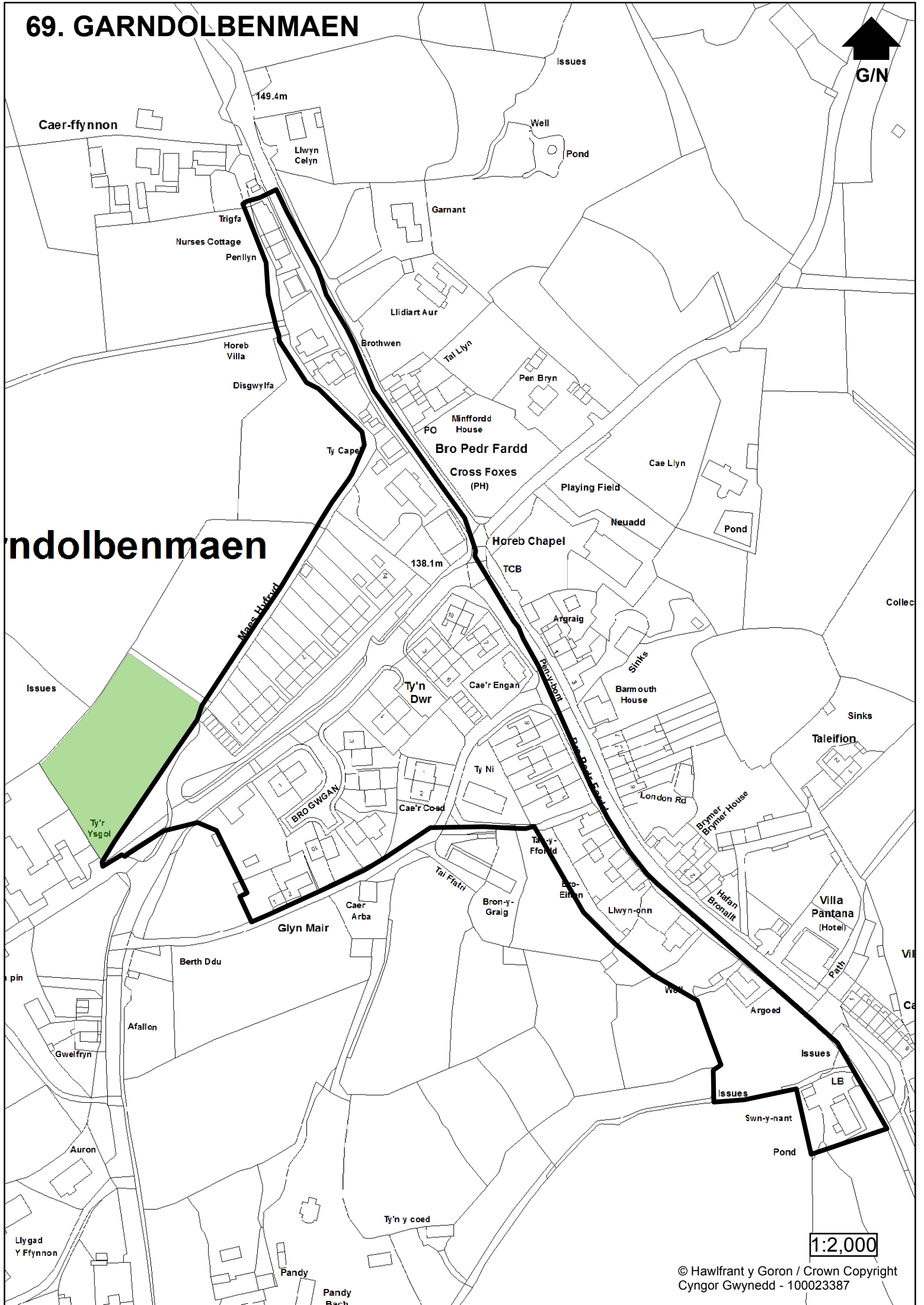


Efailnewydd

1:2,500

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69. GARNDOLBENMAEN

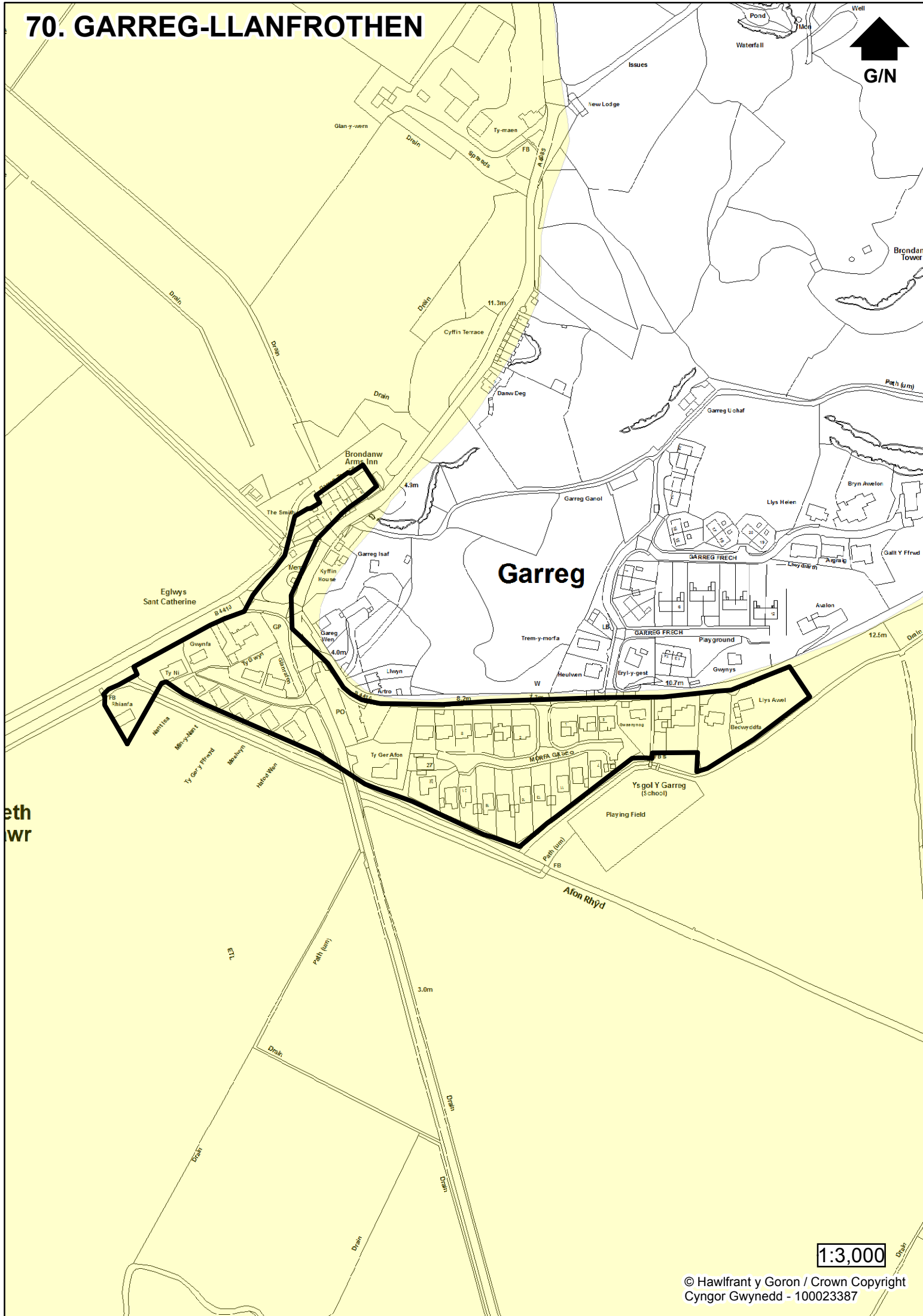


ndolbenmaen

1:2,000

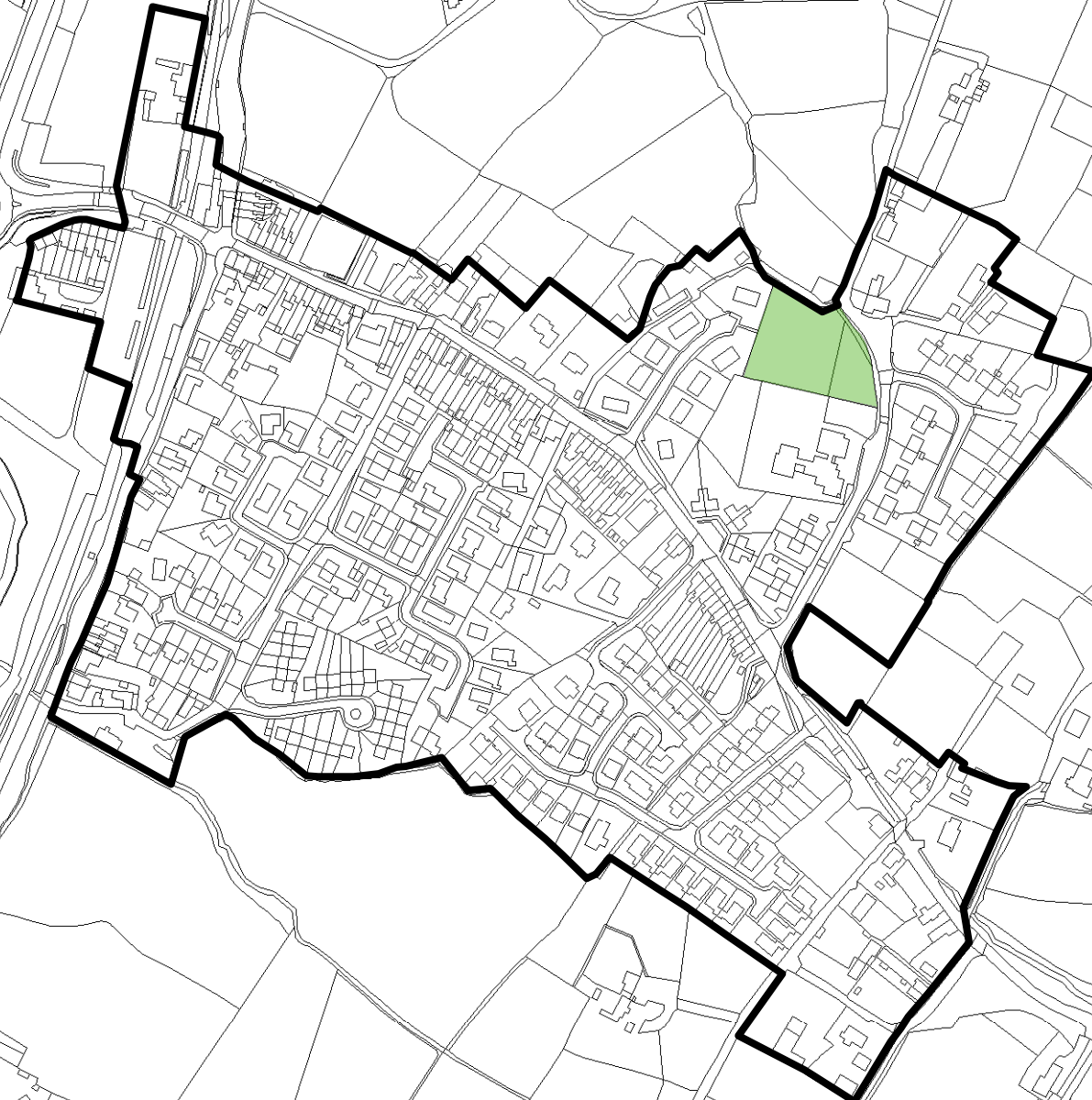
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70. GARREG-LLANFROTHEN



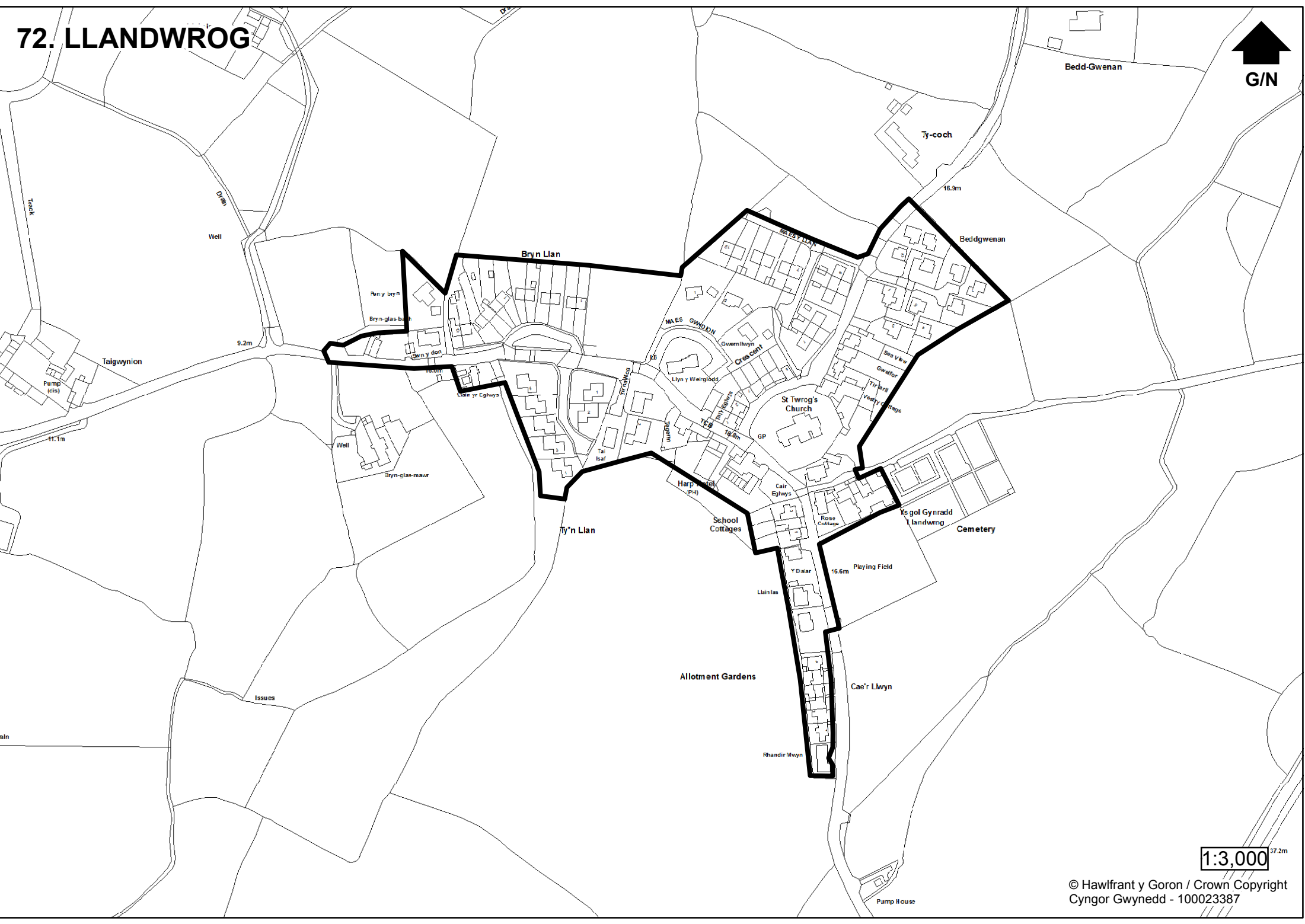
1:3,000

71. GROESLON



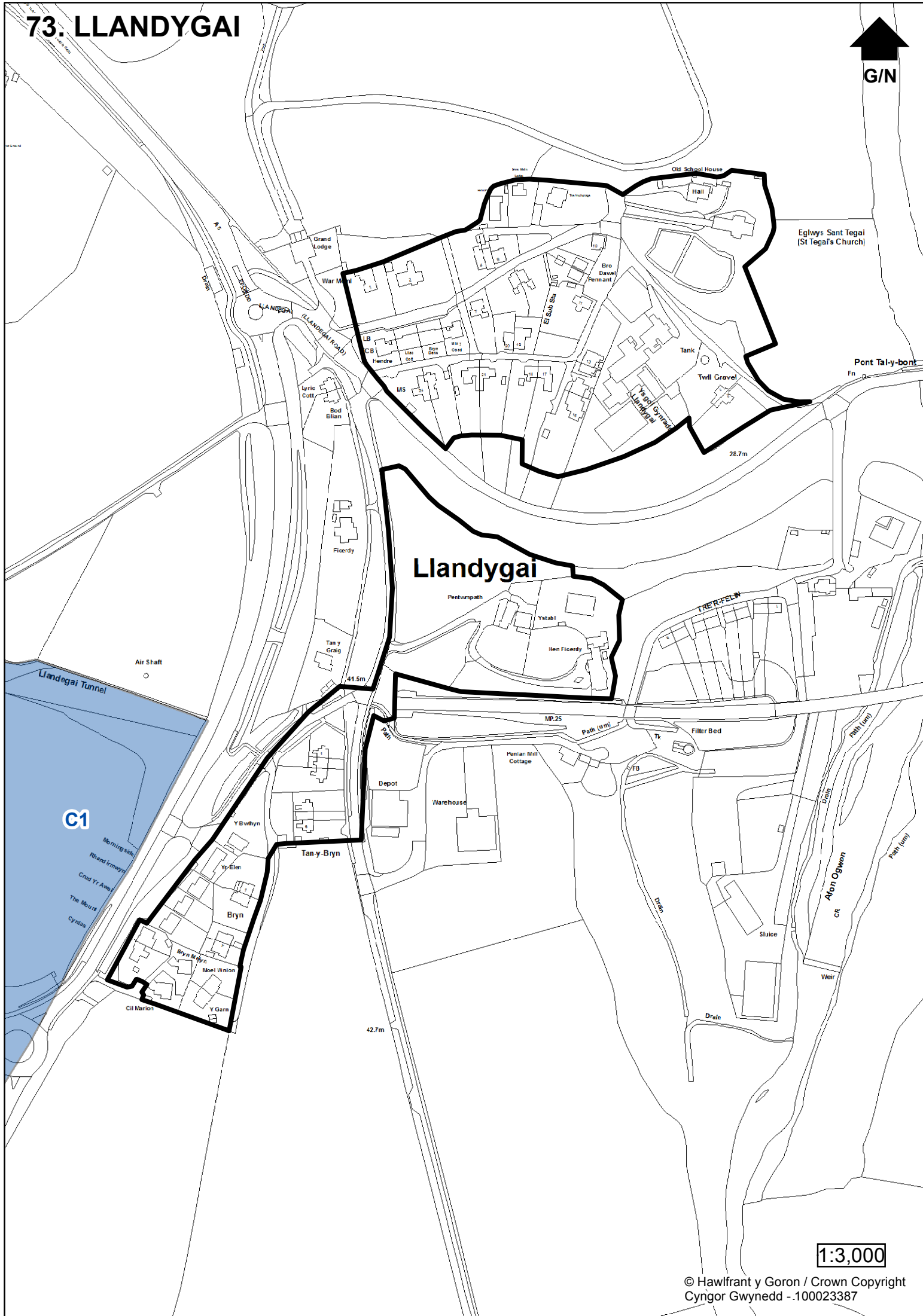
1:4,000

72. LLANDWROG



1:3,000 ^{37.2m}

73. LLANDYGAI



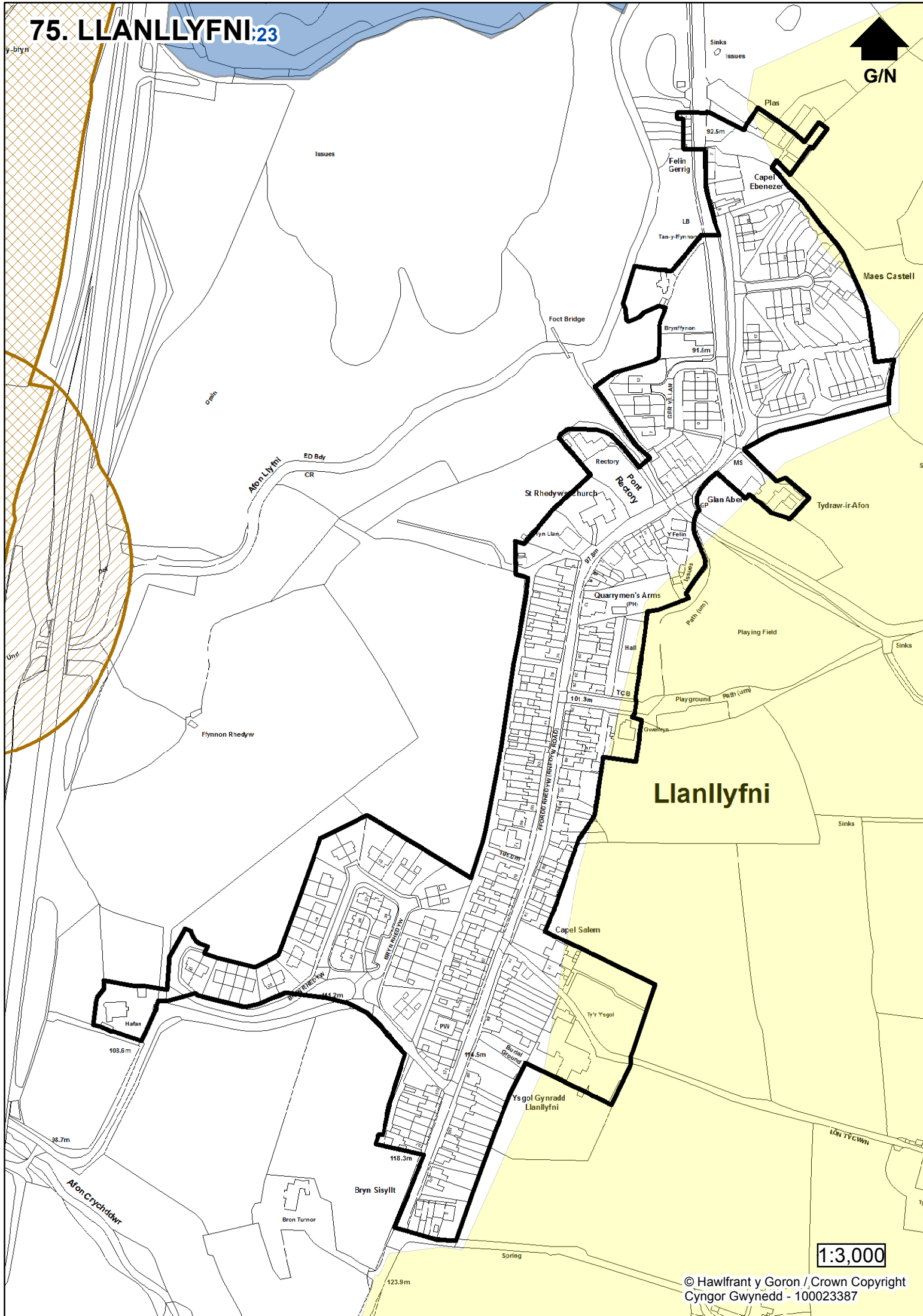
1:3,000

74. LLANGYBI



1:4,000

75. LLANLLYFNI:23



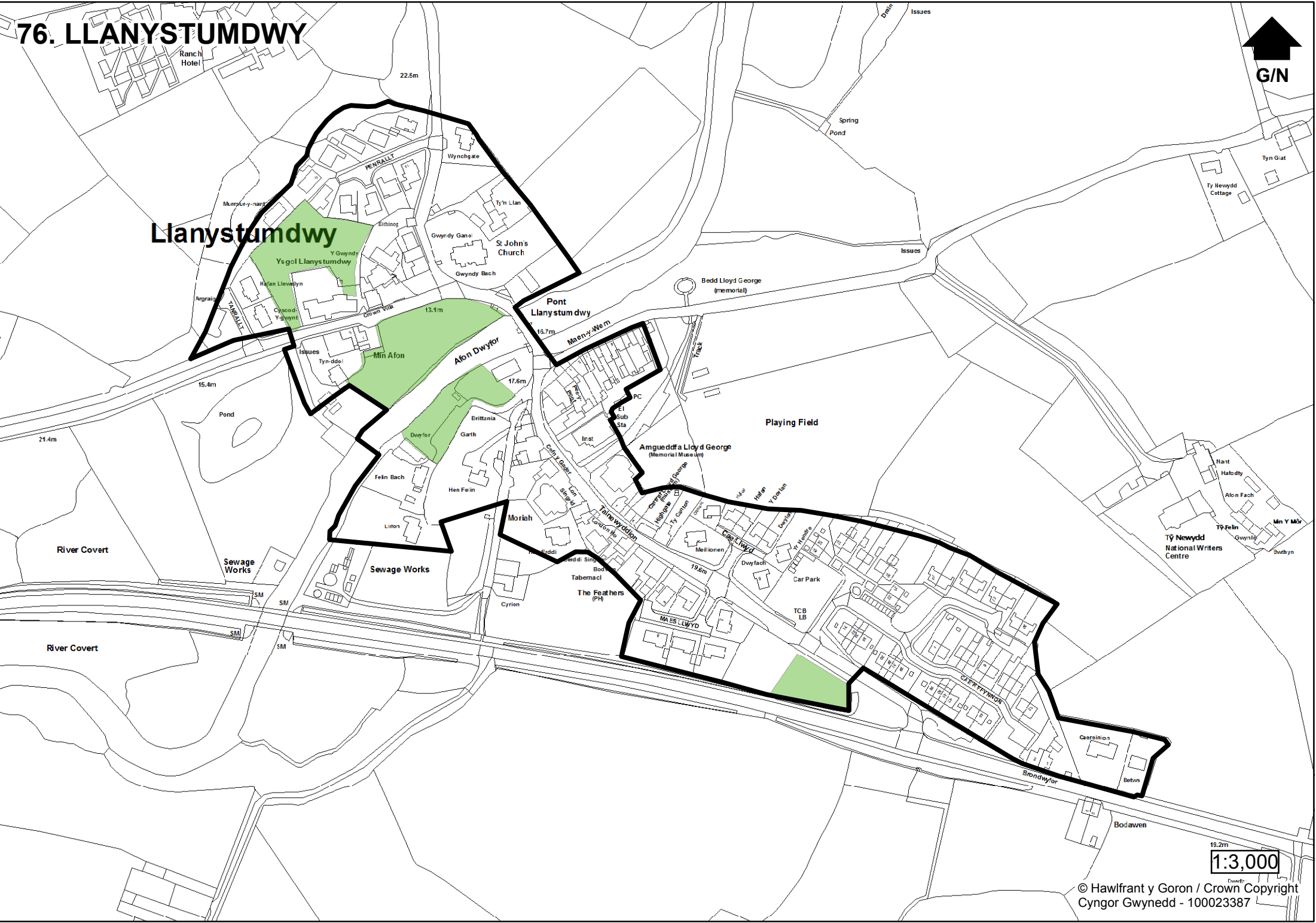
Llanllyfni

1:3,000

76. LLANYSTUMDWY



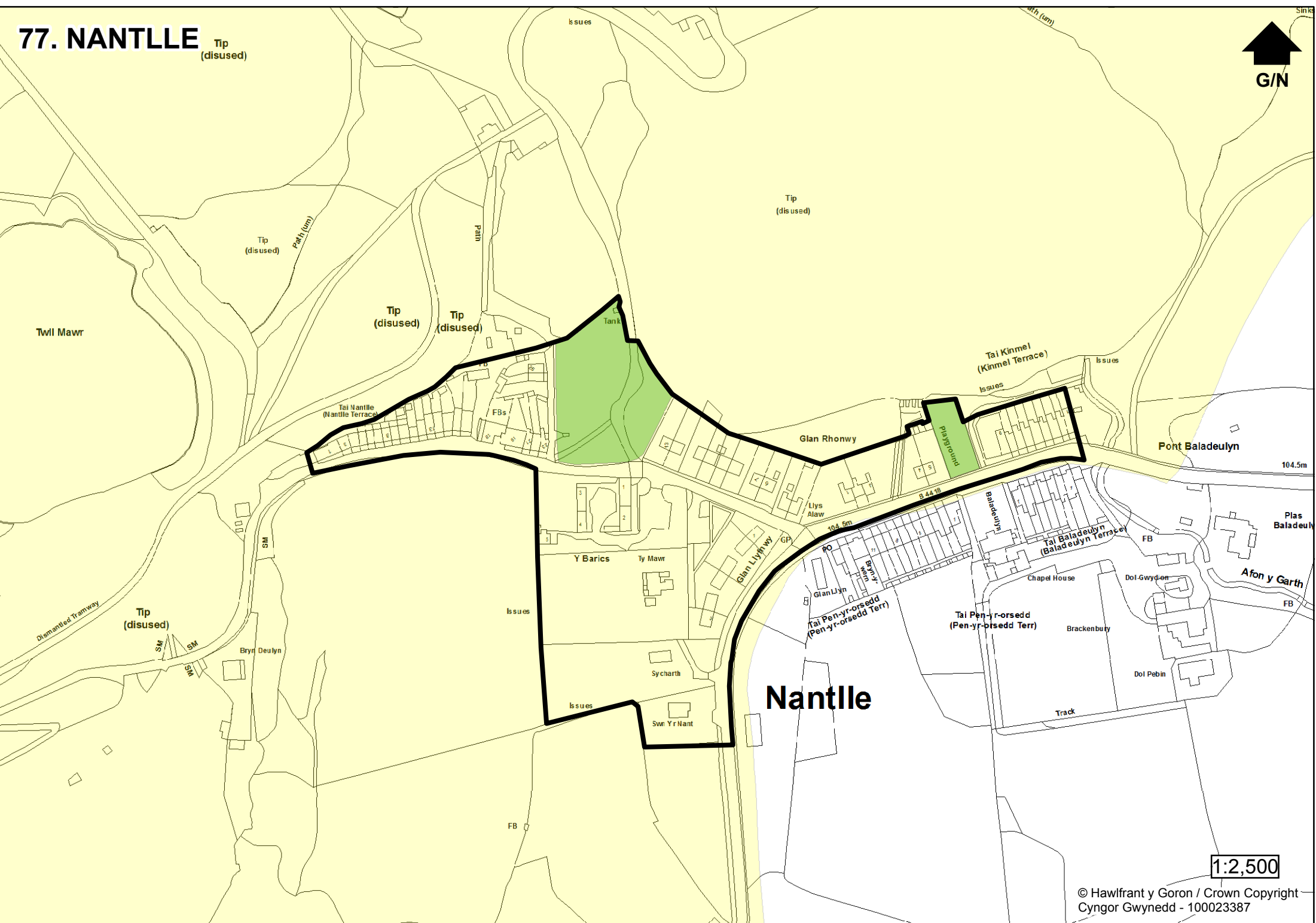
Llanystumdwy



1:3,000

77. NANTLLE

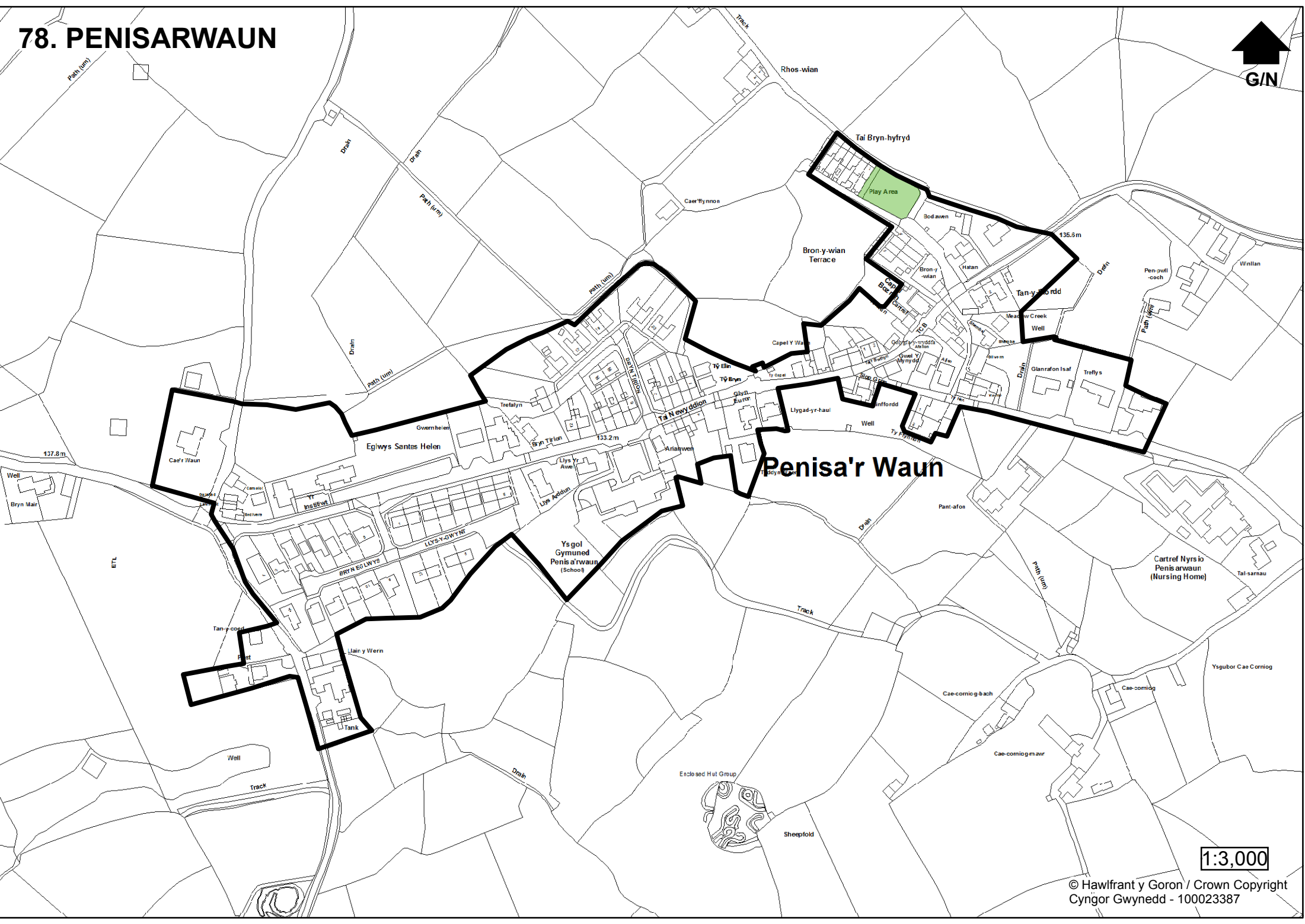
Tip
(disused)



Nantlle

1:2,500

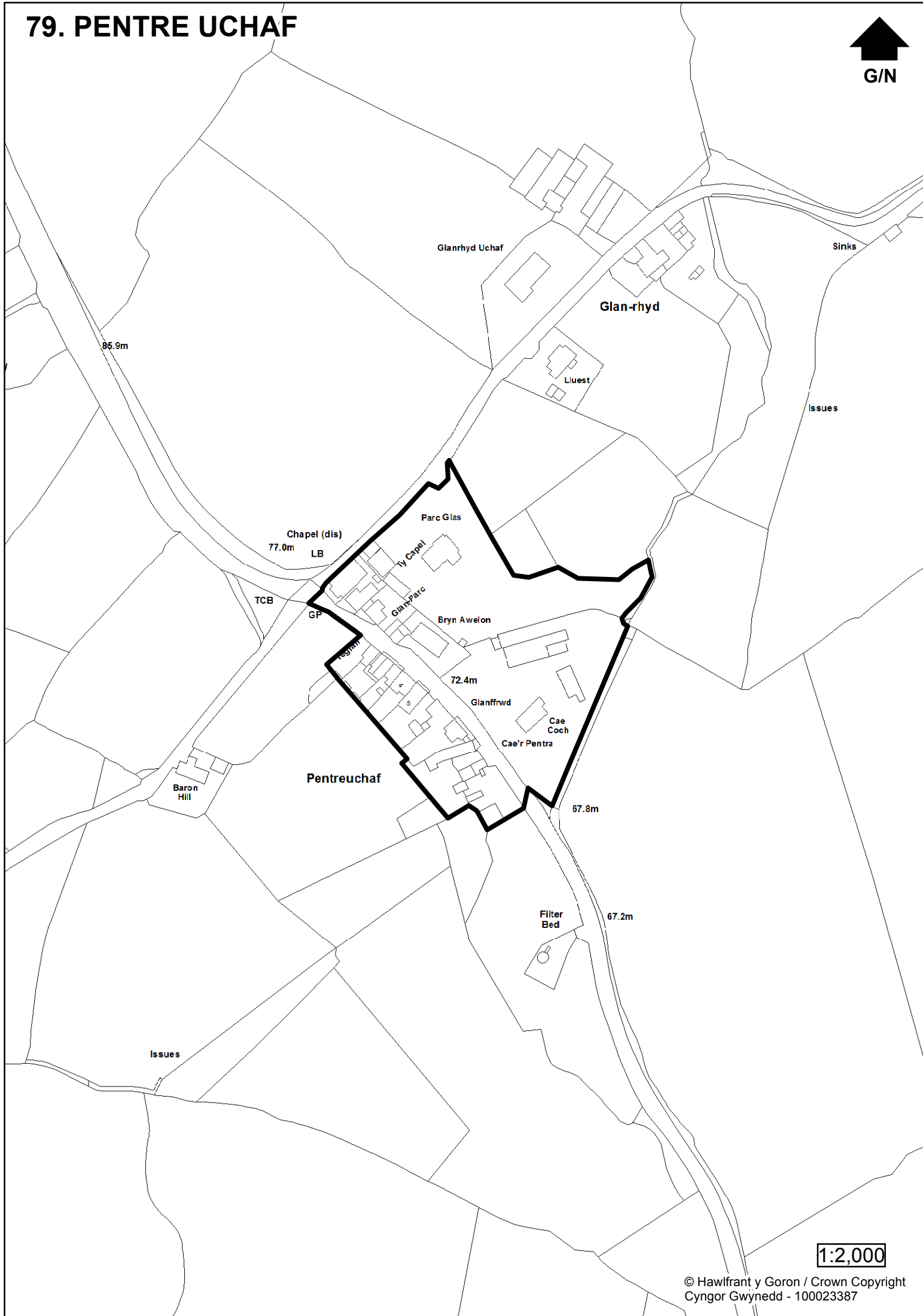
78. PENISARWAUN



Penisa'r Waun

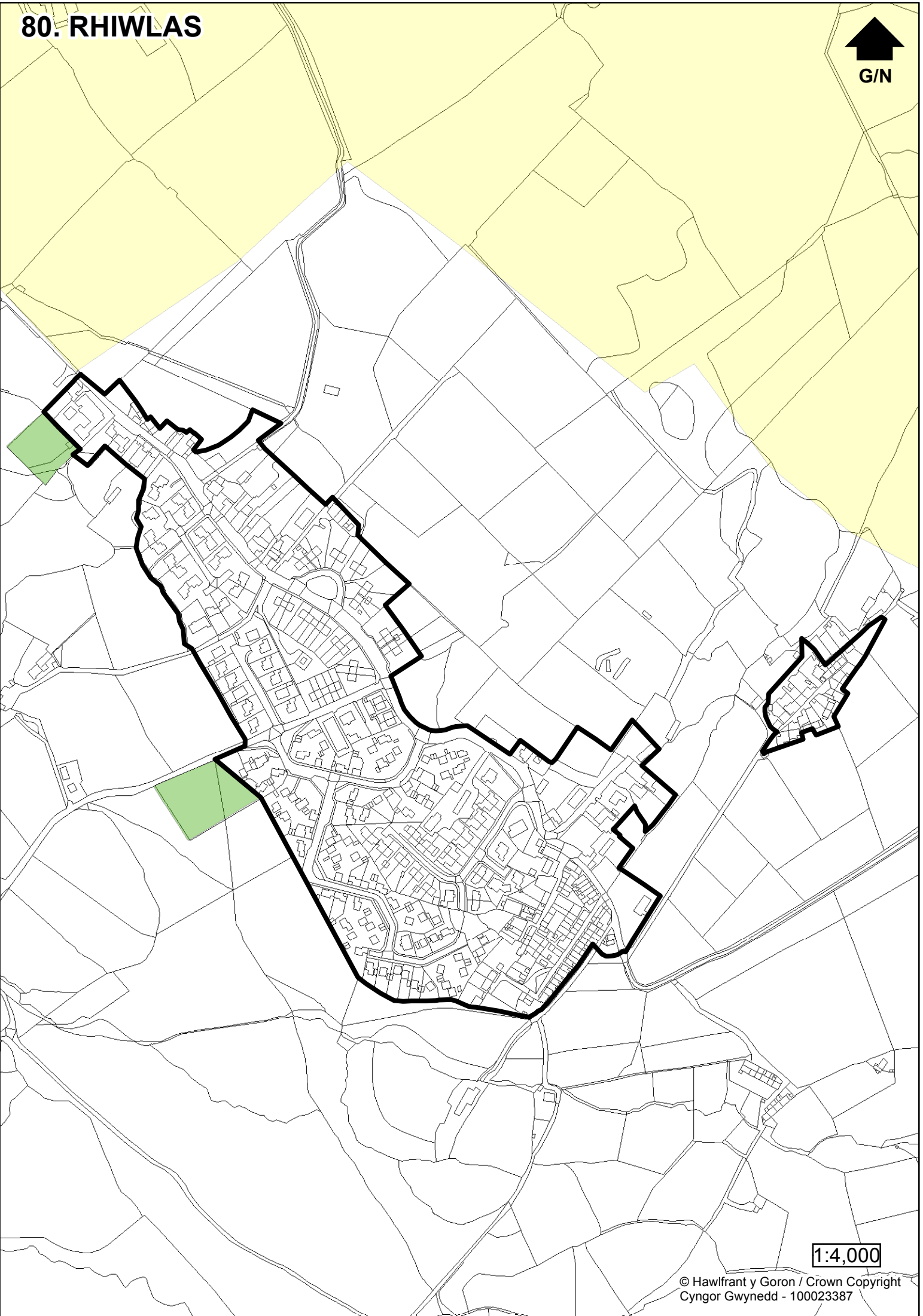
1:3,000

79. PENTRE UCHAF



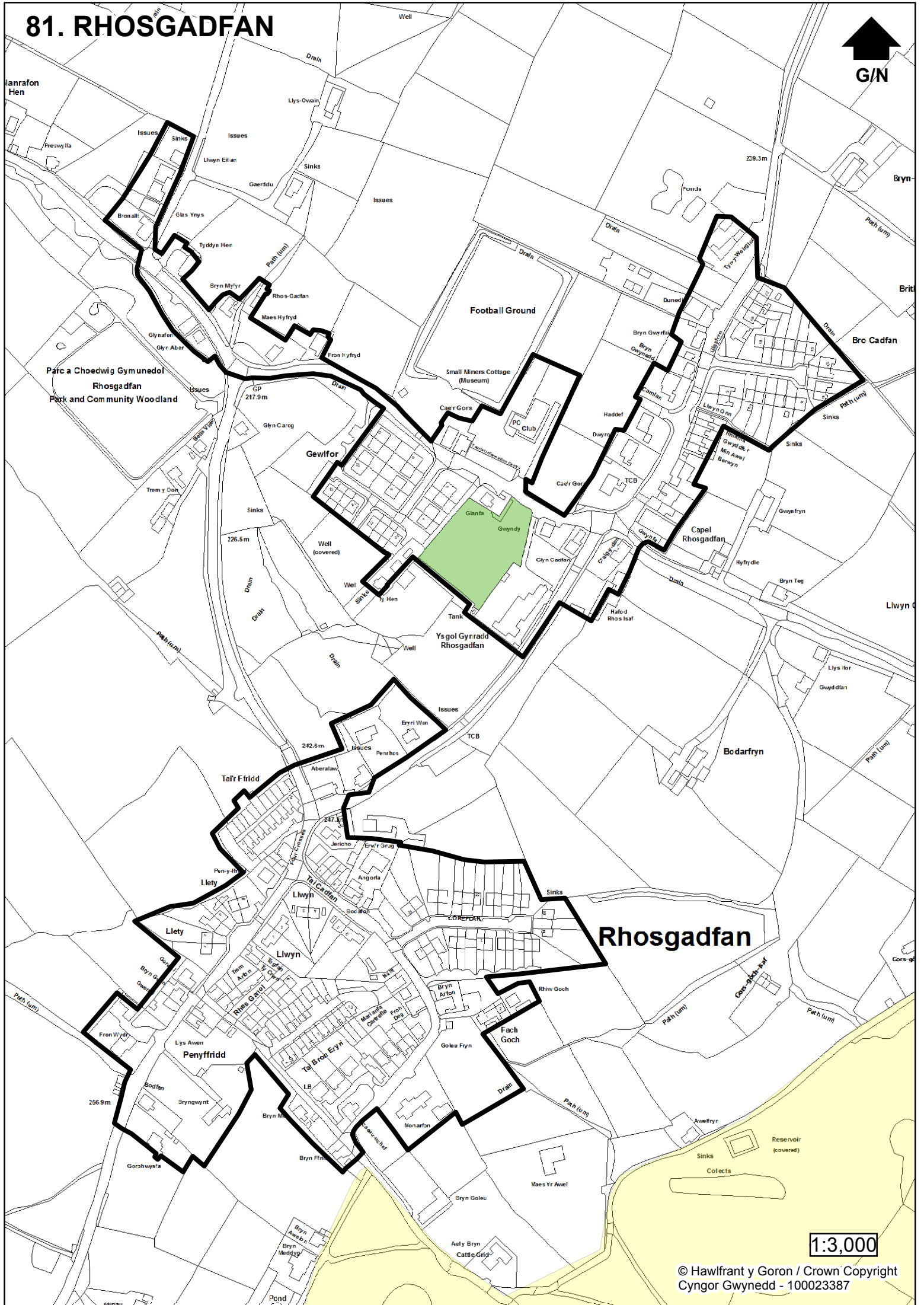
1:2,000

80. RHIWLAS



1:4,000

81. RHOSGADFAN

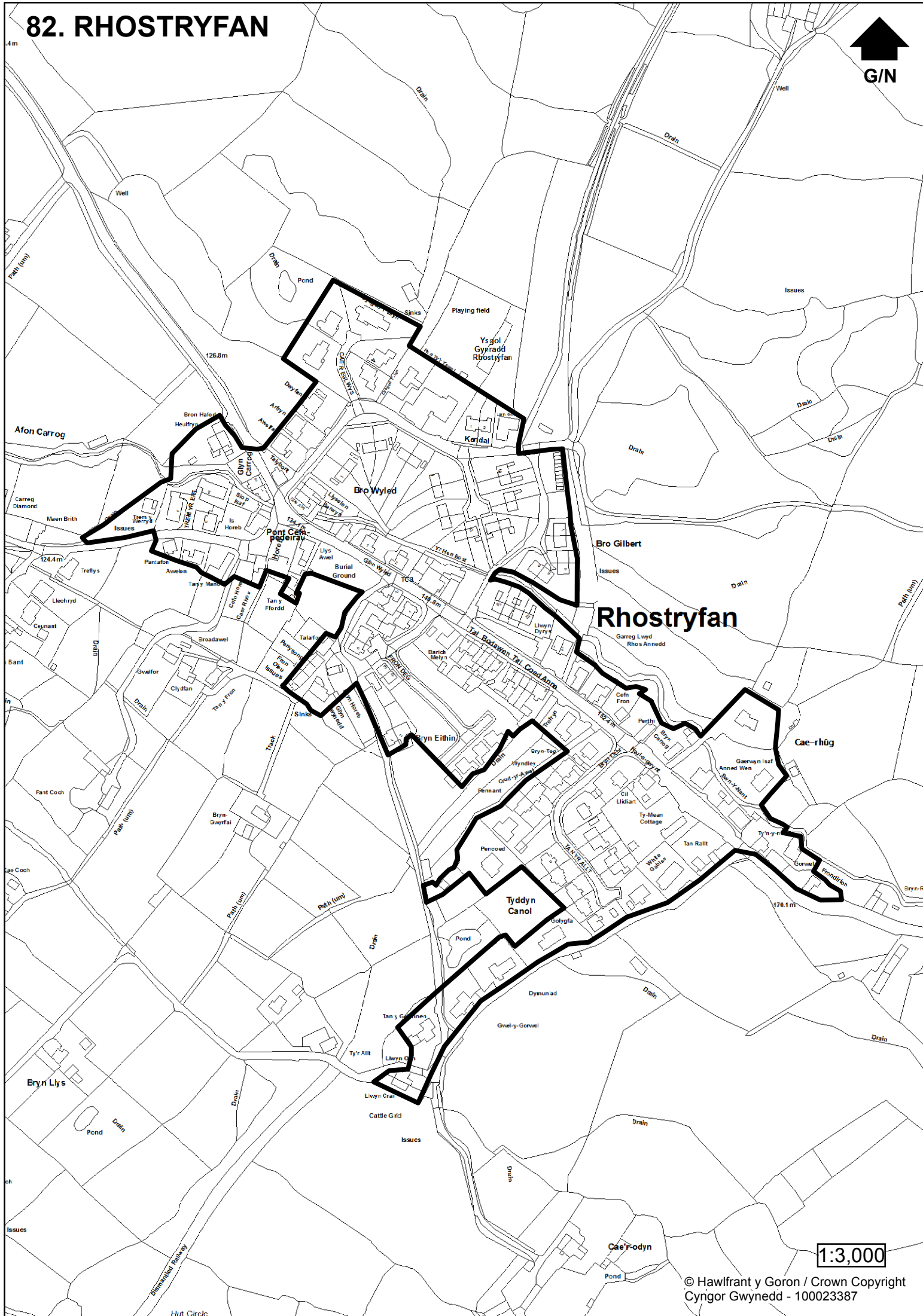


Rhosgadfan

1:3,000

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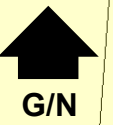
82. RHOSTRYFAN



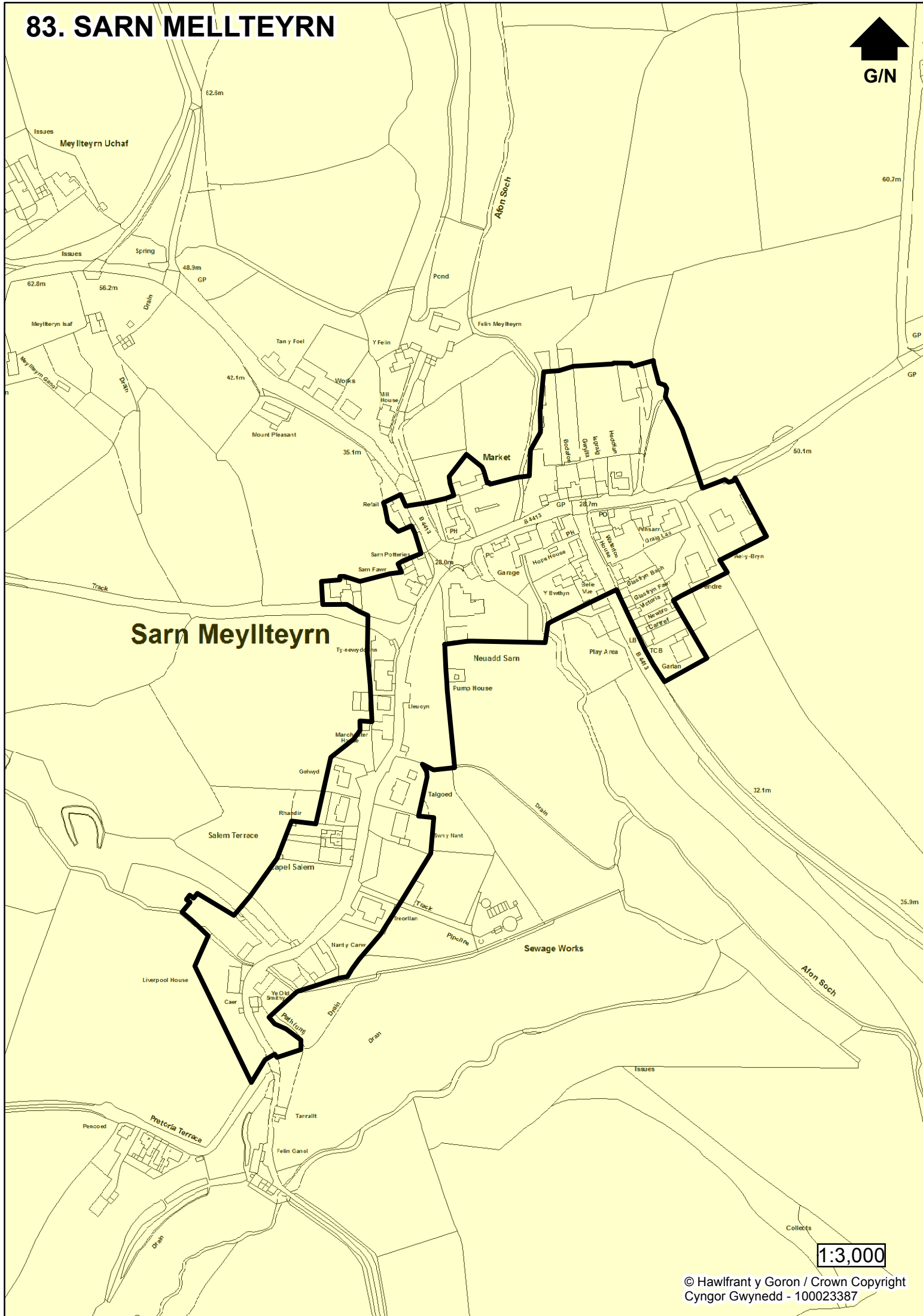
1:3,000

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83. SARN MELLTEYRN

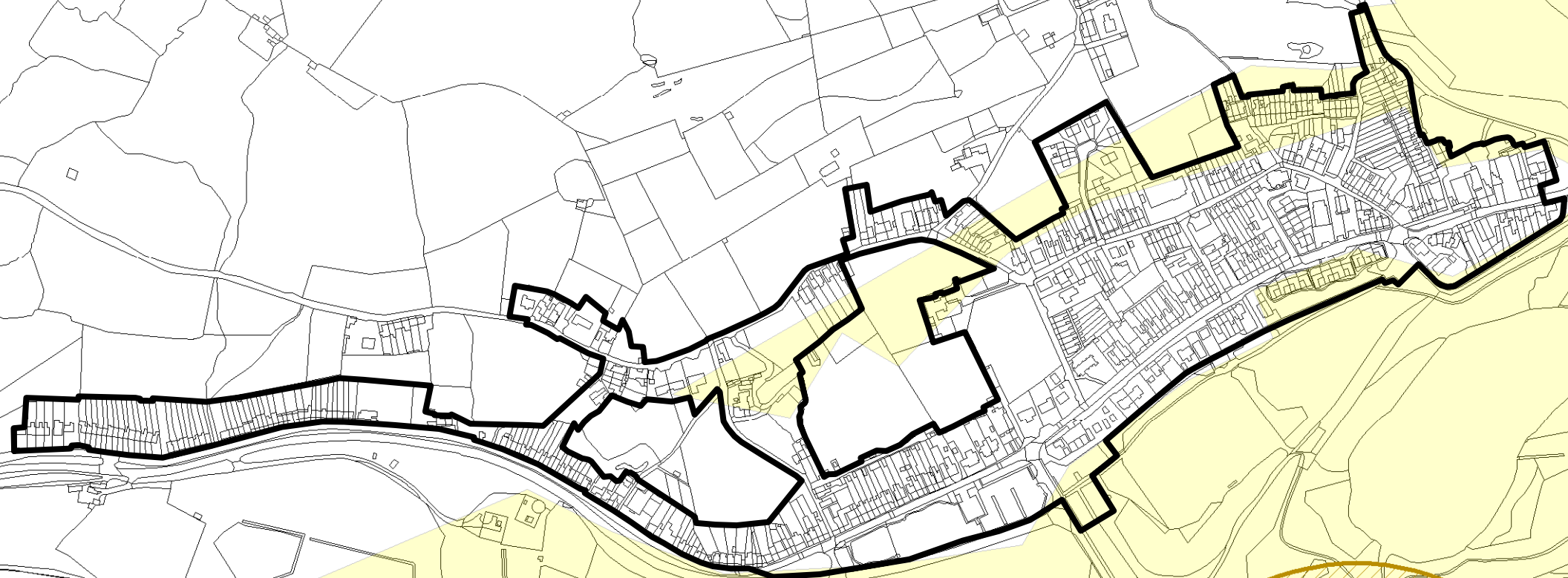


Sarn Meyllteyrn



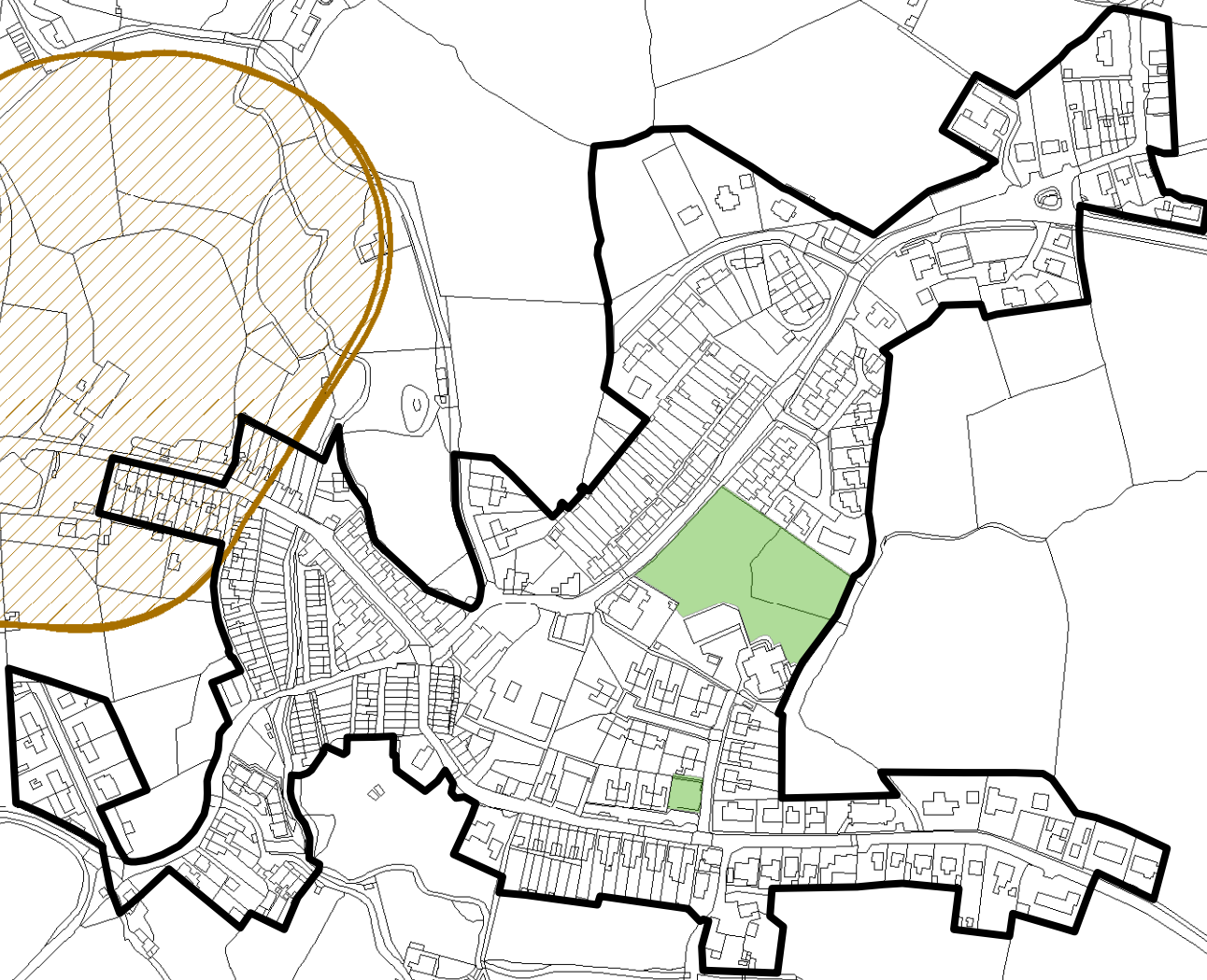
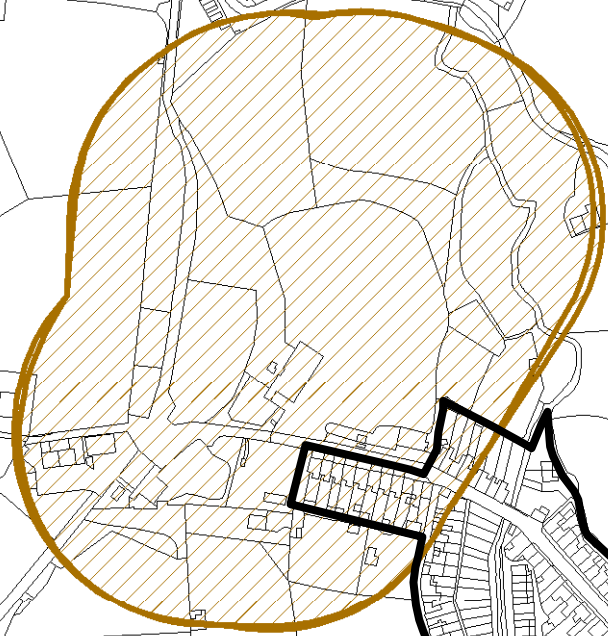
1:3,000

84. TALYSARN



1:5,000

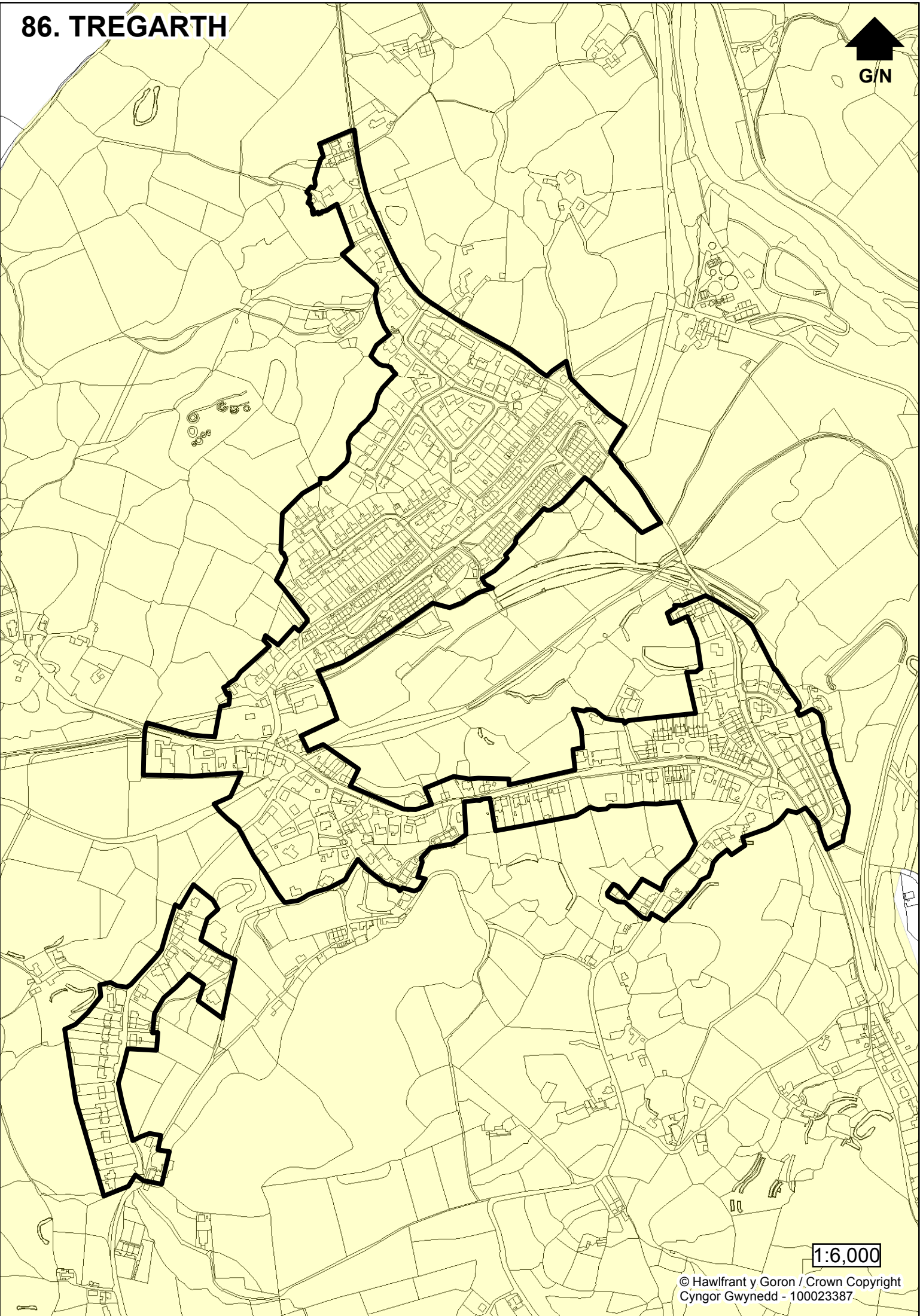
85. TREFOR



1:4,000

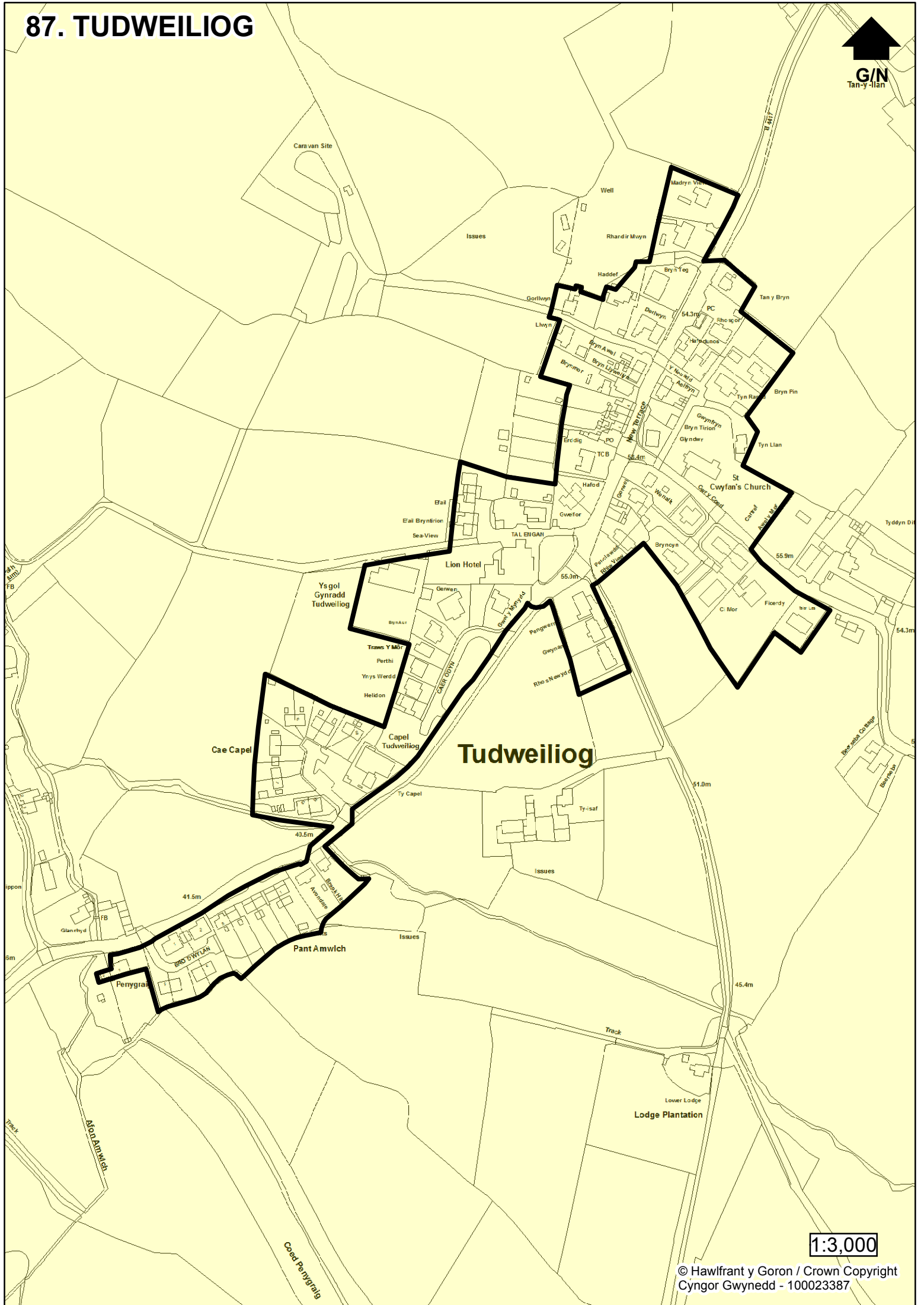
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Cyngor Gwynedd - 100023387

86. TREGARTH



1:6,000

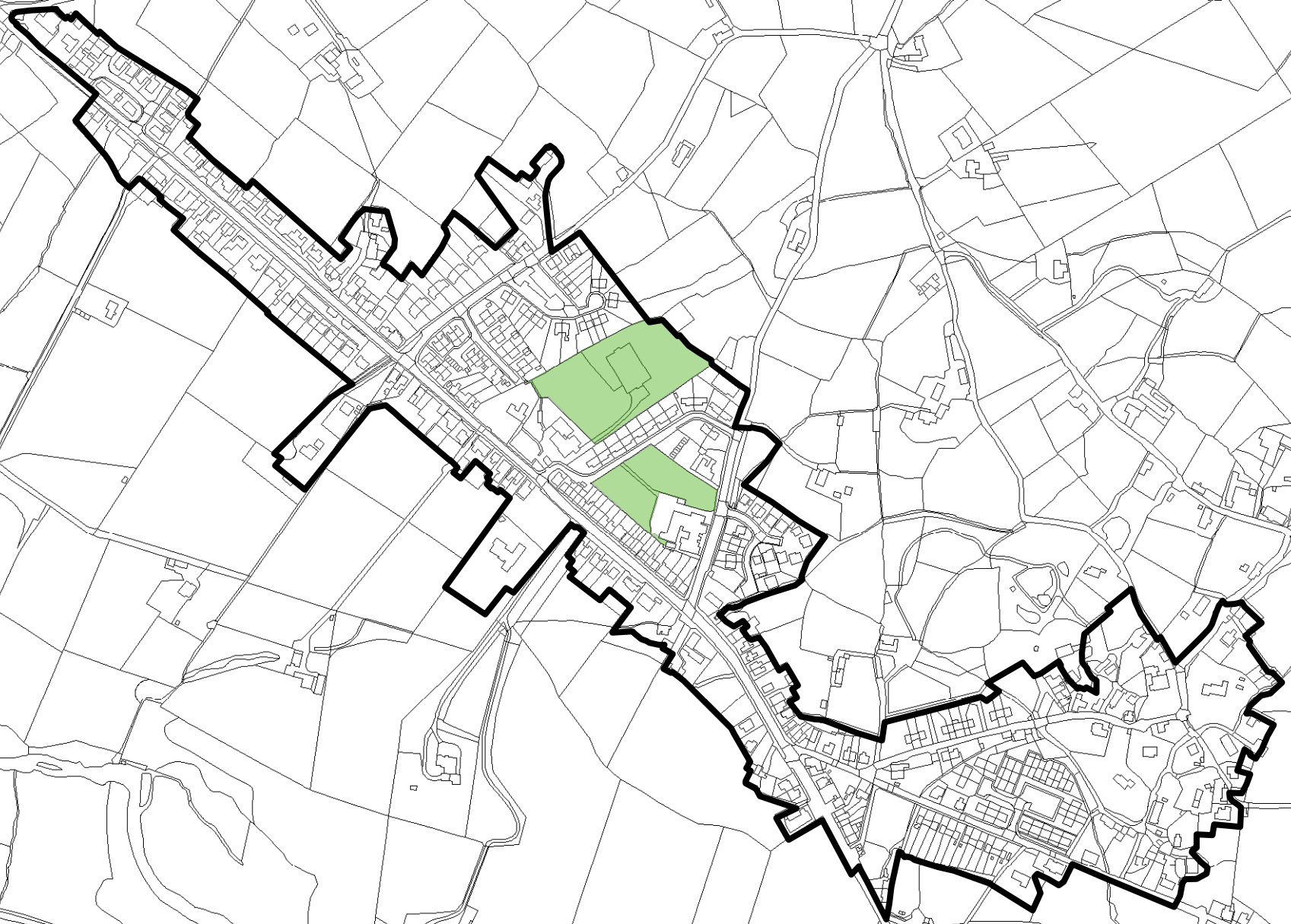
87. TUDWEILIOG



Tudweiliog

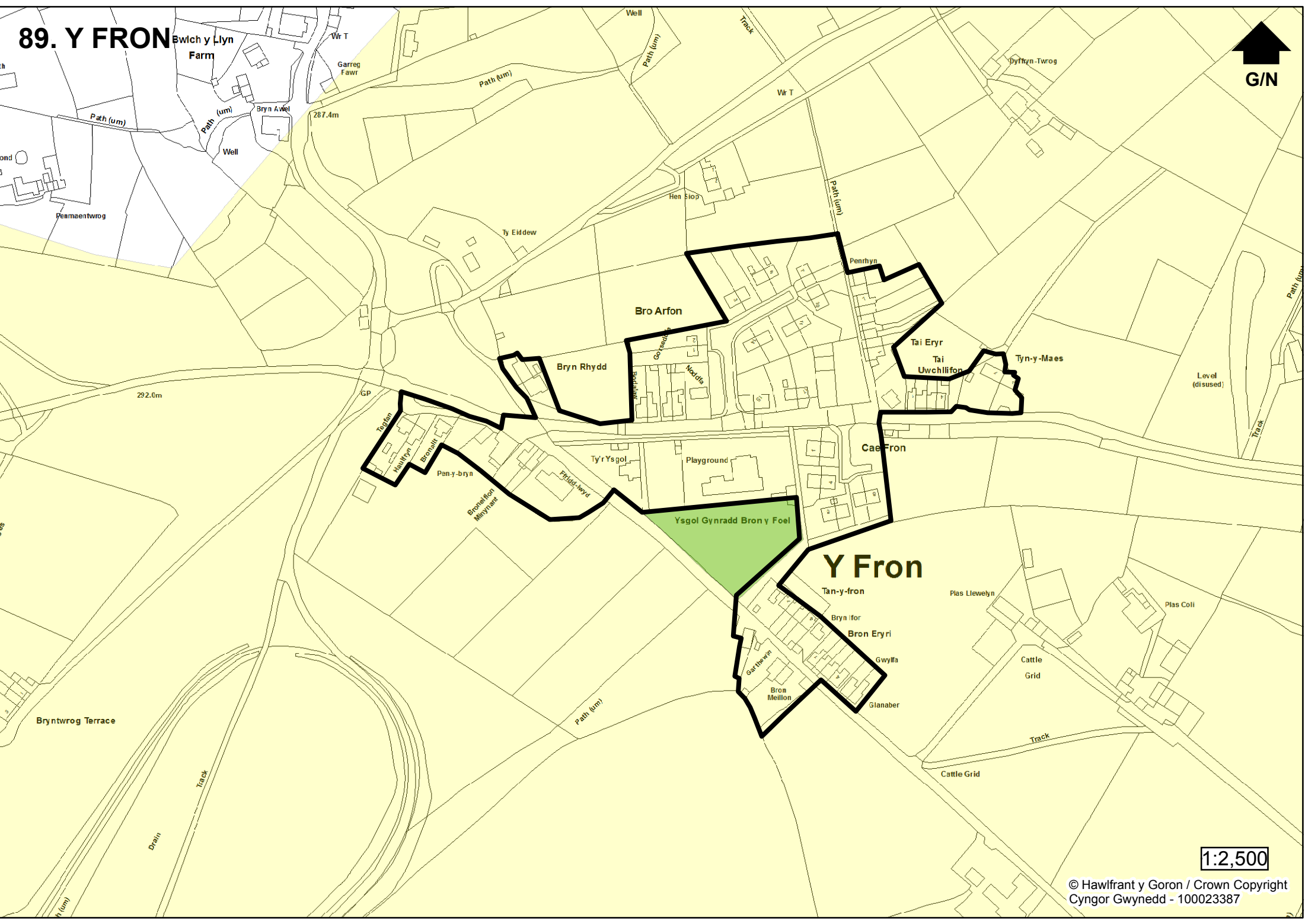
1:3,000

88. WAUNFAWR



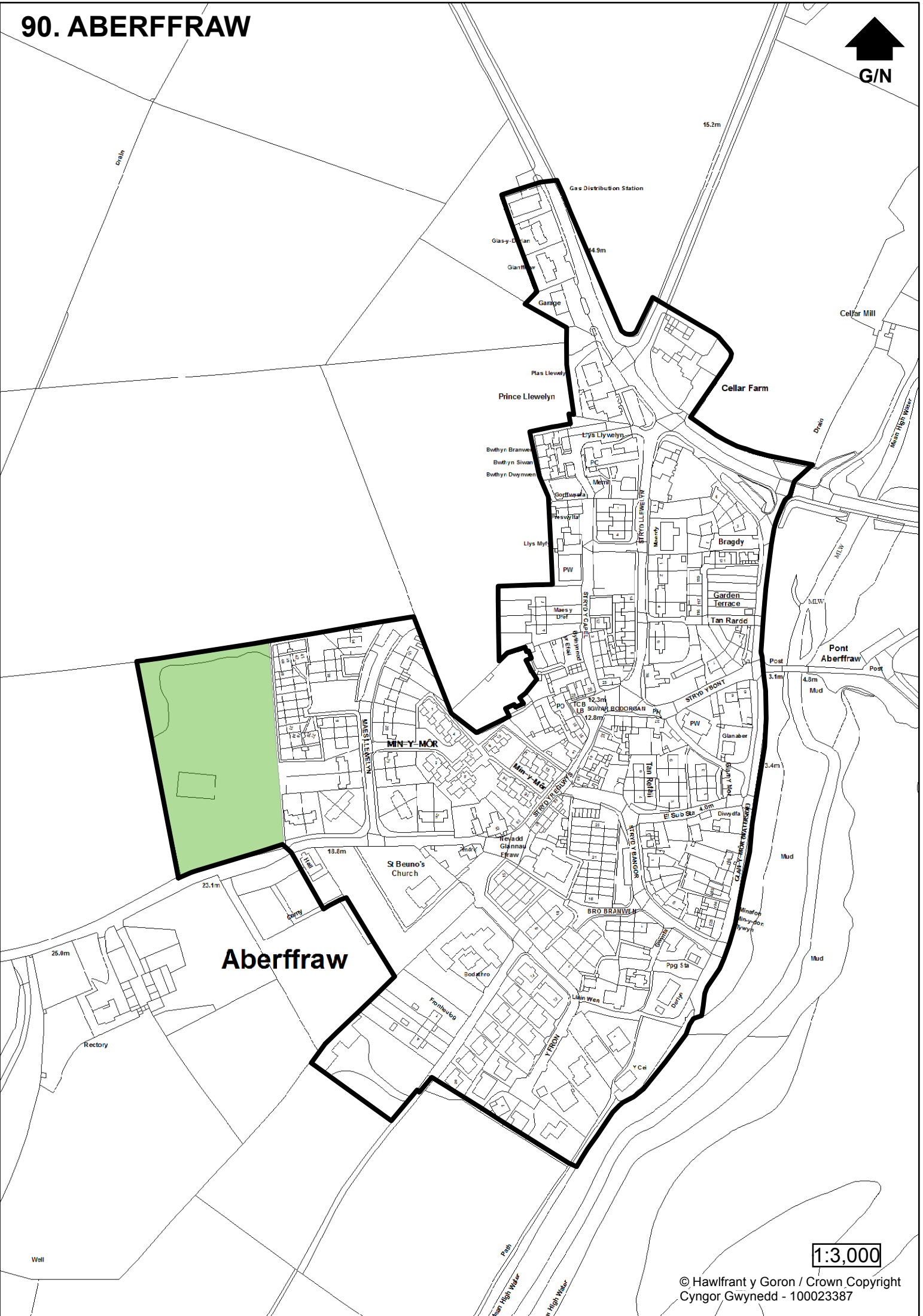
1:5,000

89. Y FRON



1:2,500

90. ABERFFRAW

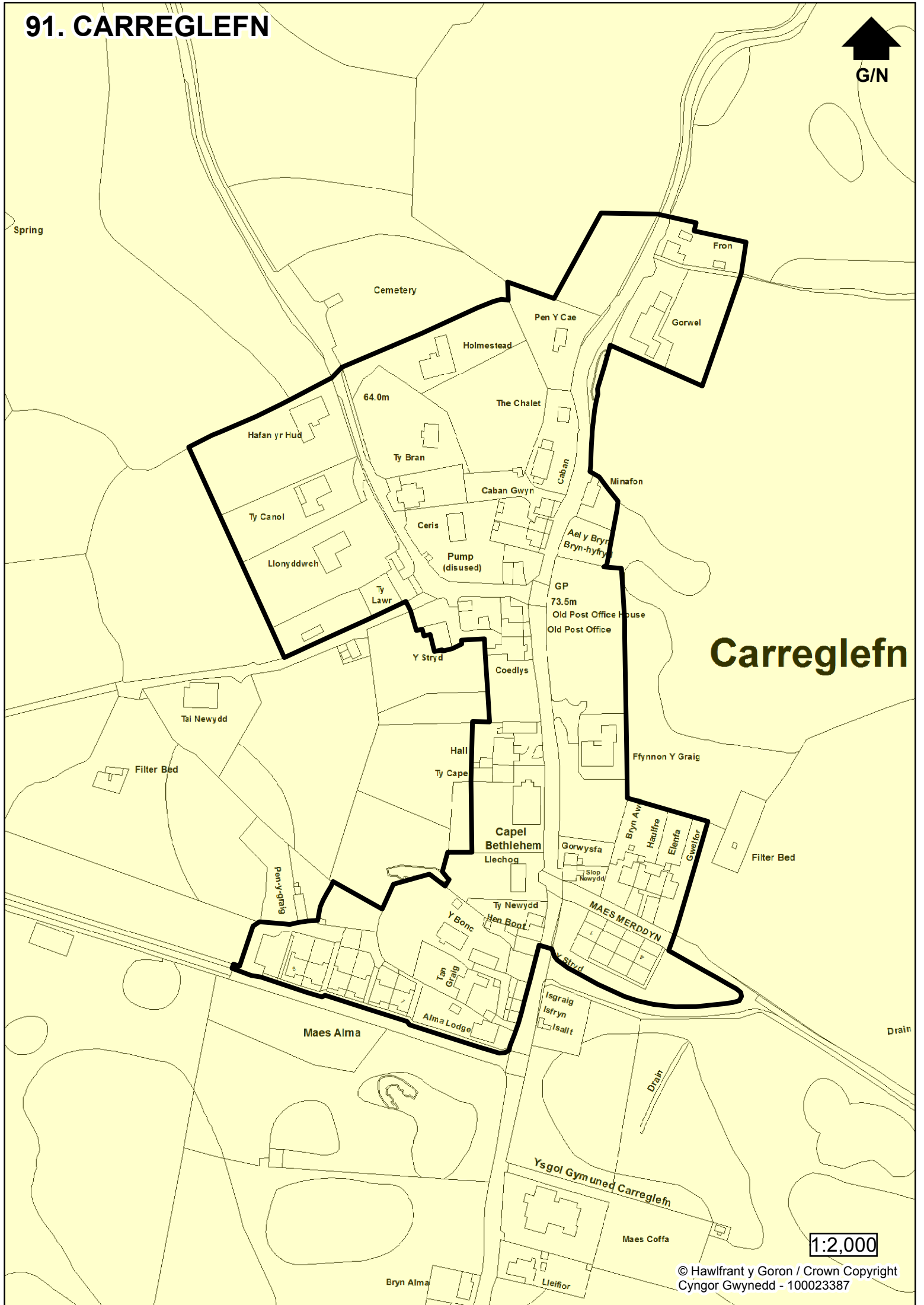


Aberffraw

1:3,000

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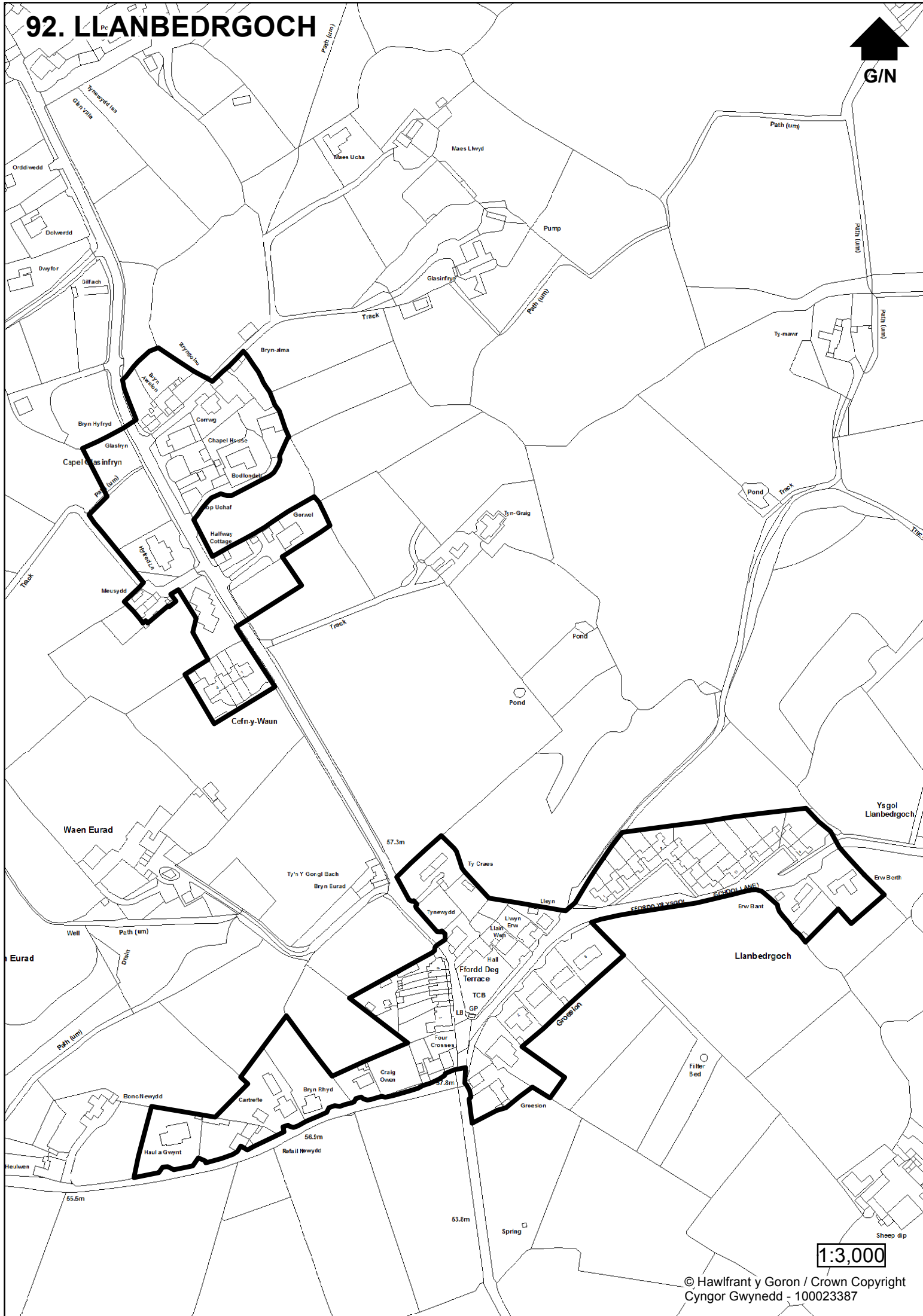
91. CARREGLEFN



Carreglefn

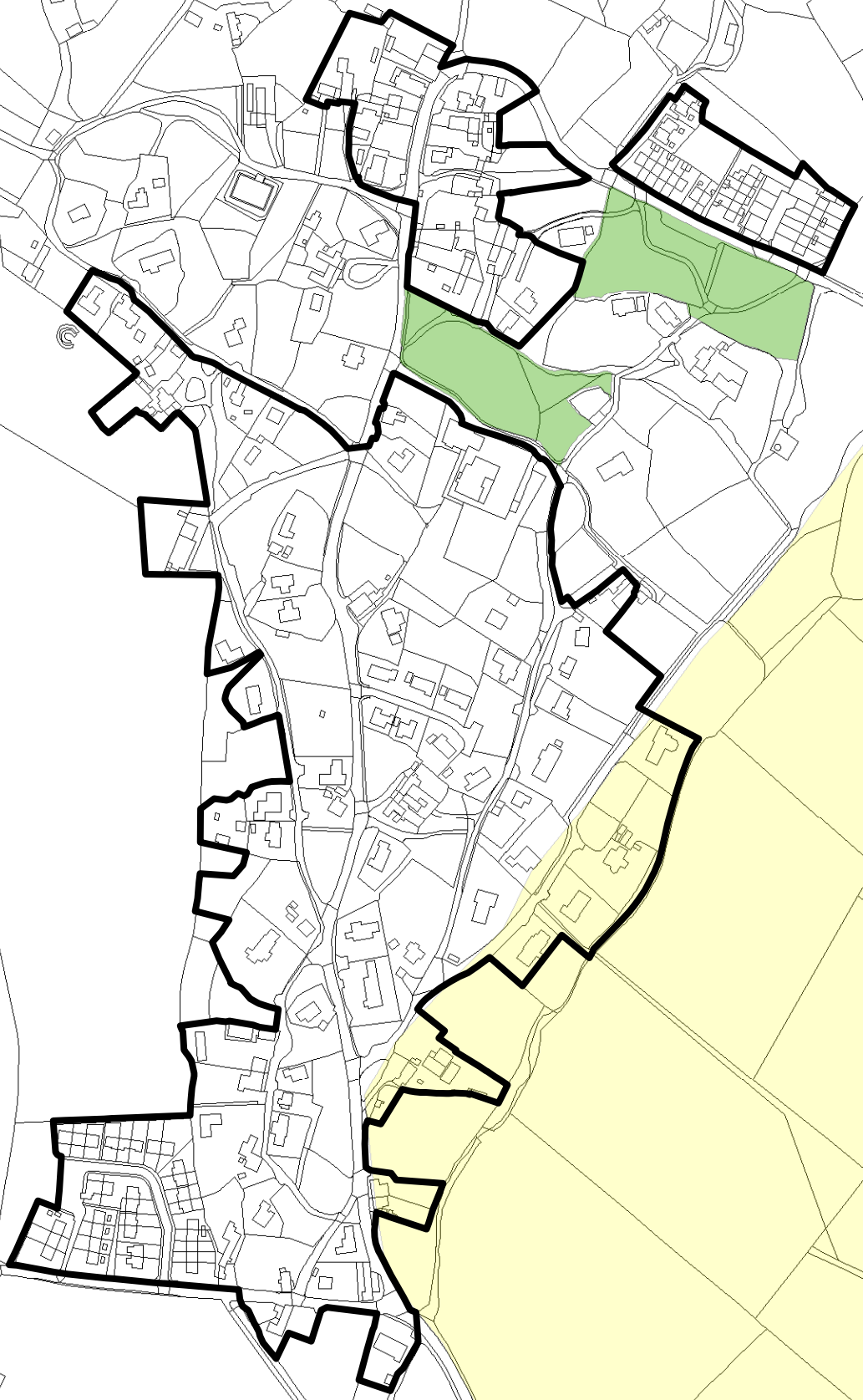
1:2,000

92. LLANBEDRGOCH



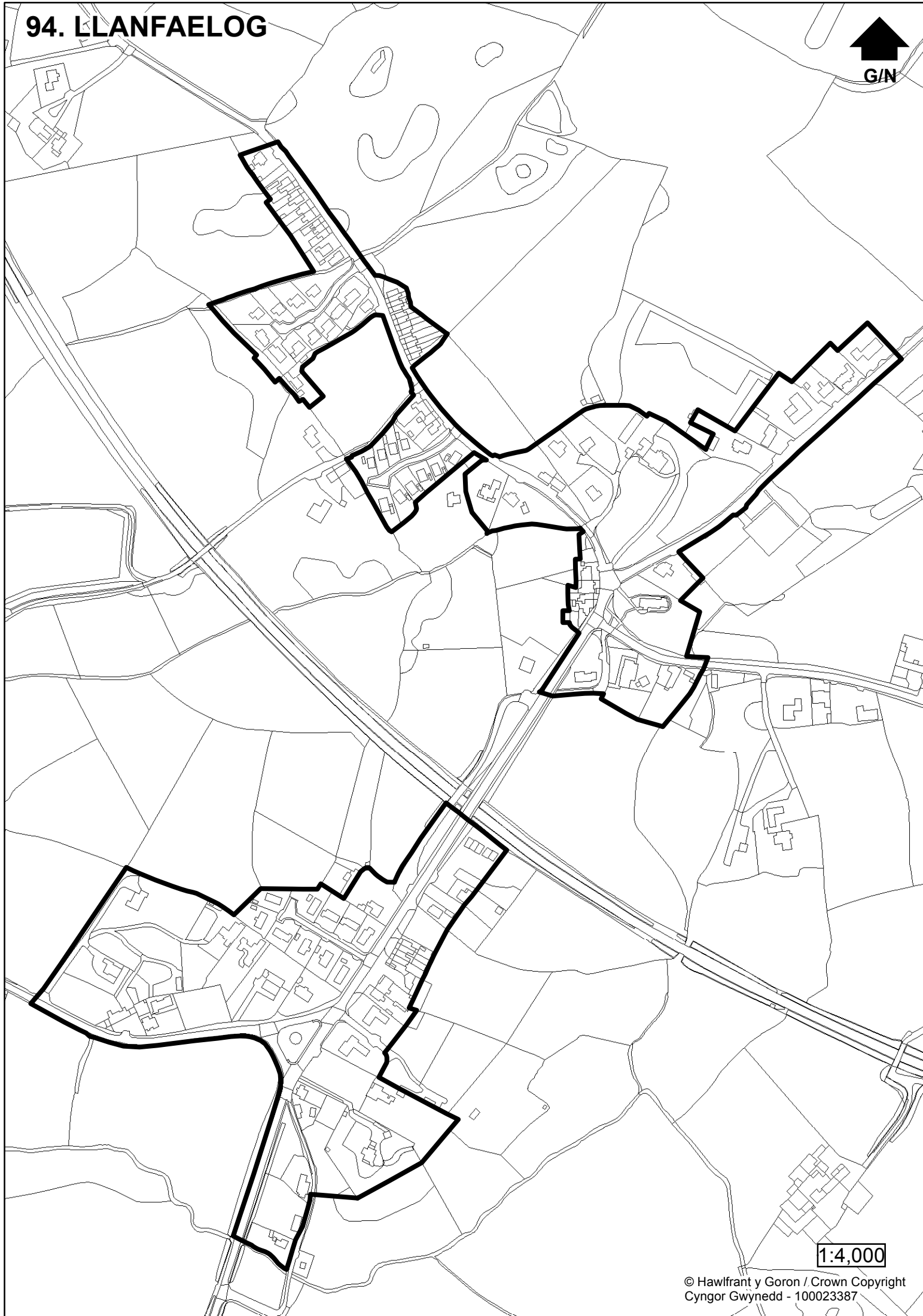
1:3,000

93. LLANDDONA



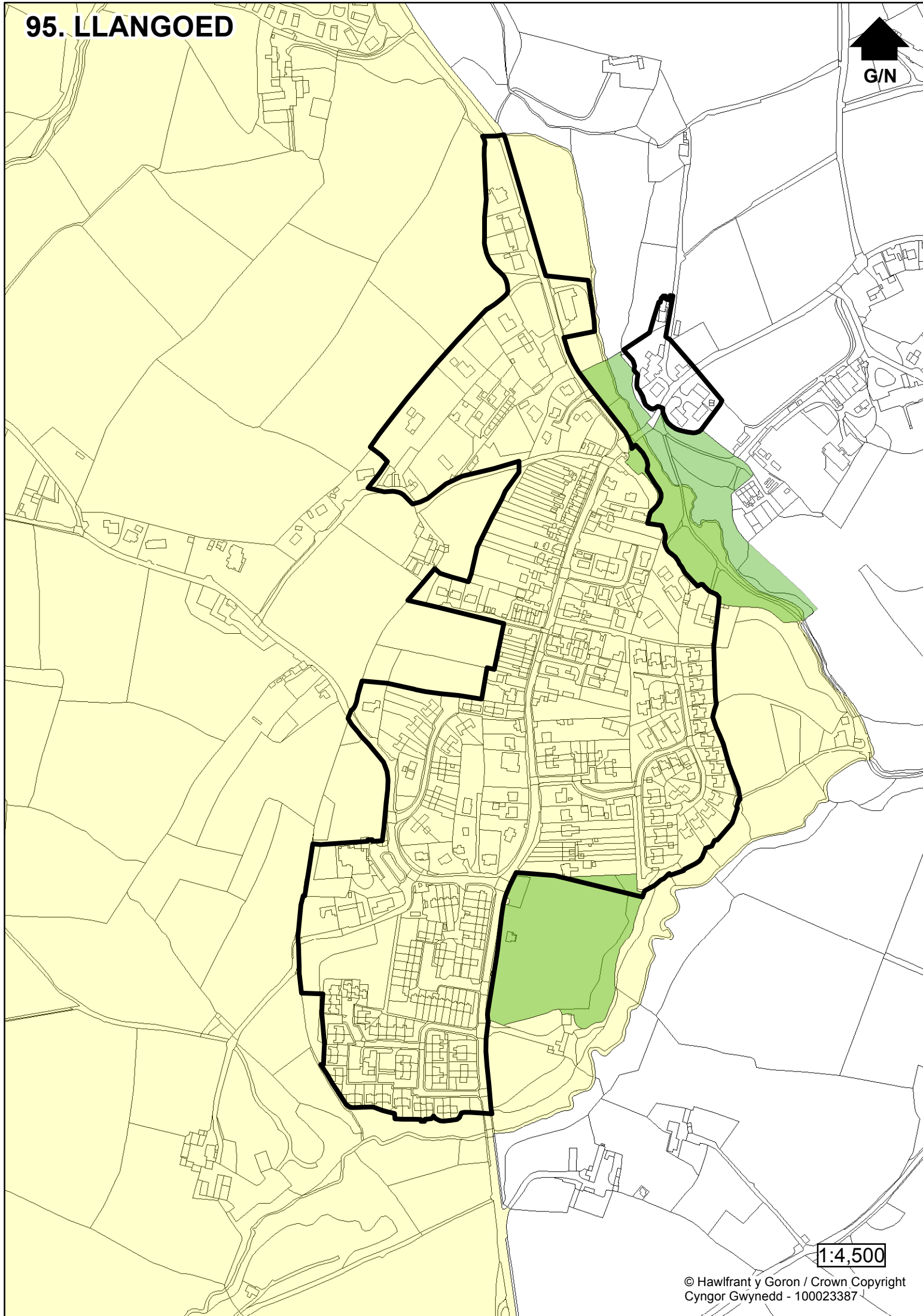
1:4,000

94. LLANFAELOG



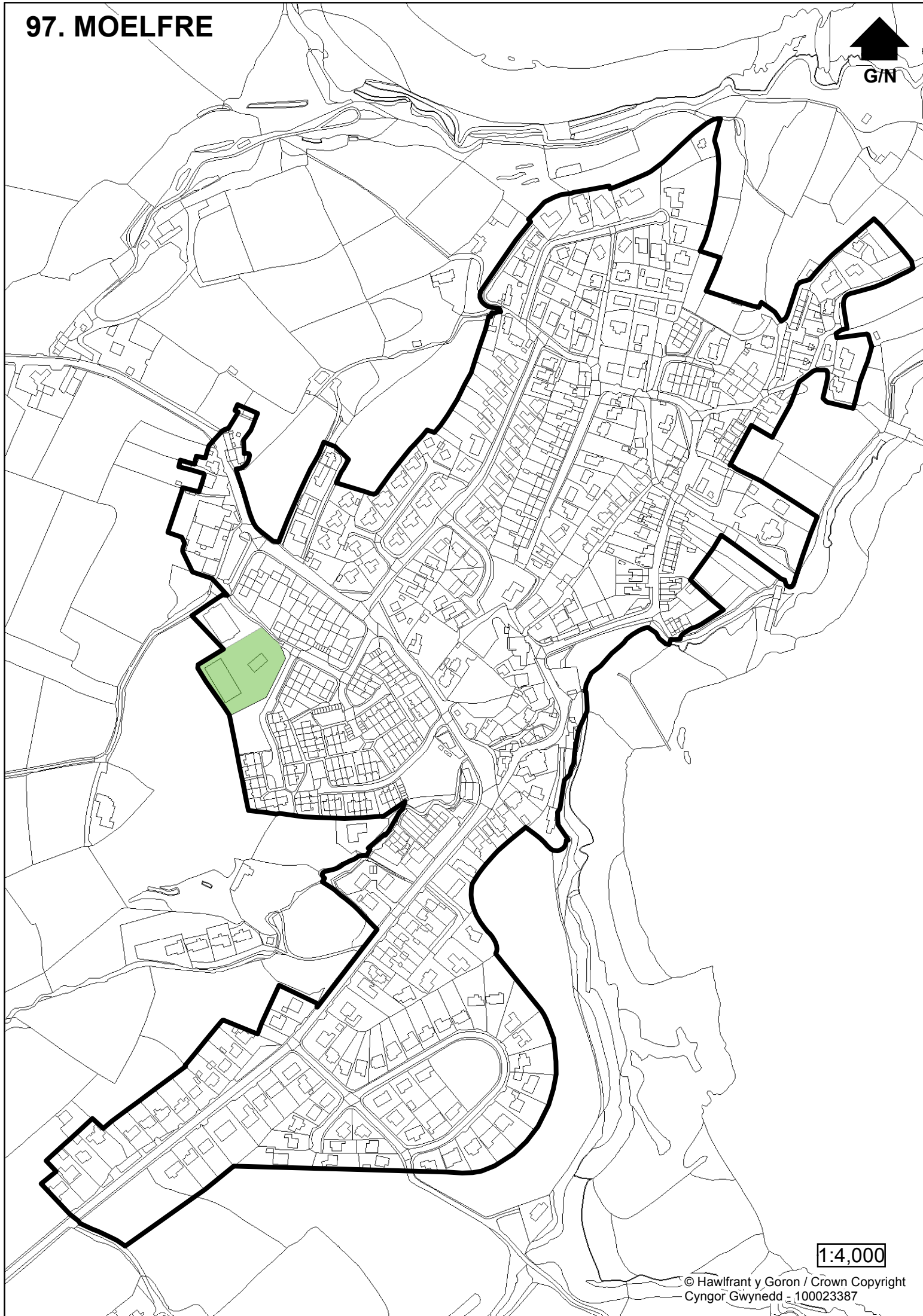
1:4,000

95. LLANGOED



1:4,500

97. MOELFRE



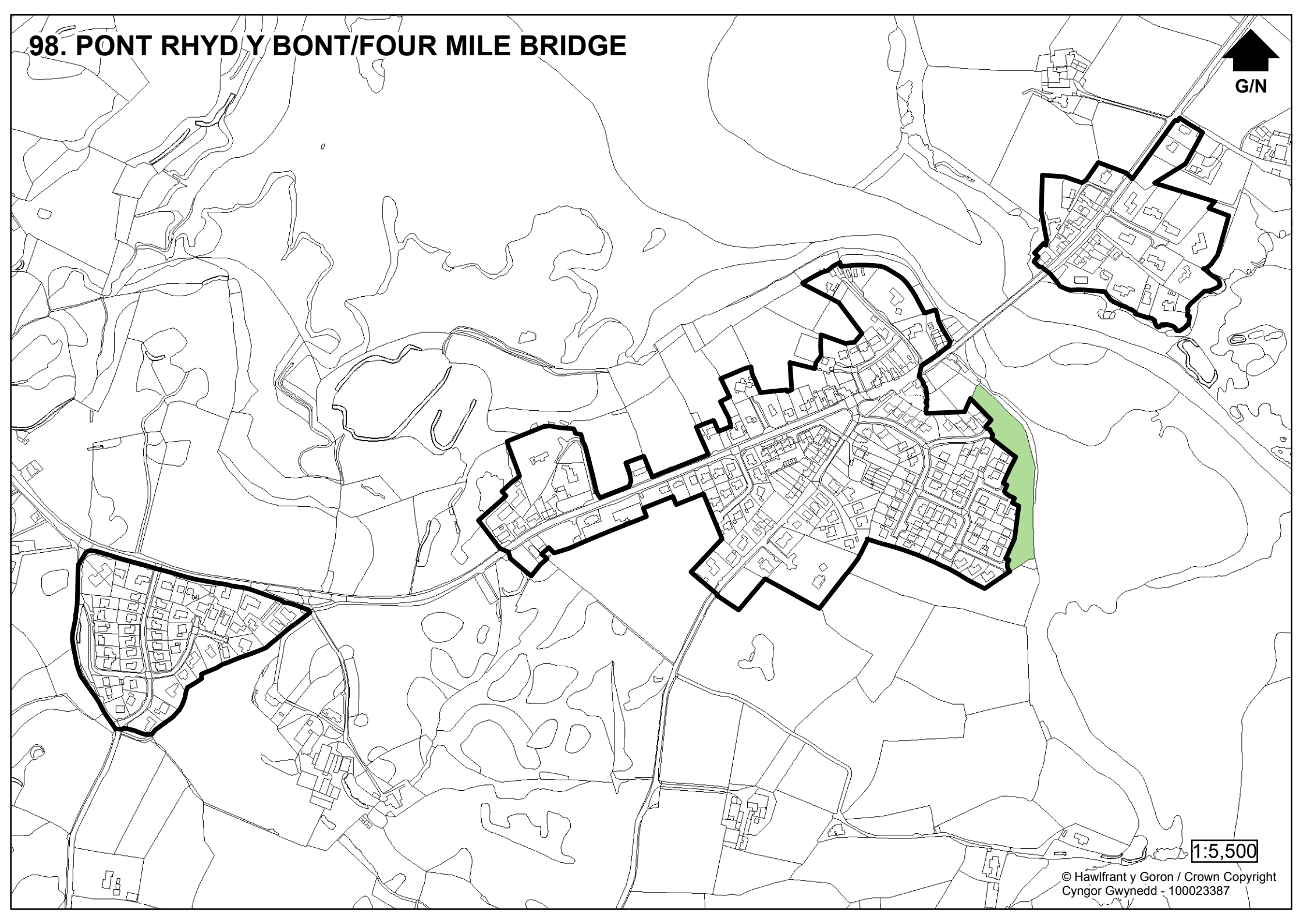
1:4,000

98. PONT RHYD Y BONT/FOUR MILE BRIDGE

G/N

1:5,500

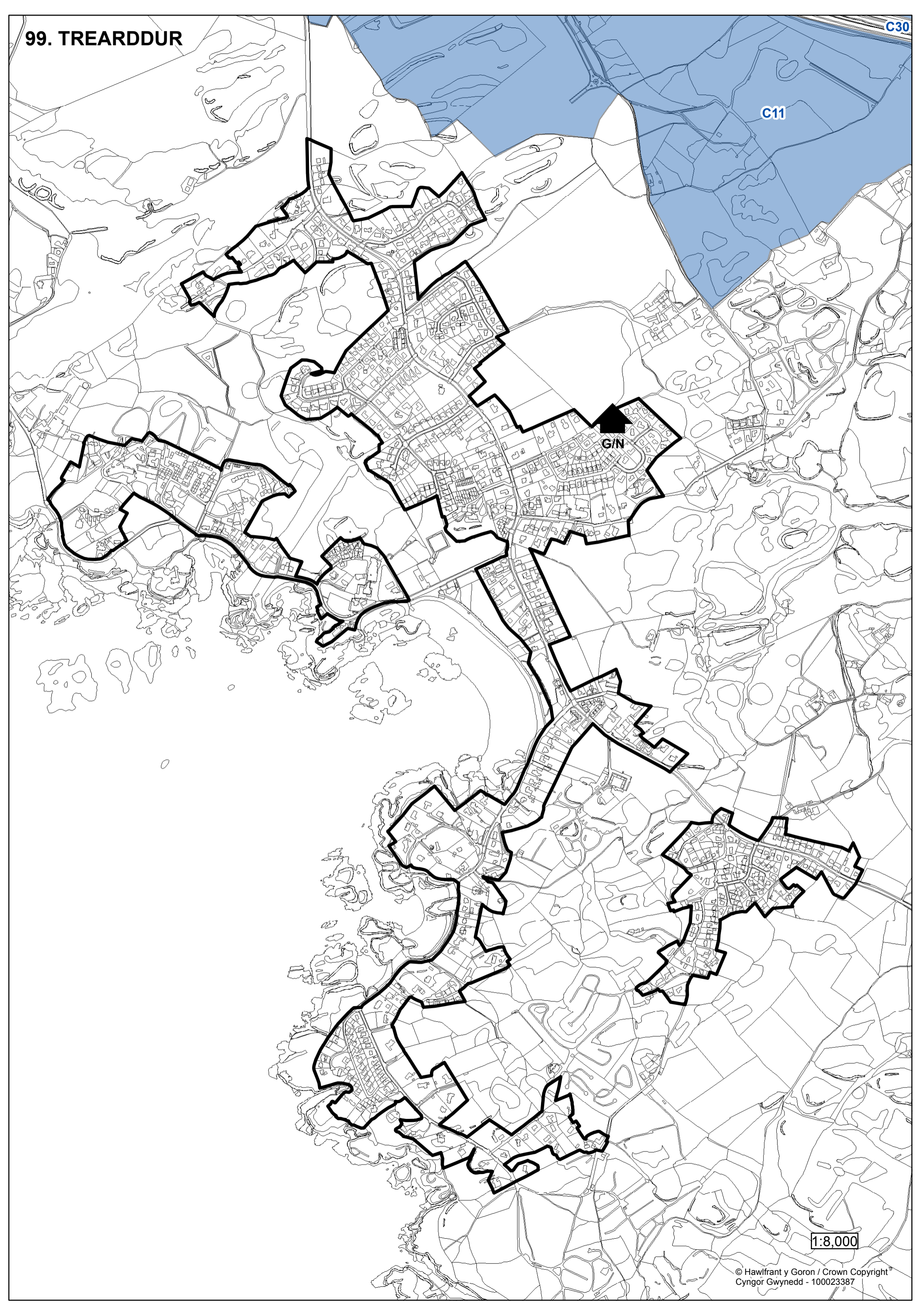
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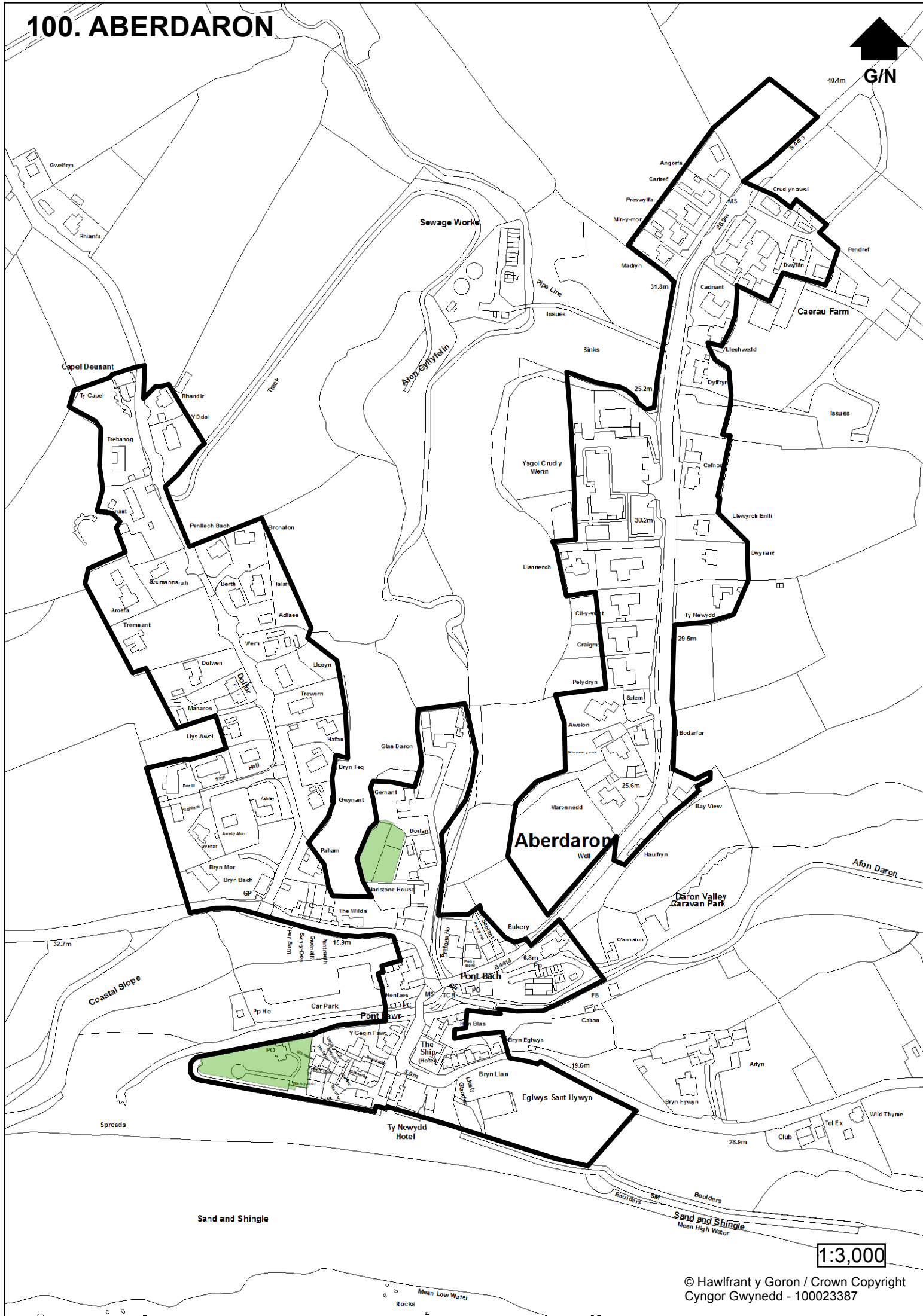
C11

G/N

1:8,000



100. ABERDARON



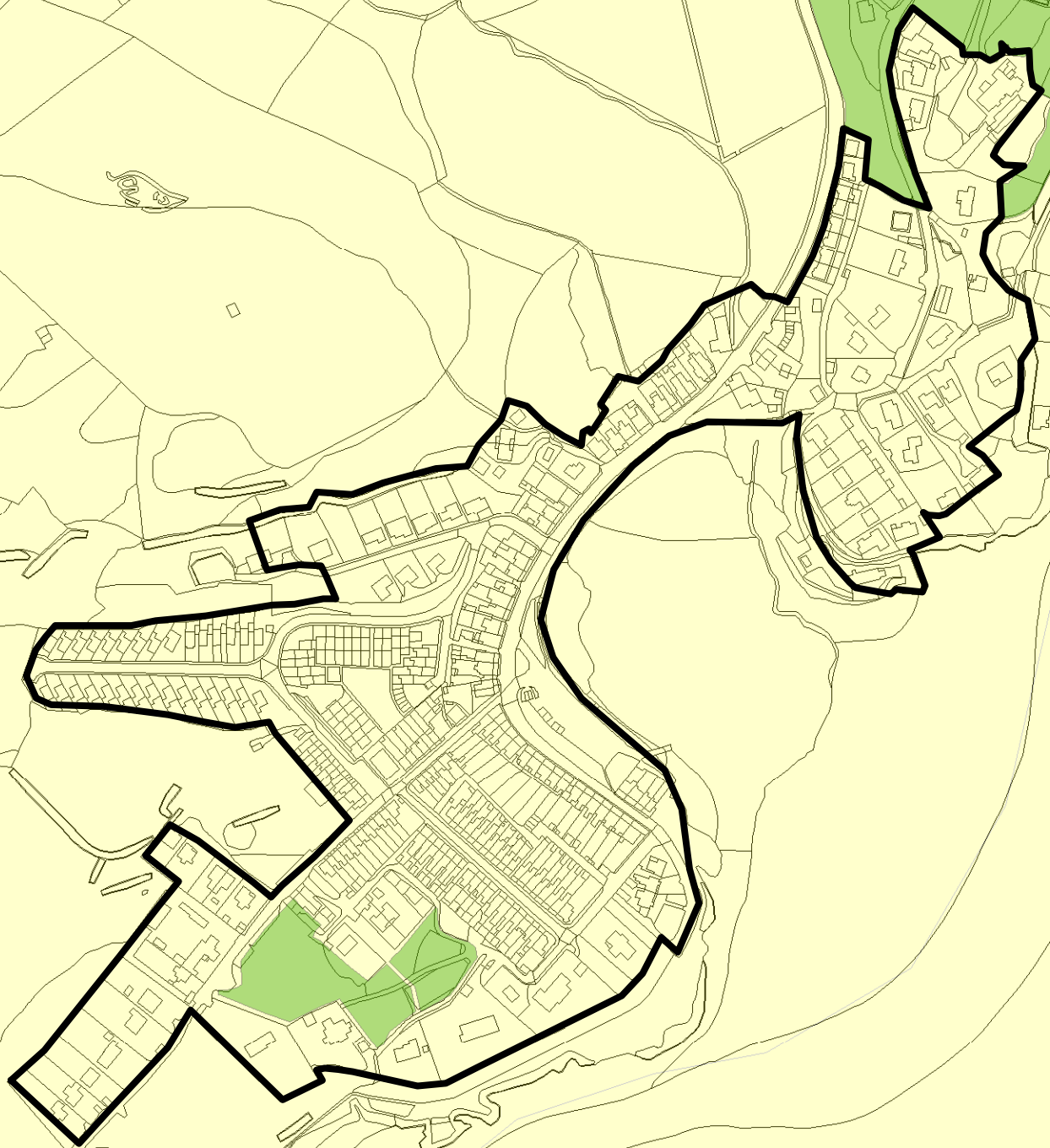
1:3,000

Sand and Shingle

Sand and Shingle
Mean High Water

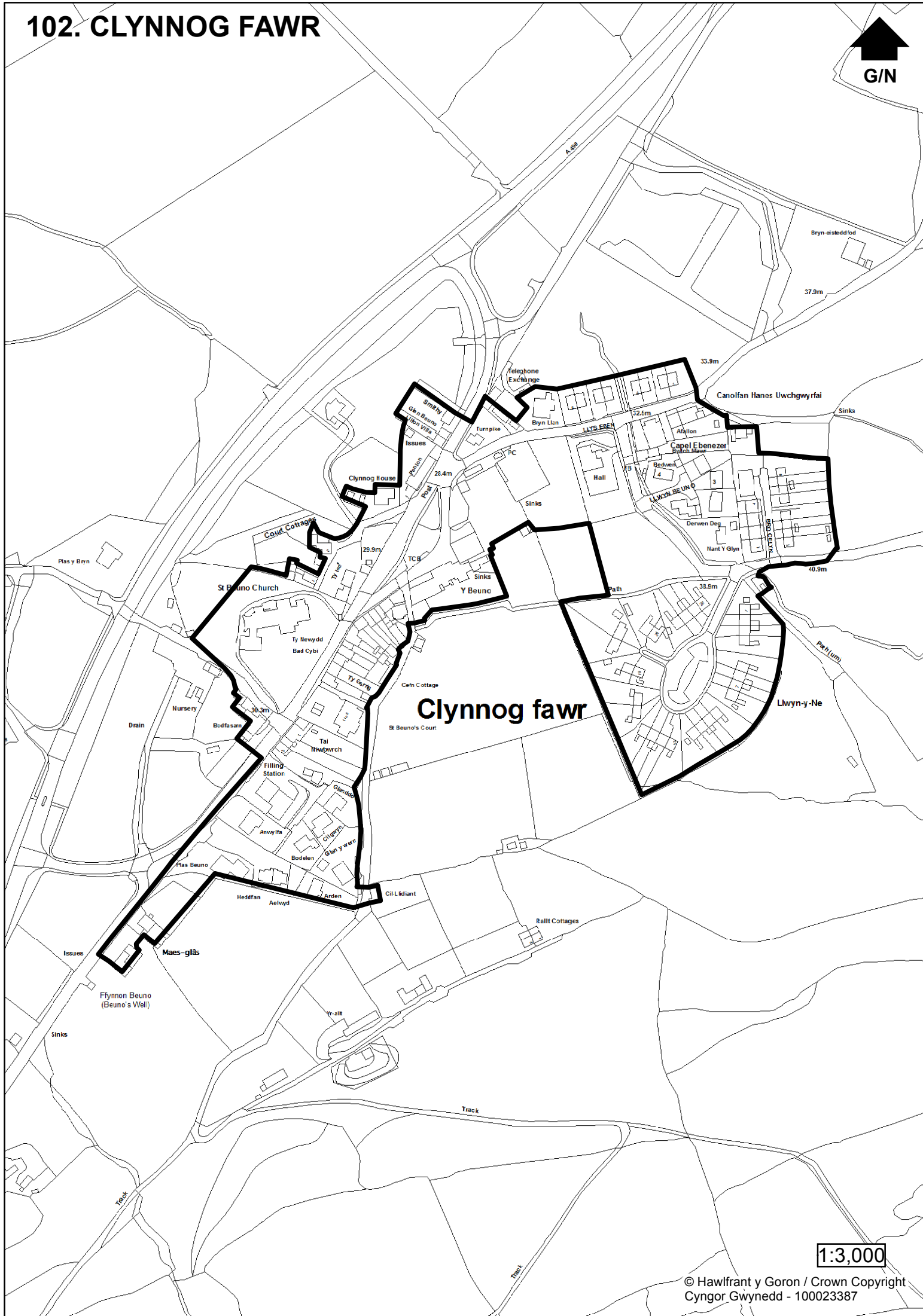
Mean Low Water
Rocks

101. BORTH Y GEST



1:4,000

102. CLYNNOG FAWR

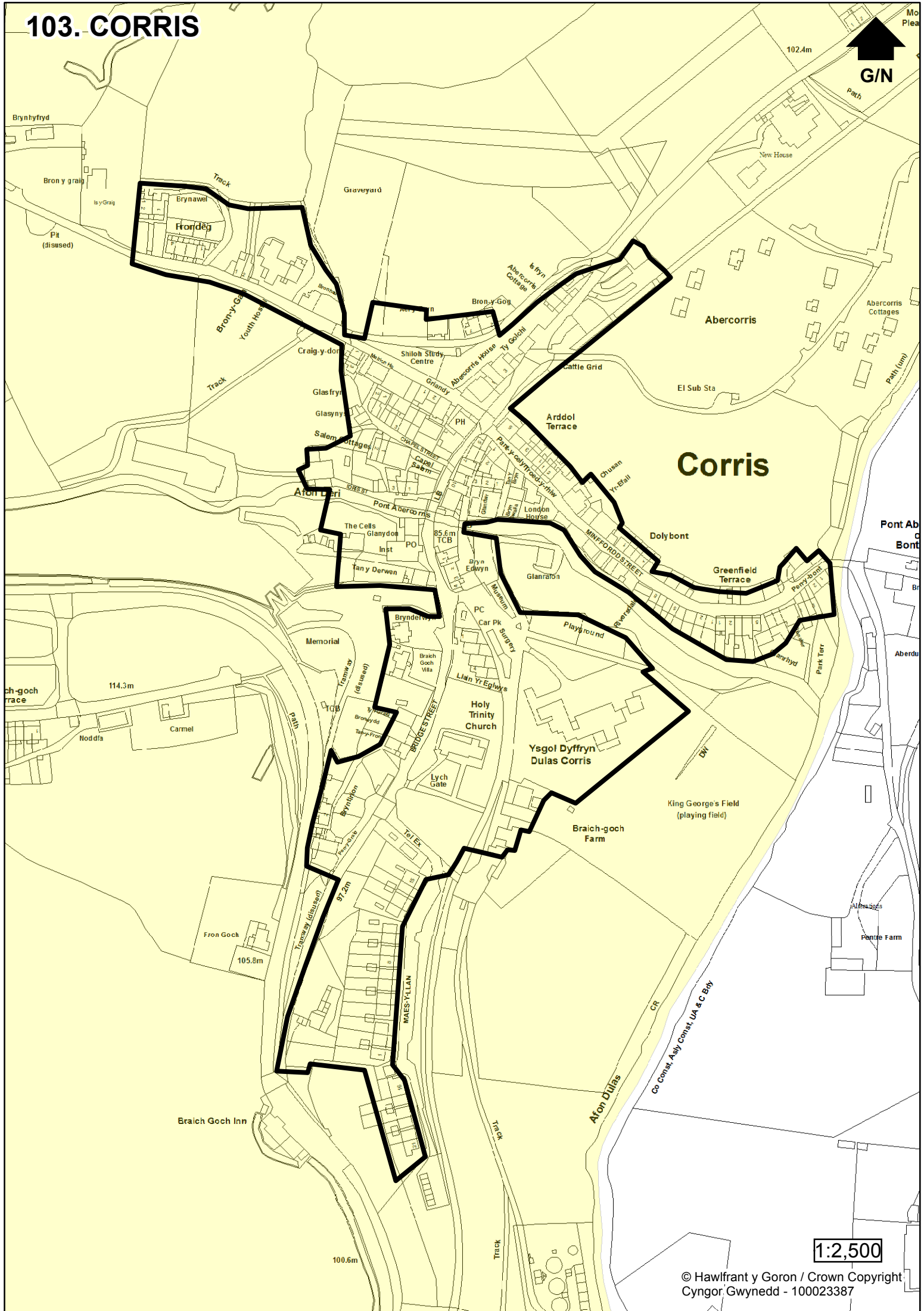


Clynnog fawr

1:3,000

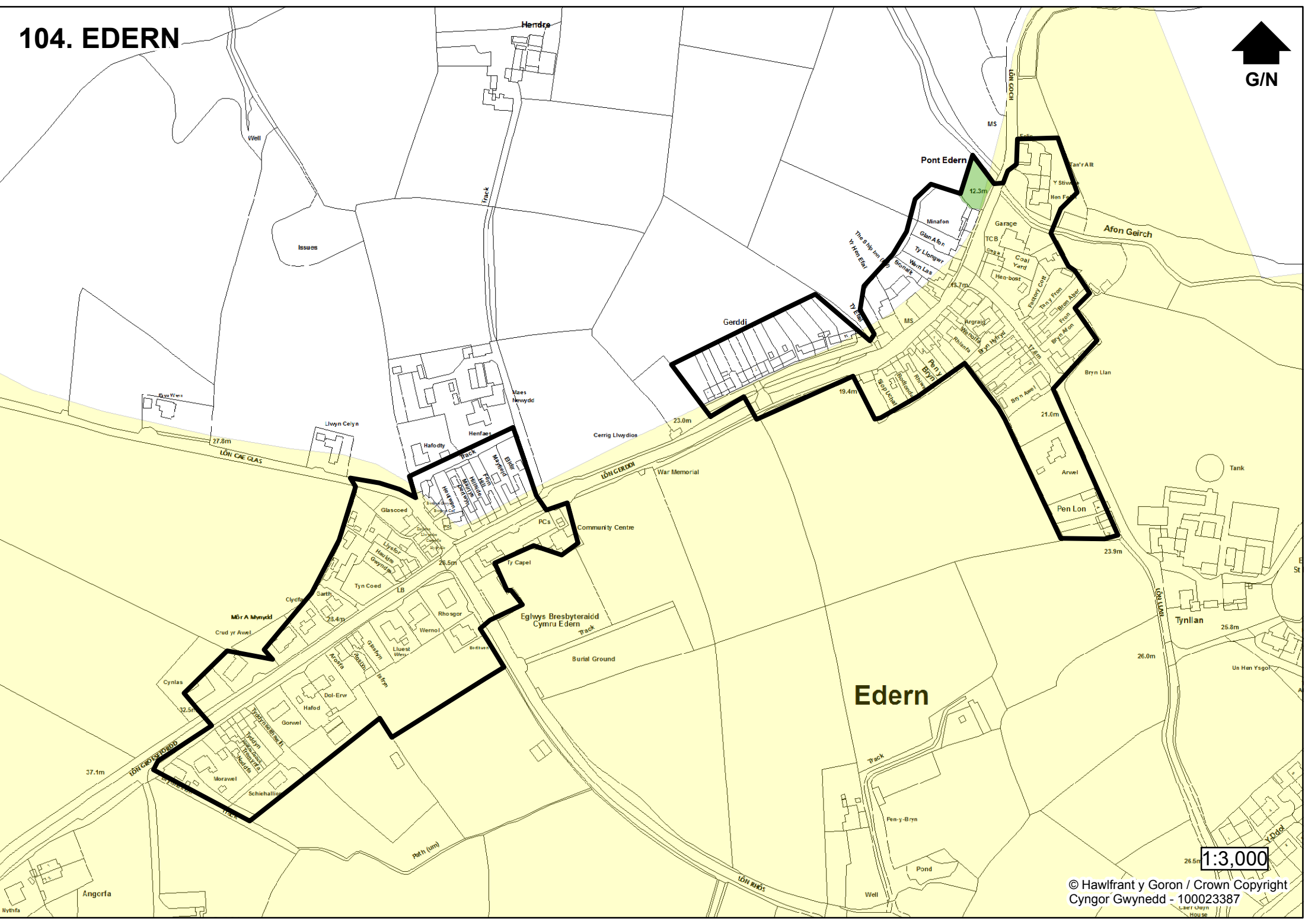
© Hawfrant y Goron / Crown Copyright
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103. CORRIS



1:2,500

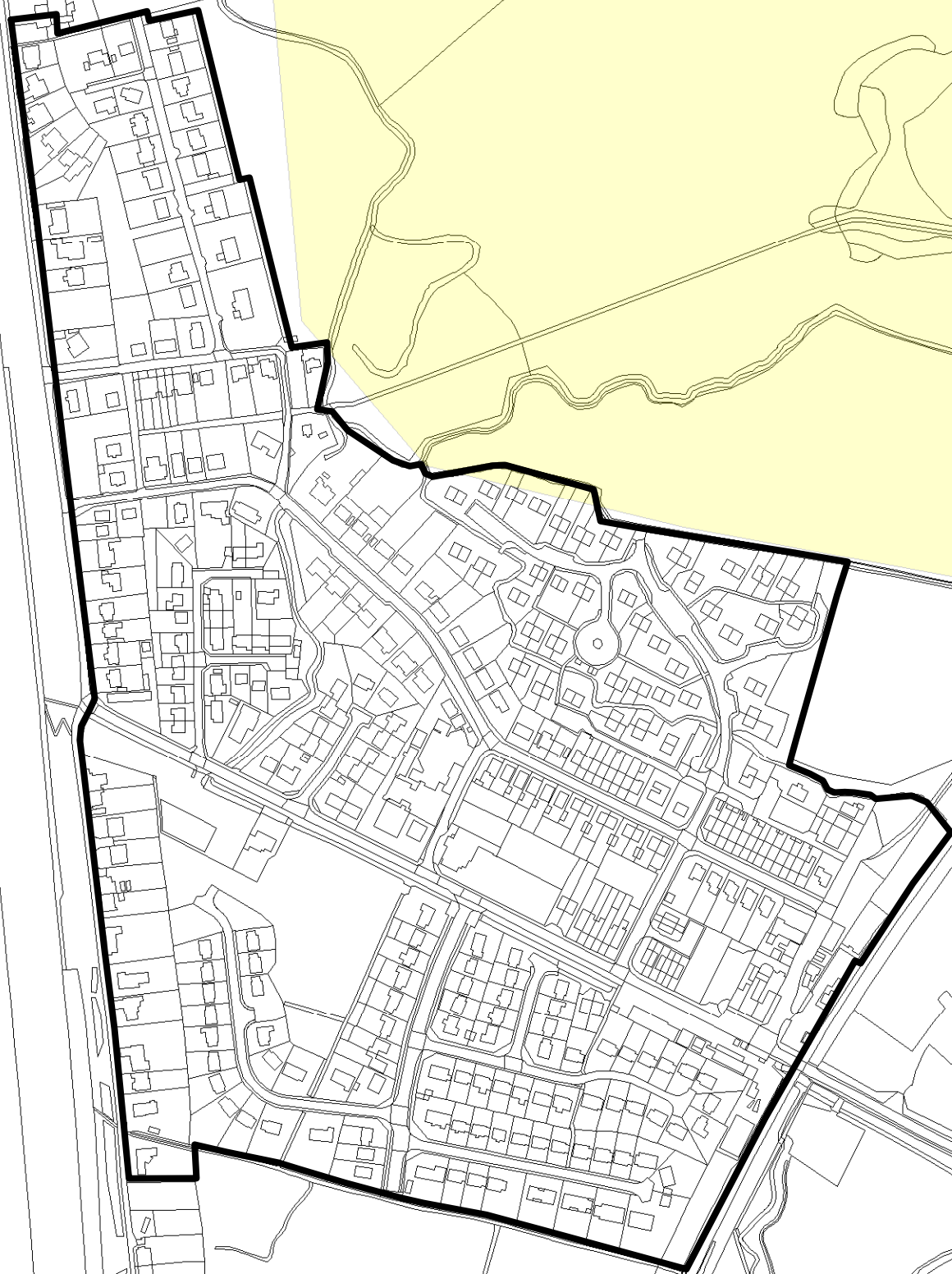
104. EDERN



Edern

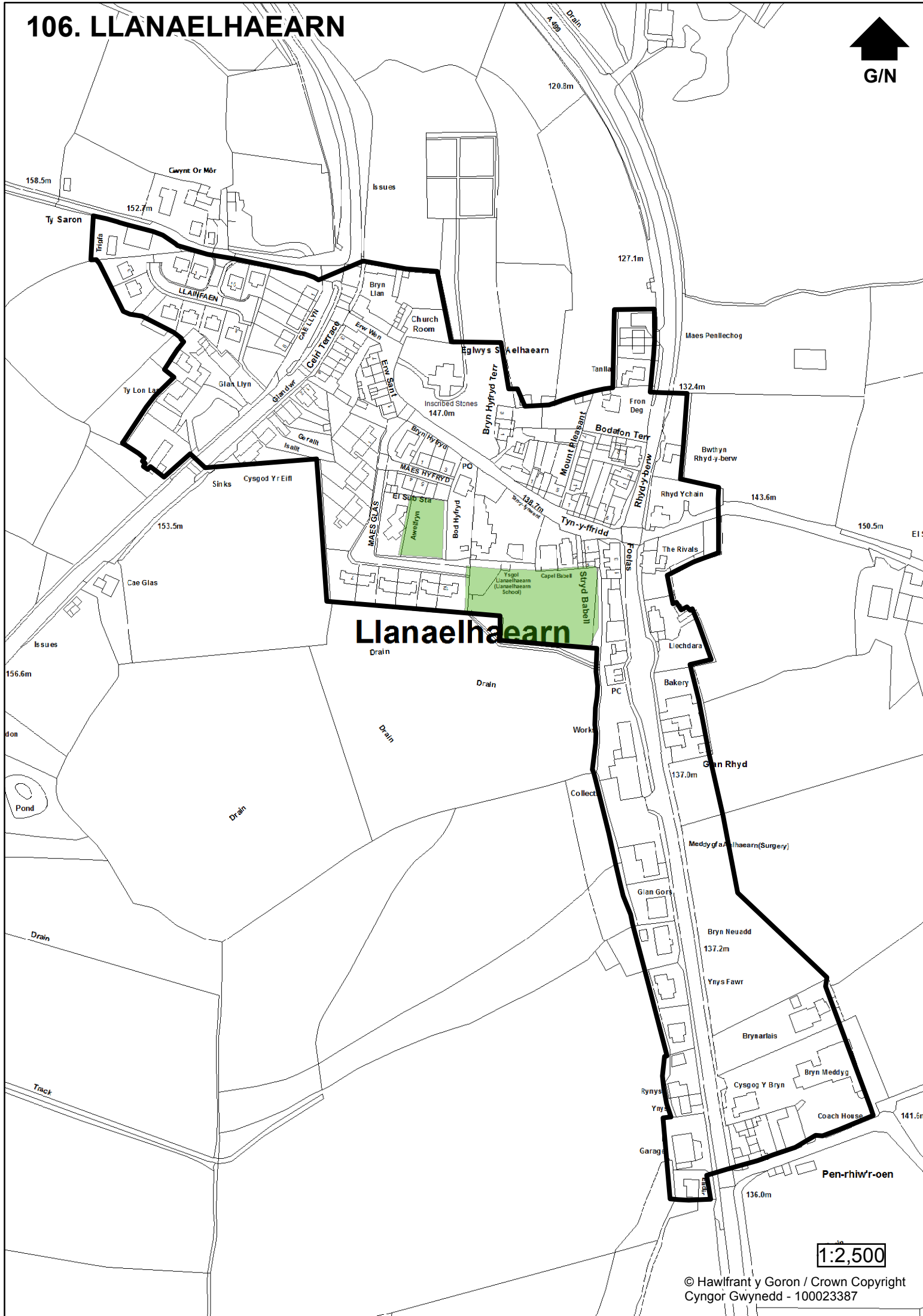
1:3,000

105. FAIRBOURNE



1:4,000

106. LLANAEELHAEARN



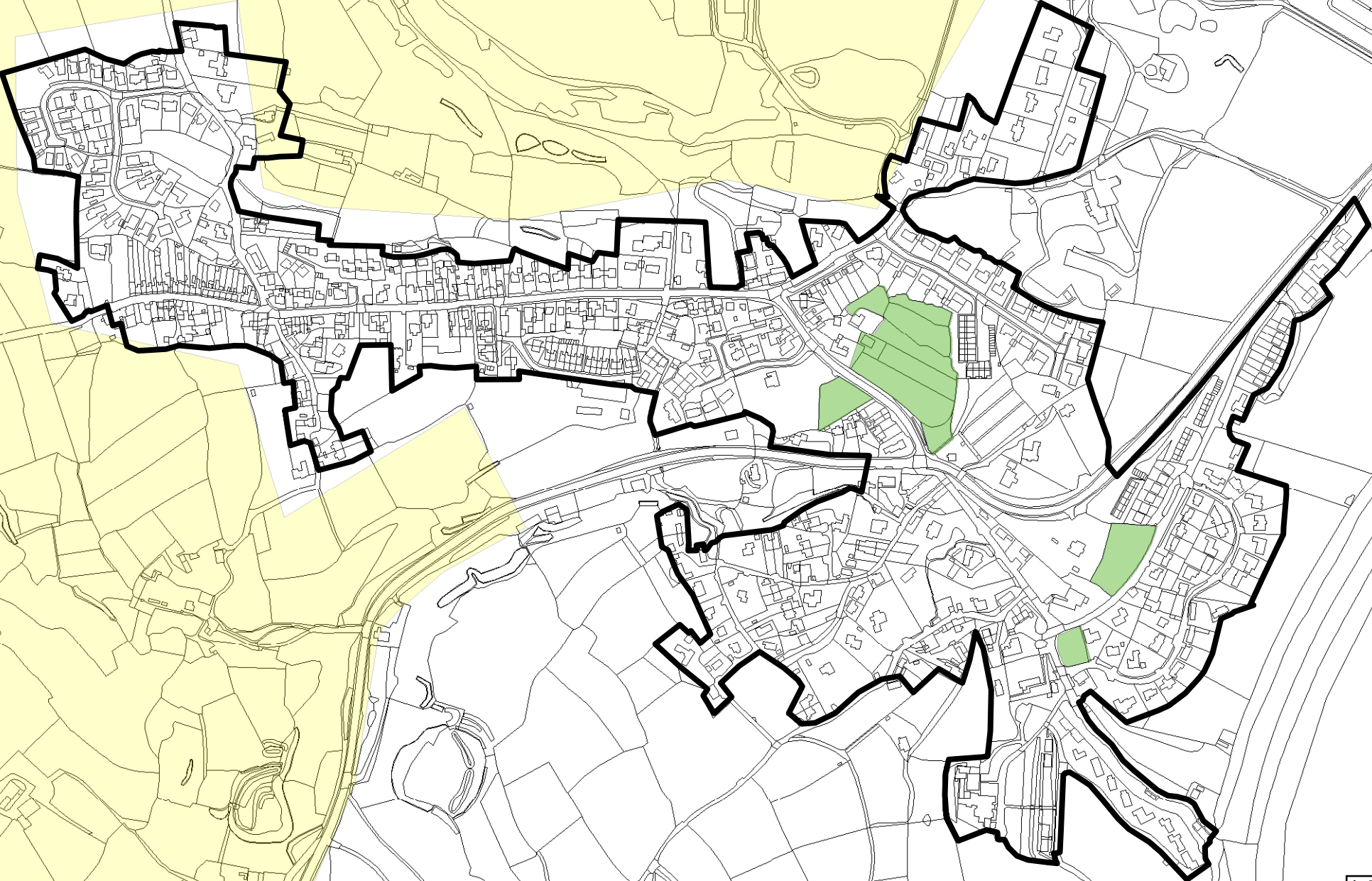
Llanaelhaearn

1:2,500

107. LLANBEDROG

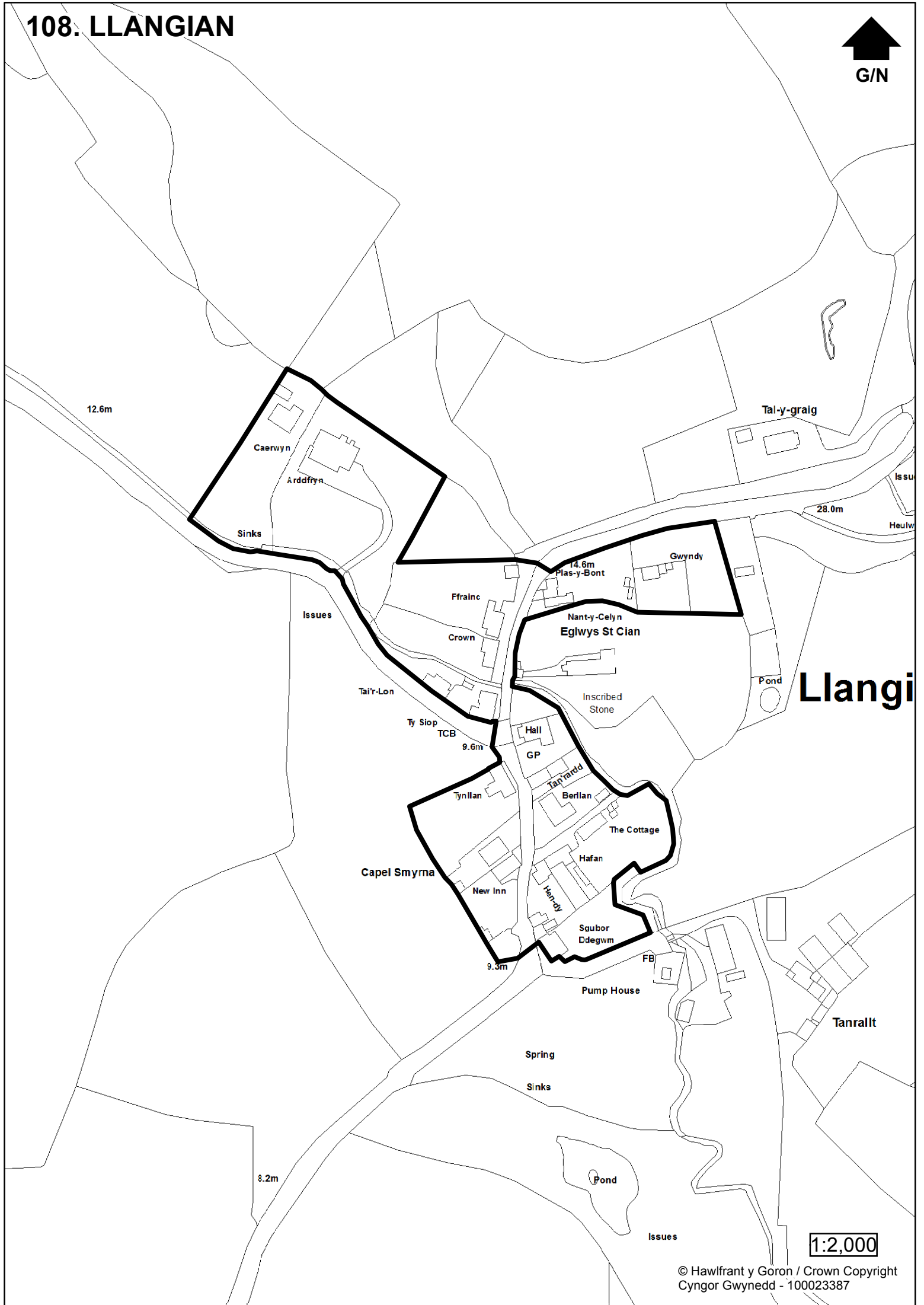


G/N



1:5,500

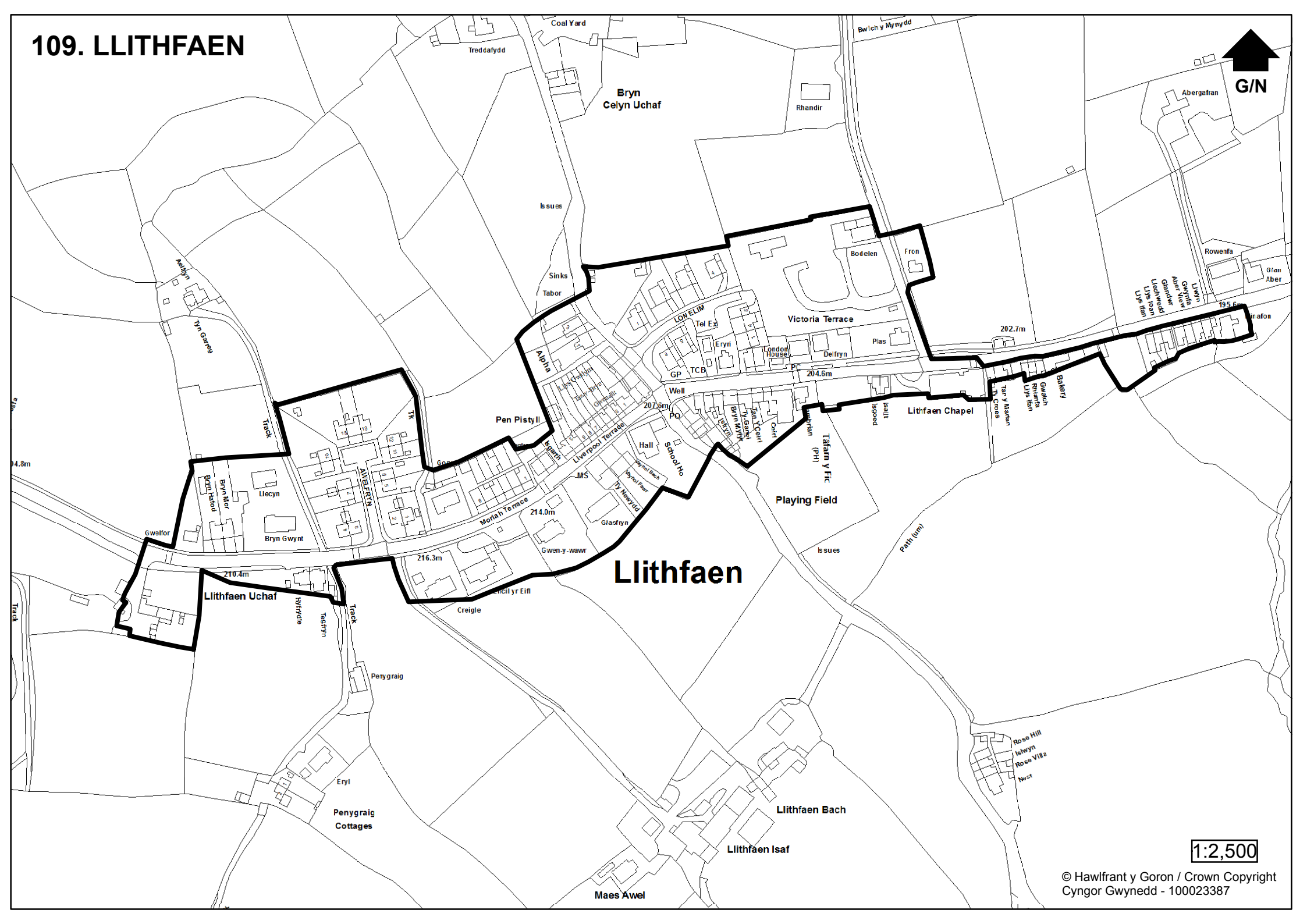
108. LLANGIAN



Llangian

1:2,000

109. LLITHFAEN

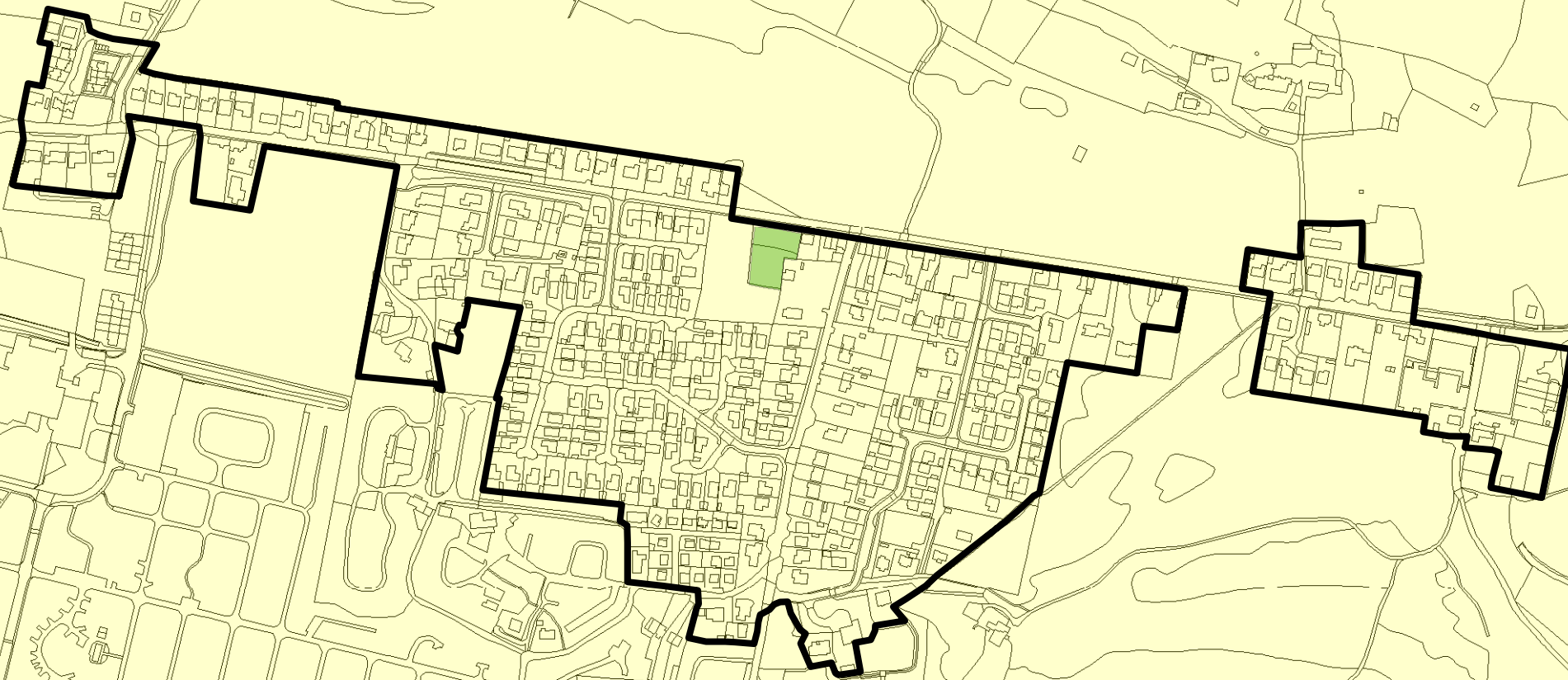


Llithfaen

1:2,500

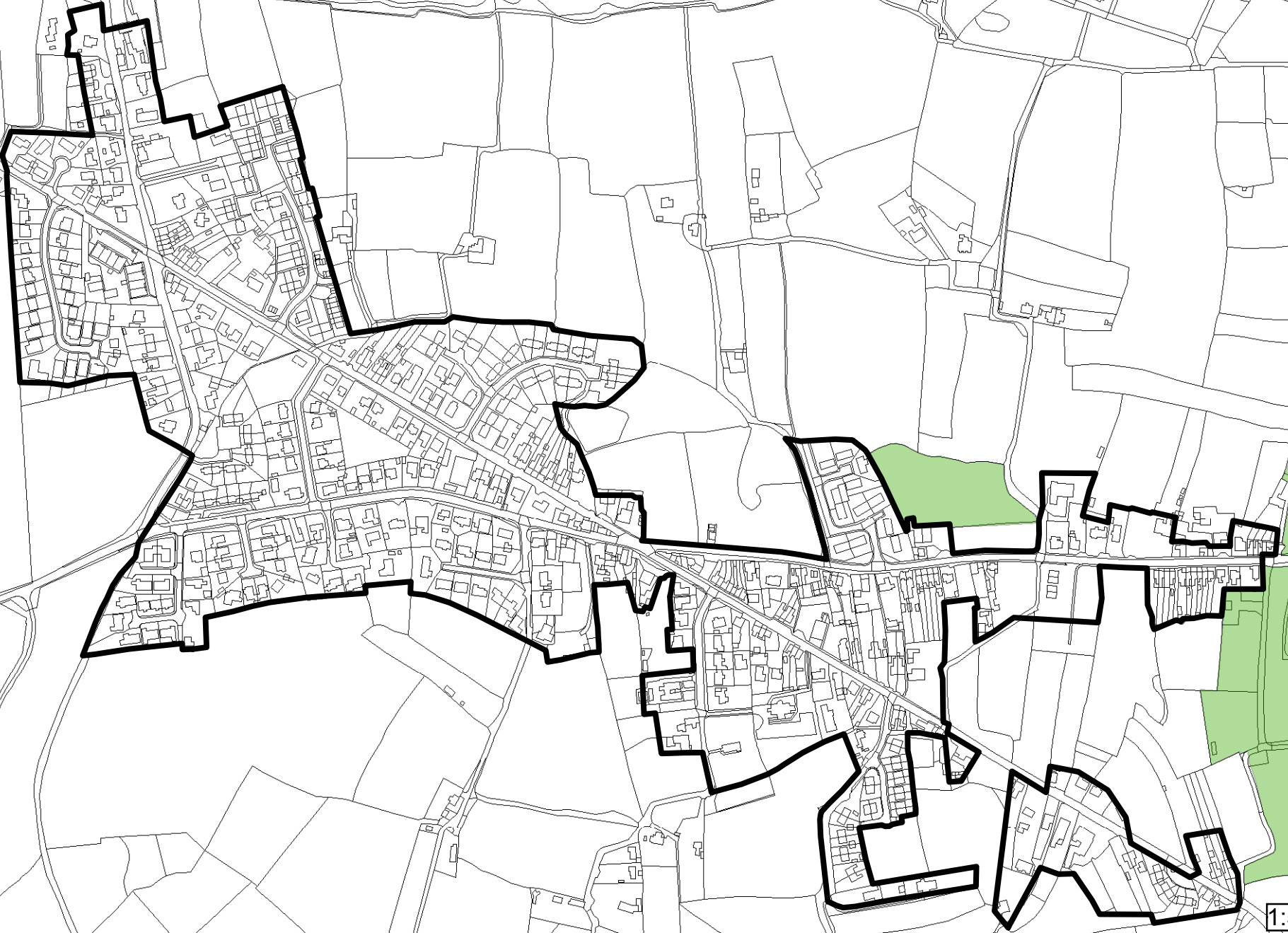
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110. MORFA BYCHAN



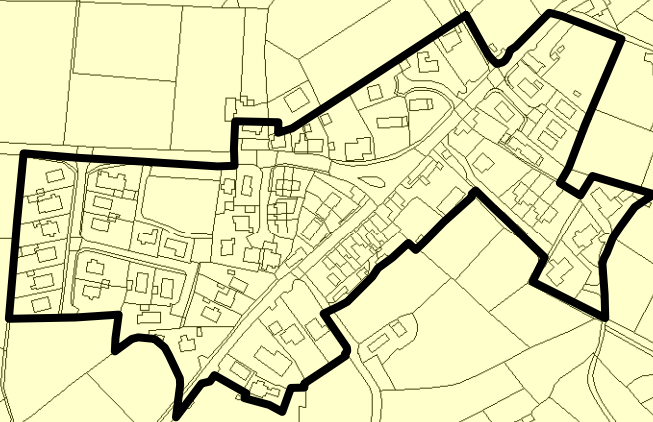
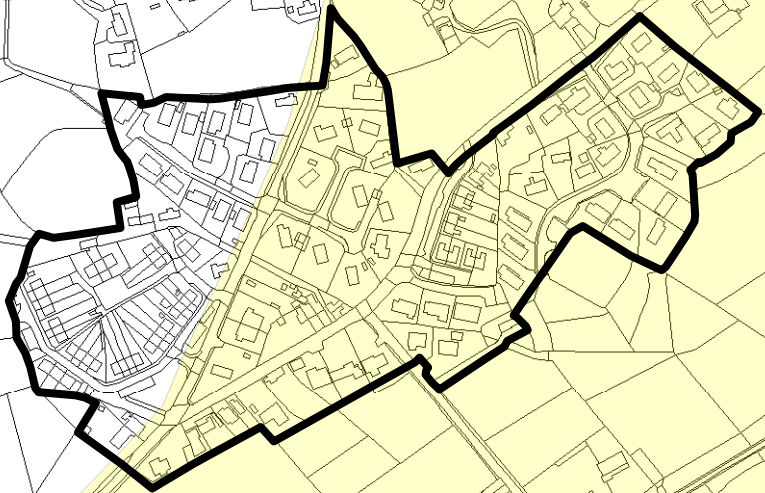
1:5,000

111. MORFA NEFYN



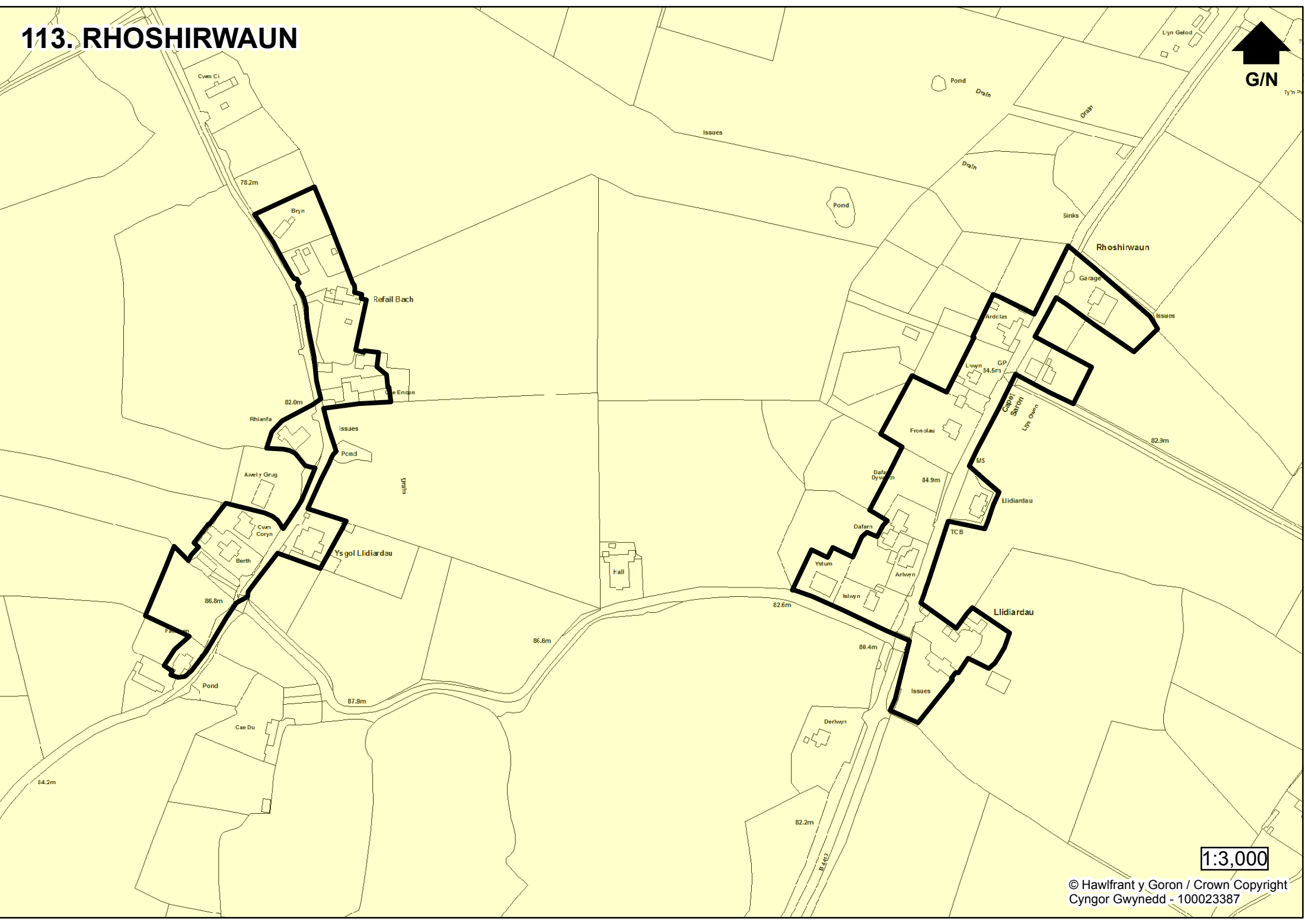
1:5,000

112. MYNYTHO



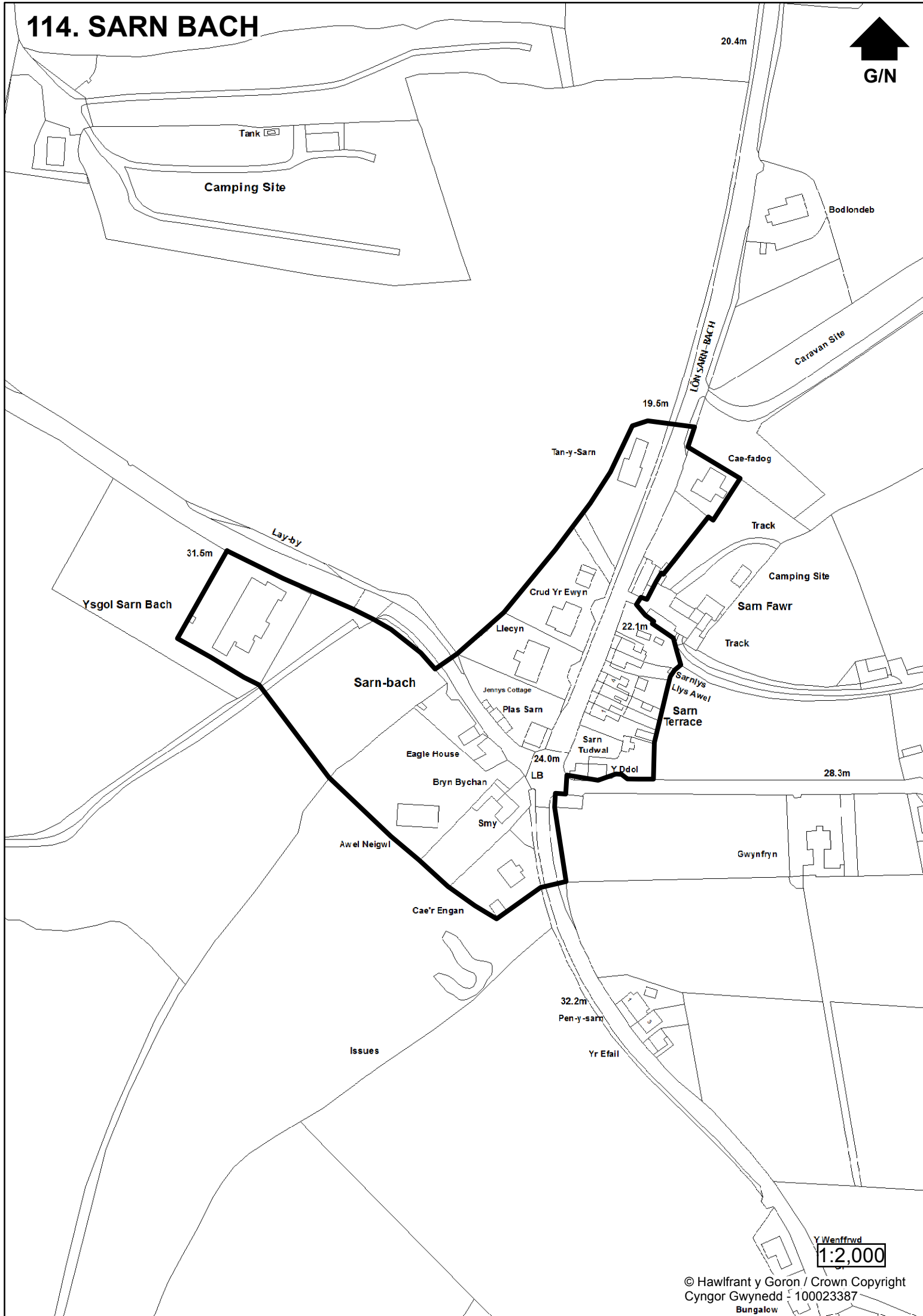
1:5,000

113. RHOSHIRWAUN



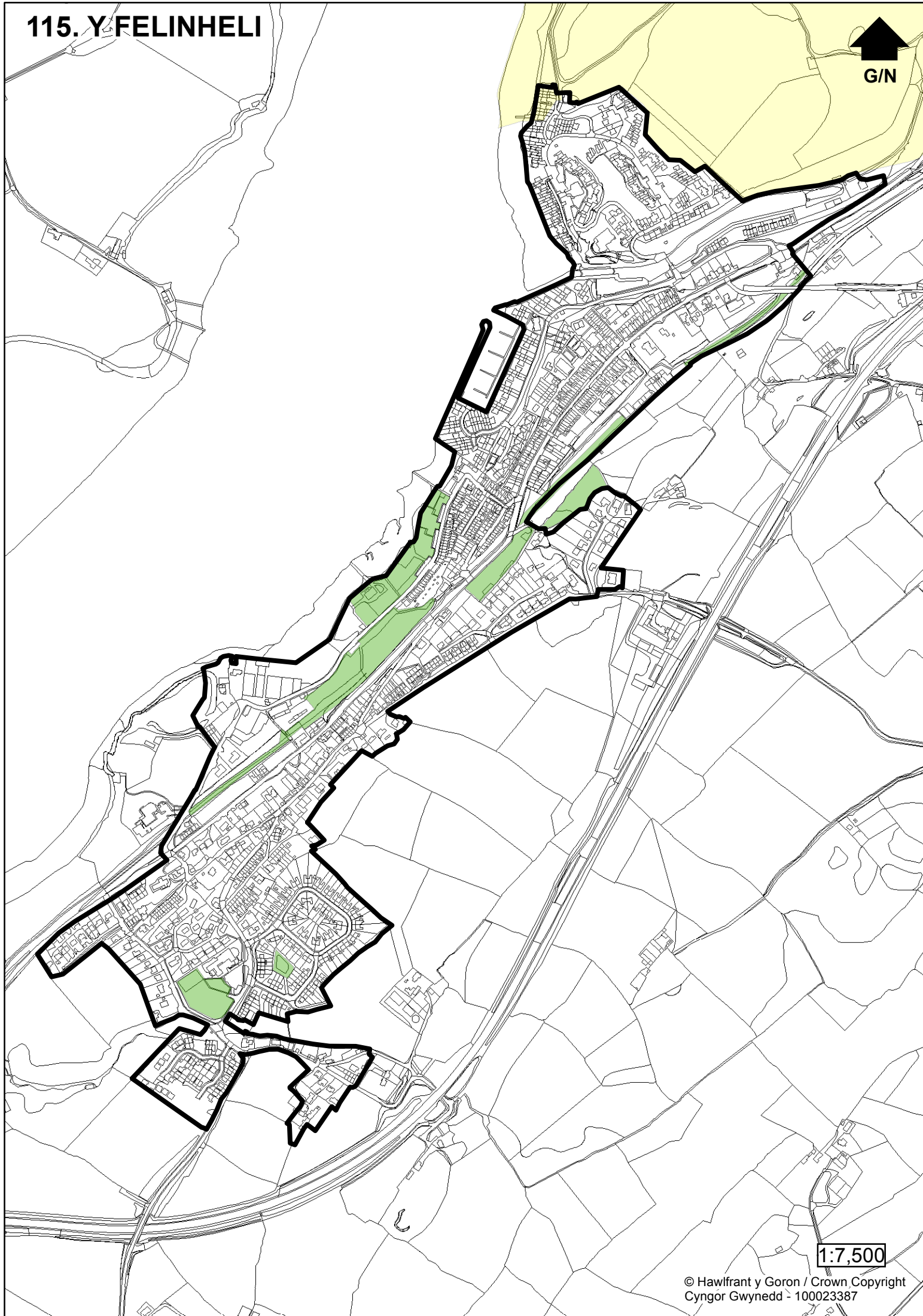
1:3,000

114. SARN BACH



Y Wenffrwd
1:2,000

115. Y FELINHELI



1:7,500

116. BODORGAN



1:1,500

116. TYNYGONGL



1:4,000

117. BRO IARDDUR



8.5m

Pen
Craig

Stretton

Mansfield

Trelawny

New Lodge

Tredarvah

Mayfield

Sea Vale

The Landings

Maryland

Craigle

Sand and Mud

LŌN TOWN CAPEL

BRO IARDDUR

1:1,500

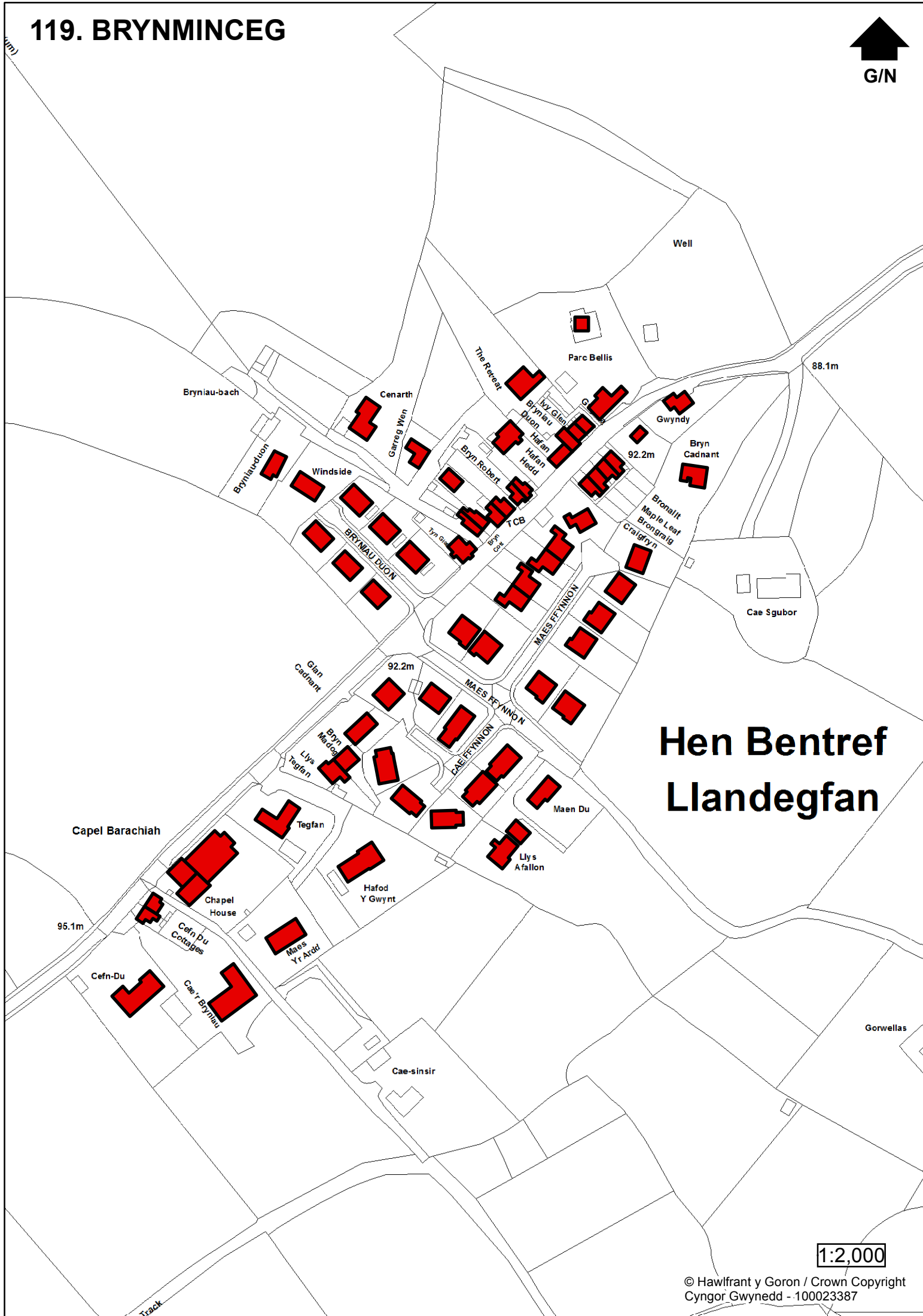
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118. BRYN DDU



1:3,000

119. BRYNMINCEG



Hen Bentrif Llandegfan

1:2,000

120. BRYNREFAIL (MÔN)

59.2m



58.6m

54.9m

57.1m

A 5025

53.3m

Pond

Hen Bost

57.7m

Y Grogloft

Brynrefail

Ty'n-Retail

Car Pk

Shelter

GP

Ty Gwyn

Capel
Brynrefail

TCB

Bryn Gwyn

Bryn Ffynnon

Sim dda Fawr

Hen Dy Capel
Ty Hyfryd
Bryn-hyfryd

Bryn Siriel

Bryn Myfyr

Path (um)

54.2m

Penrhos House

Penrhos Garden
Centre

Mass Hyfryd

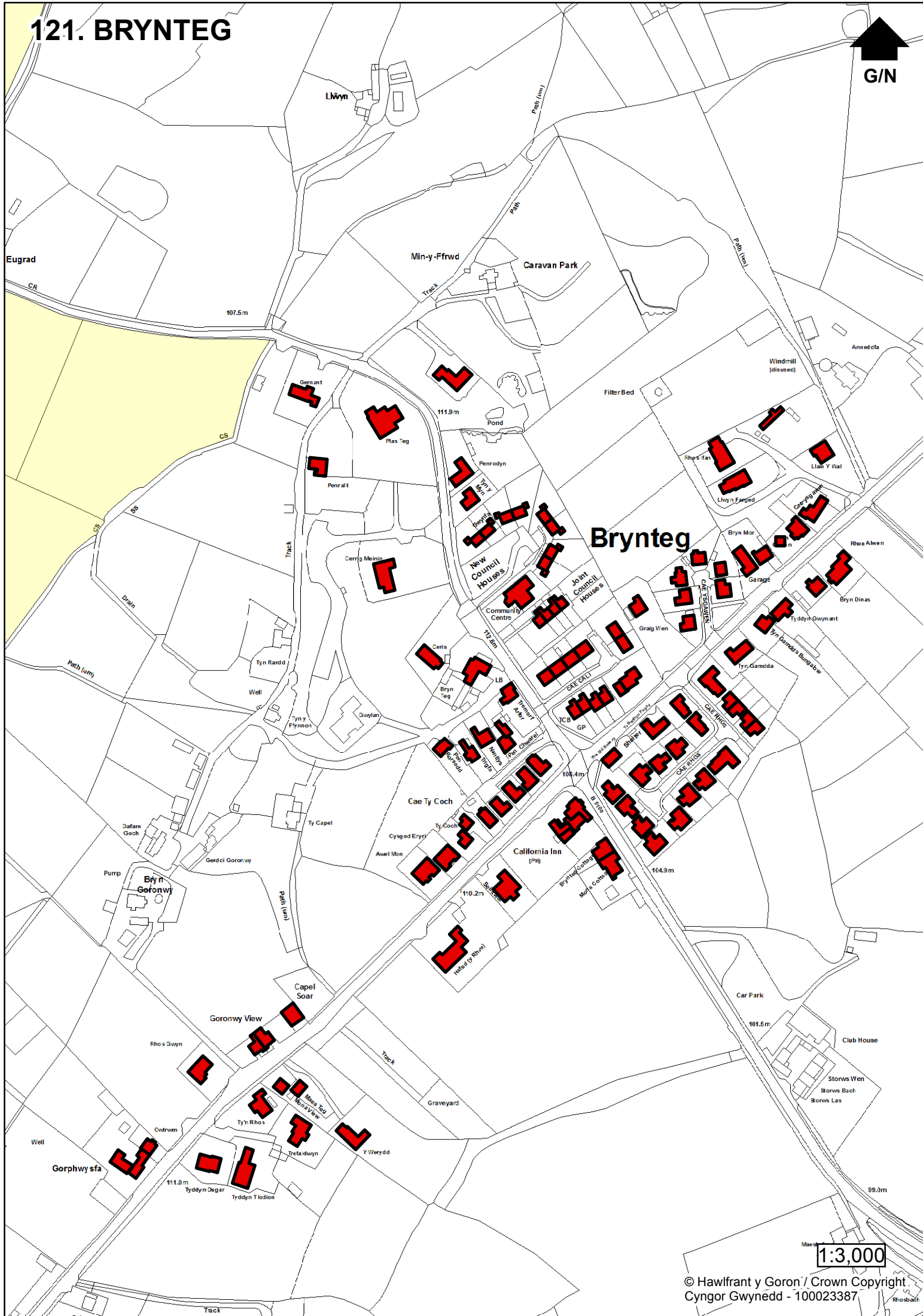
Gwelfryn

Dove Cottage

Gwynfa
Tremydon

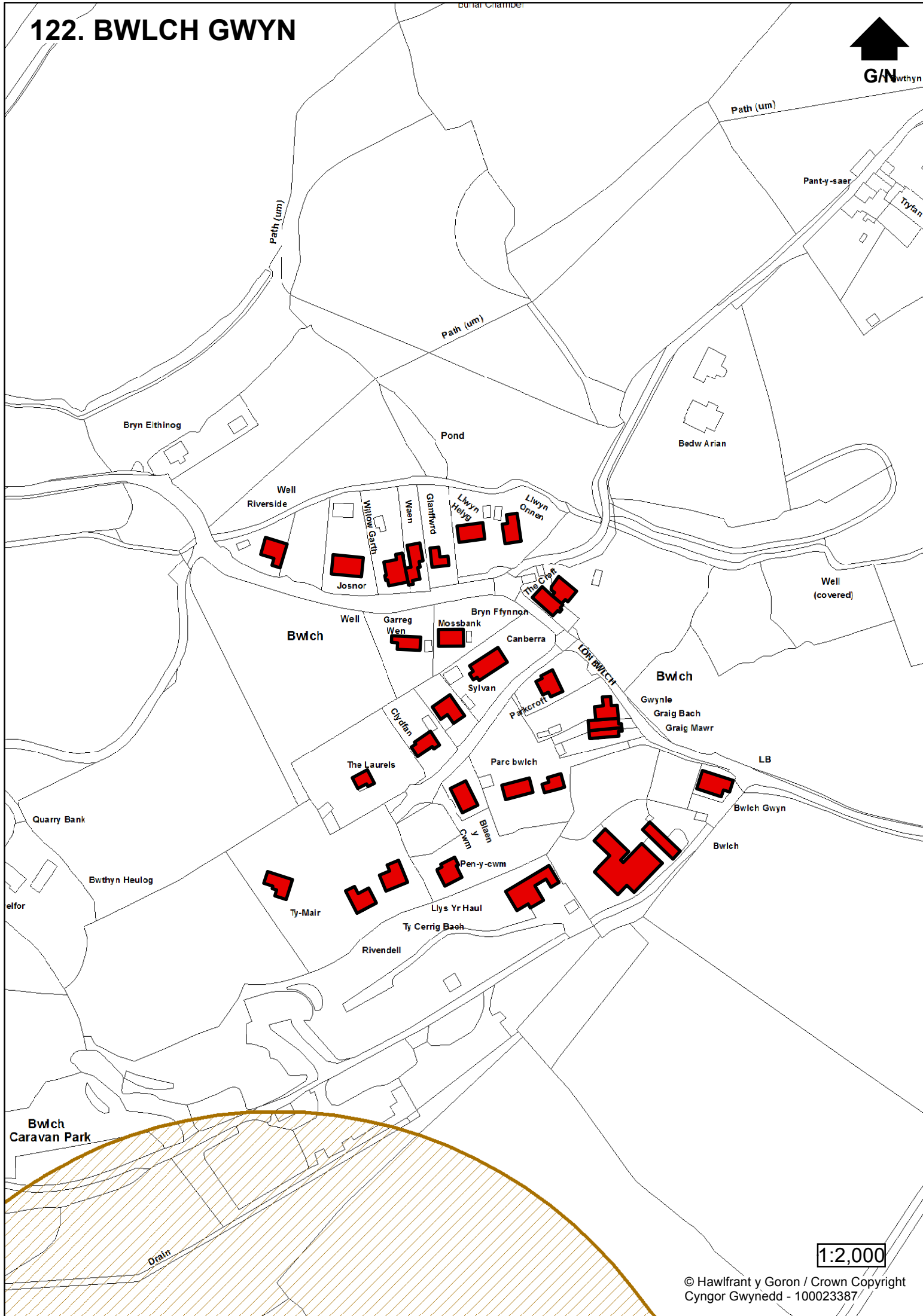
1:2,000

121. BRYNTEG



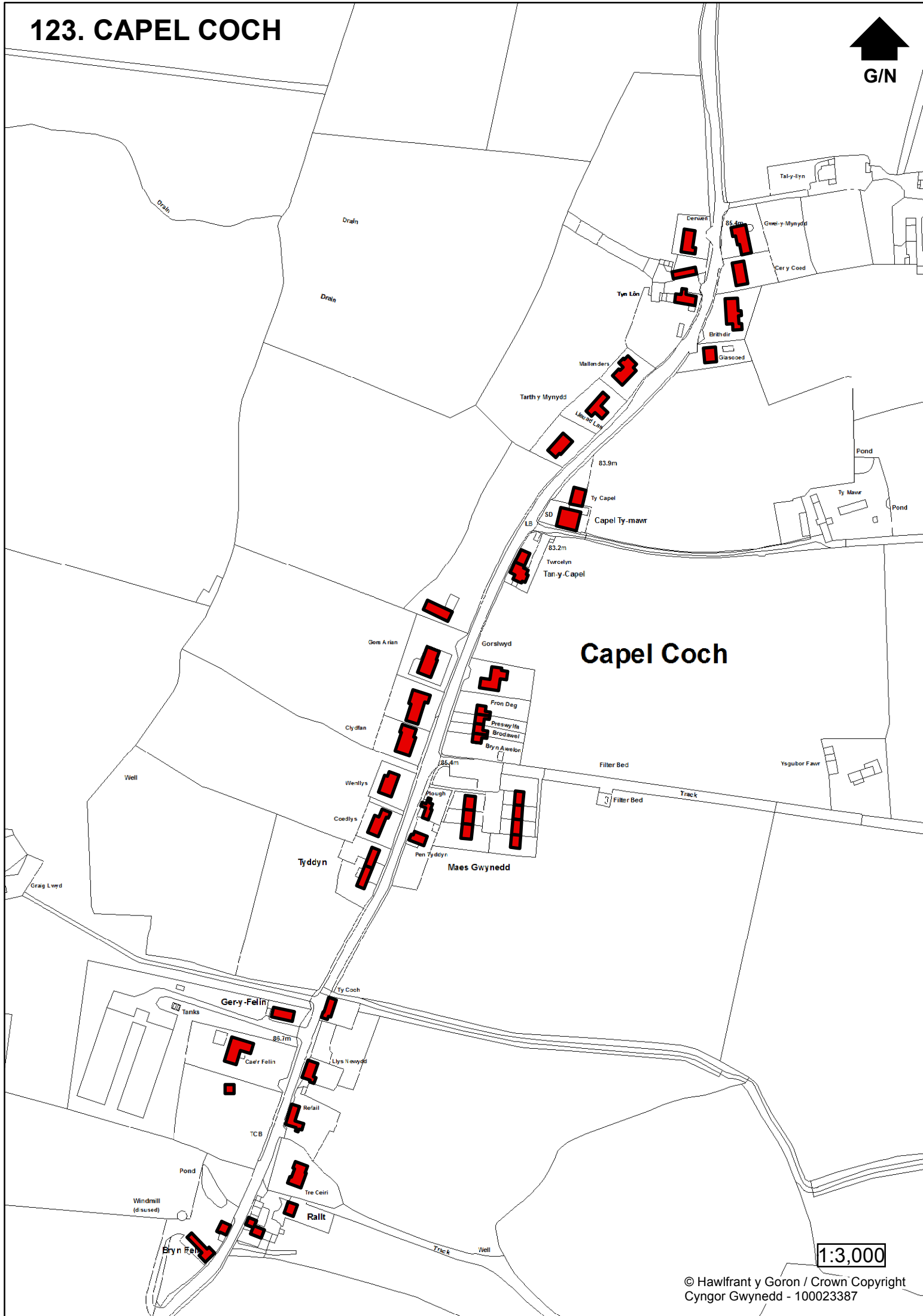
1:3,000

122. BWLCH GWYN



1:2,000

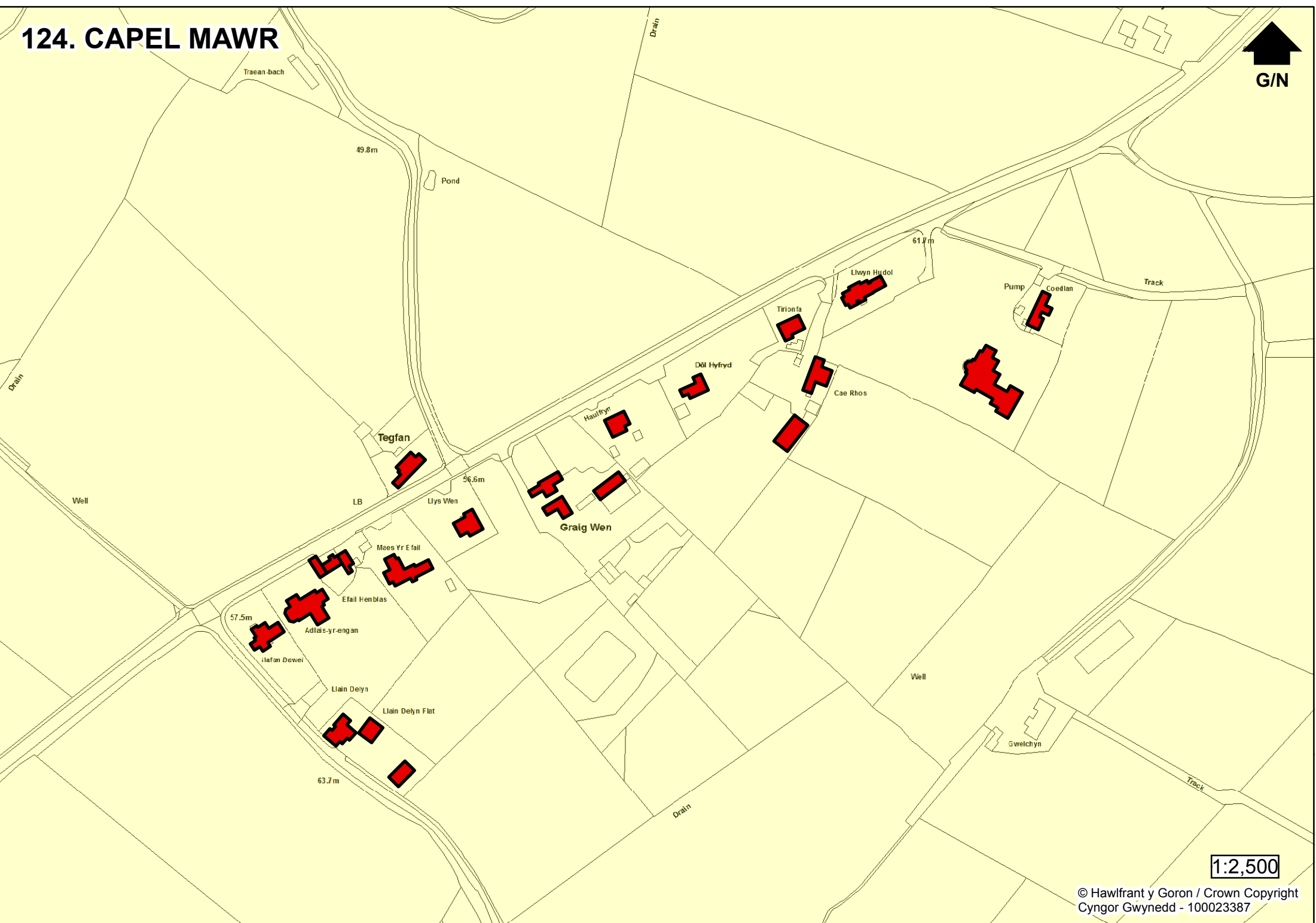
123. CAPEL COCH



Capel Coch

1:3,000

124. CAPEL MAWR



1:2,500

125. CAPEL PARC

Sewage
Works



Maes Derwyn

Capel Parc

TCB

LB

Pond

1:1,000

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Sion Tŷ'n Pwll

Wyndcroft
127. CERRIGMAN



.1m

Garage

Mynydd-gwgn

Gwelfor

82.0m

Tyn-ffordd

Halford
y Grug

Glas Goed

Nant y
Mynydd

Fron Heulog

Dafarn-drip

Penrhyn

Pond

Brodawel

Cerrig-mân

Bryn Hywel

Stop

Twll Llygoden

Ty
Refail

FW

Pond

Llys Eilian

Ty Ffynnon

The Haven

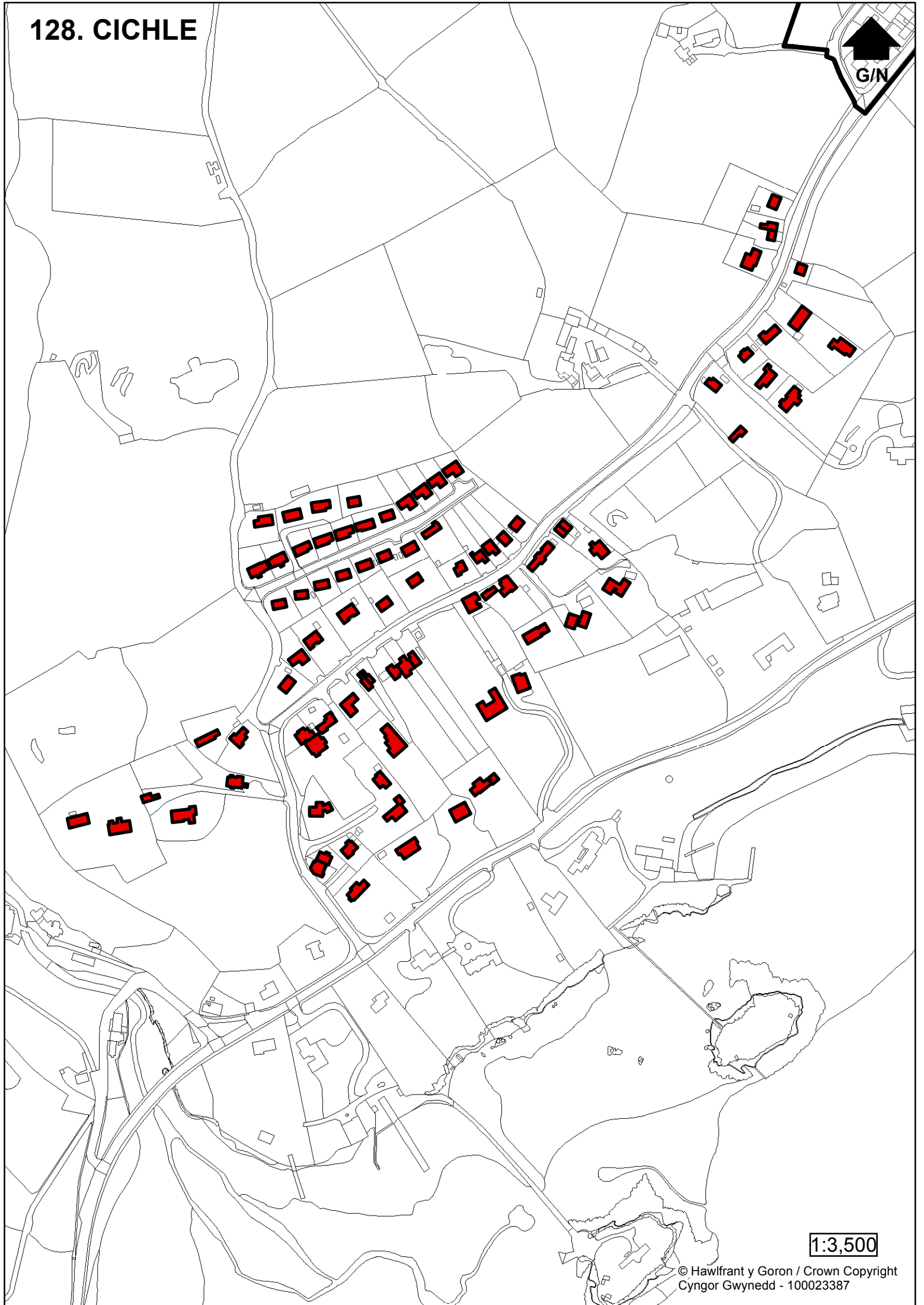
Well

Drain

CW

1:1,500

128. CICHLE



1:3,500

129. HAULFRE (LLANGOED)



Cornelyn Lod

Path (um)

Tyn y Gongl

Derrynane

Tai-canol

Tros y Mor

GP

41.5m

GP

37.5m

33.2m

Bryn-coch

Clyd-fryn

Gwel-y-mynydd

Awely Coed

Y Bwythyn

Bro Hyfryd

Tynyllidiart

Hyfrydle

Tegfryn

Lodge

Rose Cottage

Haulfre

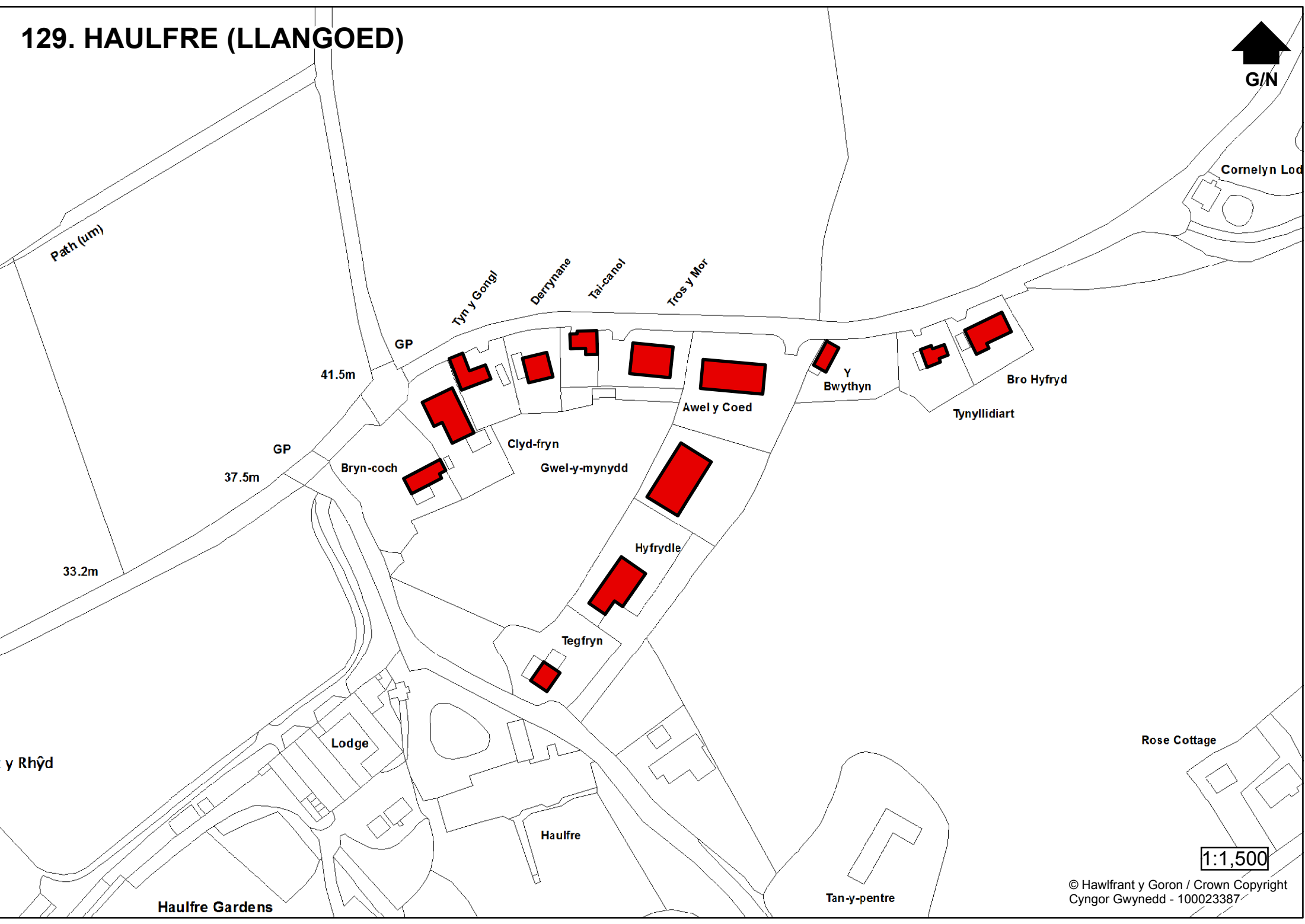
1:1,500

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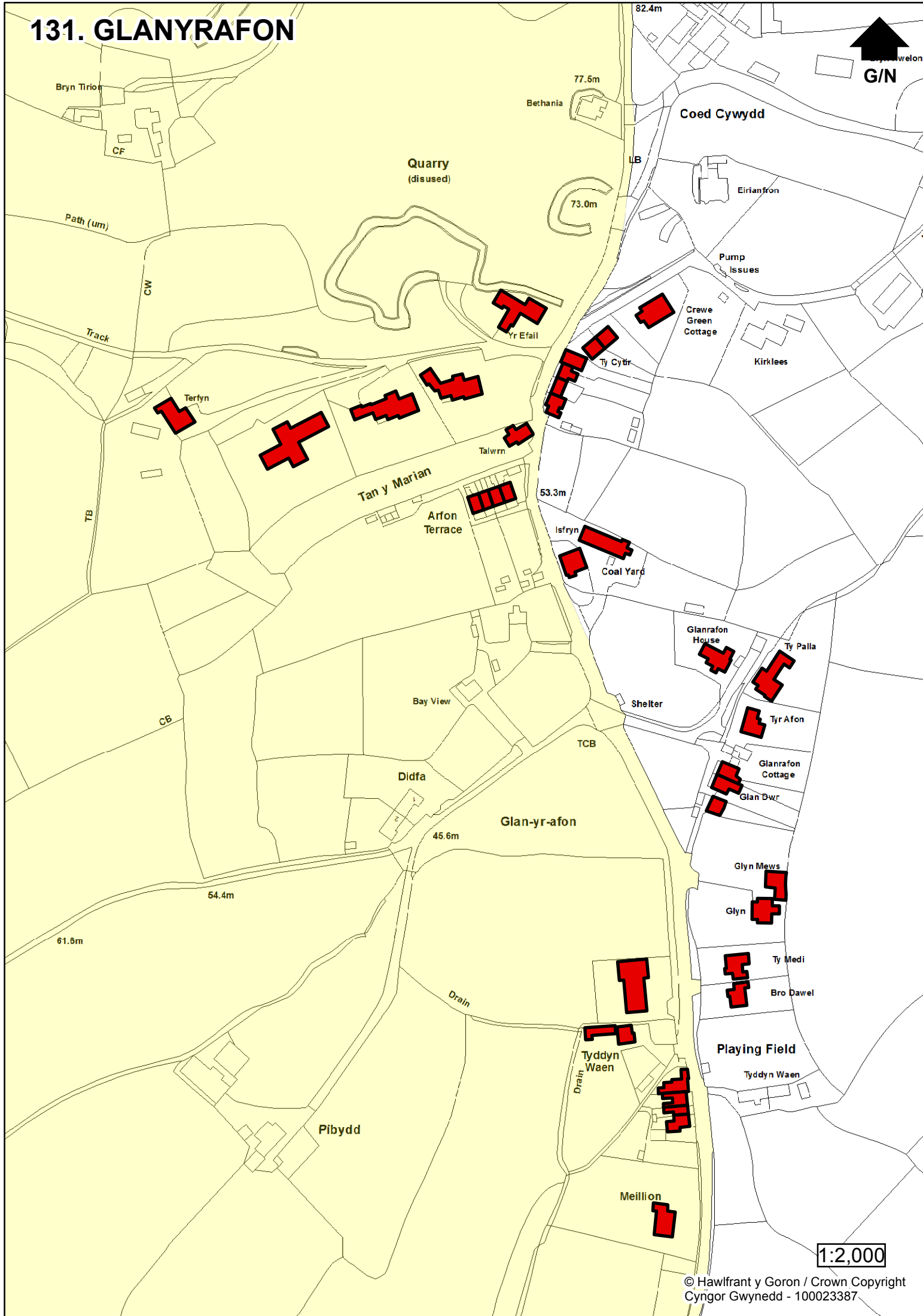
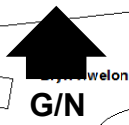
Haulfre Gardens

Tan-y-pentre

y Rhŷd

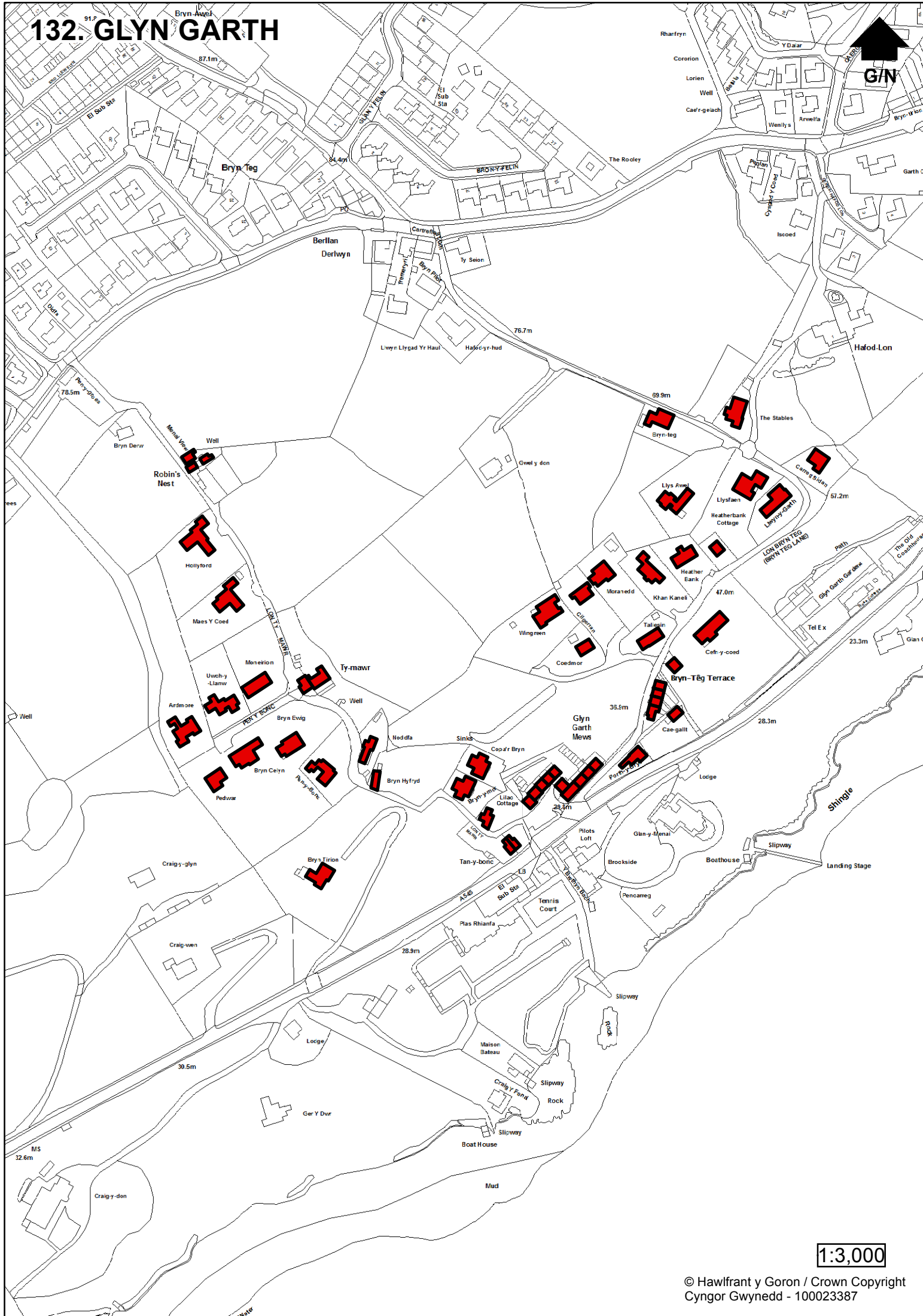


131. GLANYRAFON



1:2,000

132. GLYN GARTH



1:3,000

133. GORSAF GAERWEN



Level Crossing

C33

Sheep Pen

44.8m

Gaerwen-bellaf

ETL

Spring

Pond

SP

C37(wg)

MP 245

35.4m

EIS Sub Sta

Railway Farm
Chester House

Warehouse

Temperance

TCB

LB

Llynwood

Gaerwen Crossing

SP

Dolgaer

Nyth-y-wennol

33.6m

Rhianfa

Pond

Pumping Station

Rhosgaer

Henryd

Anfield

Afflon

Bryn Gaer

Track

Fron Daniel

Gwel Y Mees

Fron Gaer

Bryn Clwyd

Carwyn

Glanrafon

Gaerwen Junction

SP

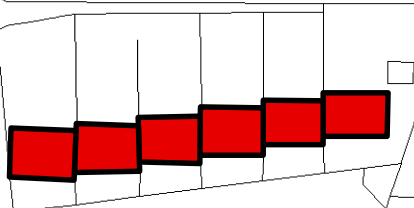
MP25

1:2,000

134. HEBRON



Council Houses

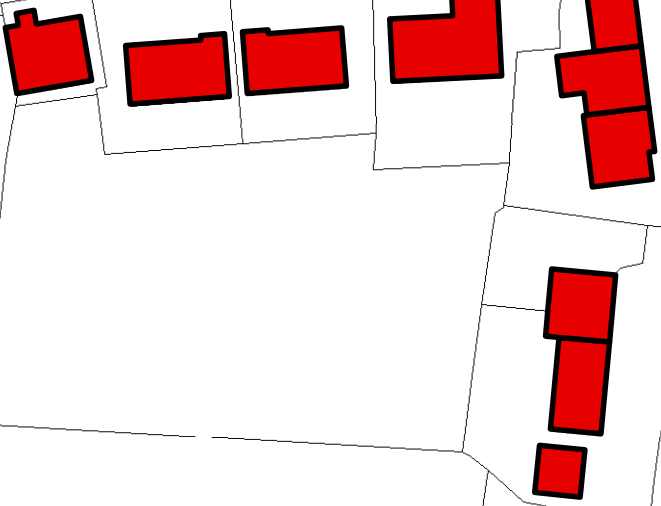


Hebron

82.2m

Capel Hebron

FW



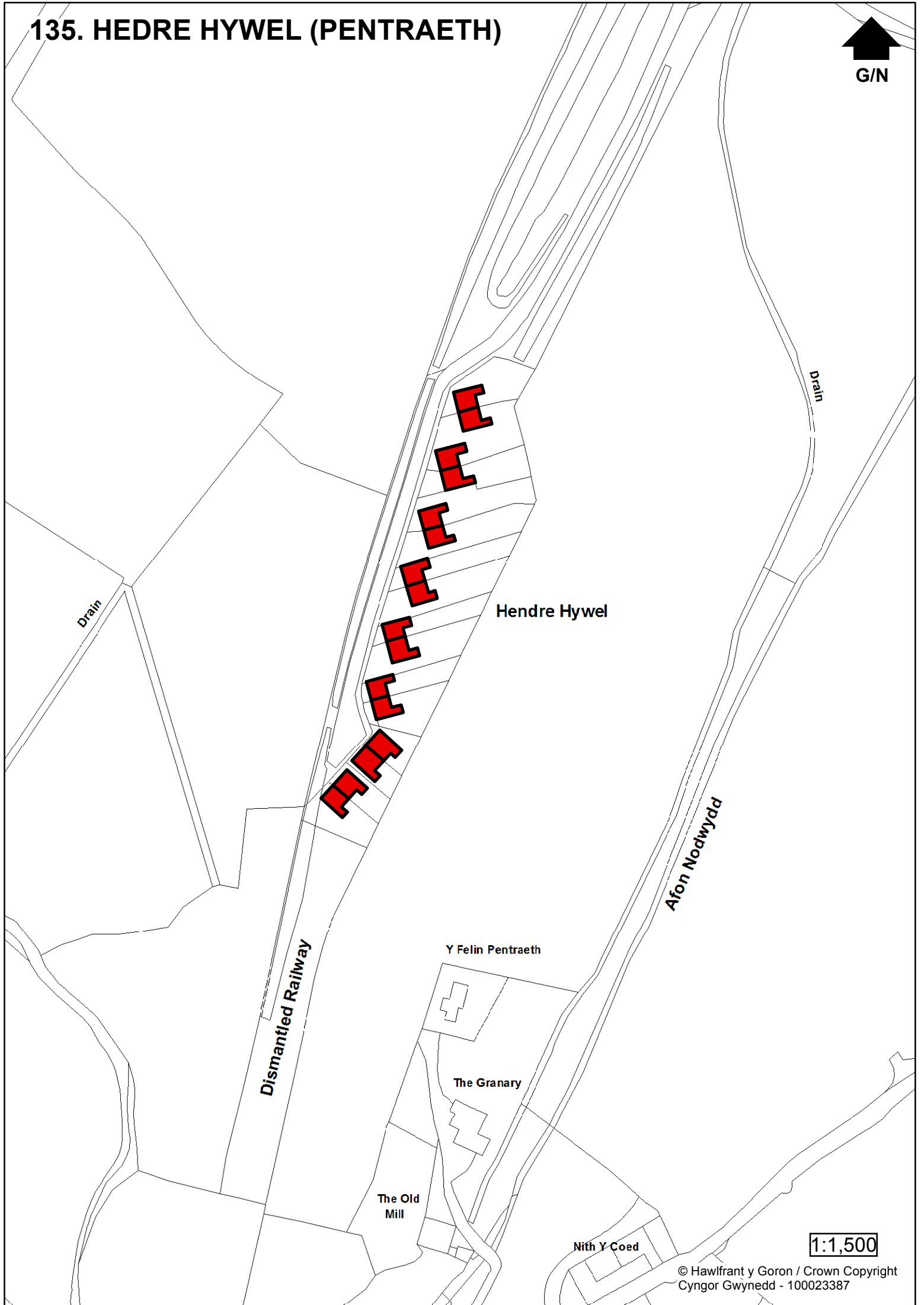
Retail

Retail Newydd

CW

1:1,000

135. HEDRE HYWEL (PENTRAETH)



Hendre Hywel

Dismantled Railway

Afon Nodwydd

The Old Mill

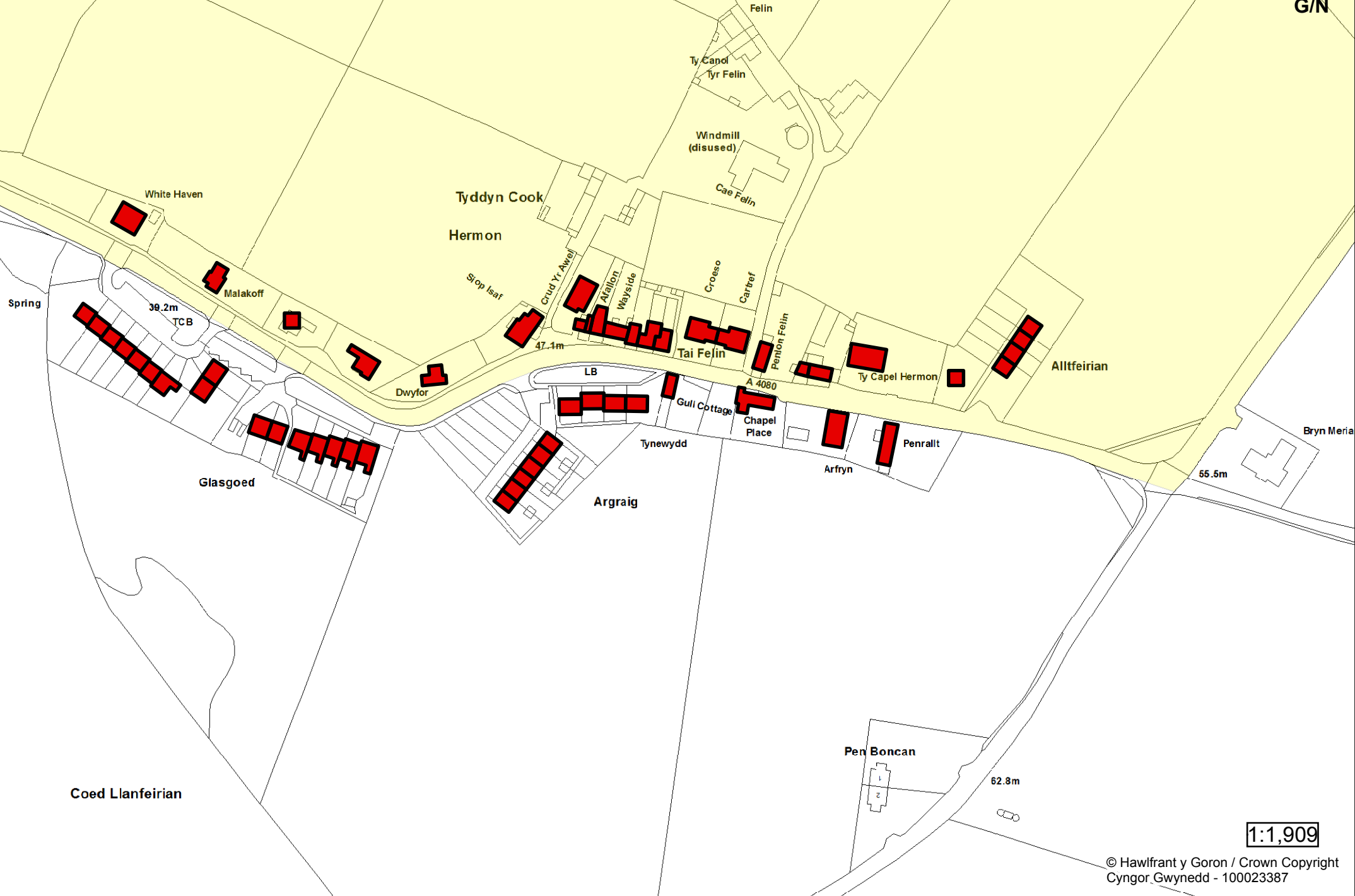
The Granary

Y Felin Pentraeth

Nith Y Coed

1:1,500

136. HERMON



1:1,909

137. LLANDDEUSANT



36.0m

St Marcellus
and St Marcellina's Church

Rhiandy

Tan-y-fyrwent

TCB

Garddwrilas

Plas Newydd

Pond

Ysgol Gynradd Llanddeusant

Pump House

Well

Llanddeusant

Drain

Drain

Drain

Medora

Bryn Beth

Tynllan

Porfa Las

35.5m

35.4m

Ty'n Rardd

The Cottage

Gortwysfa

Albert House

Cae Glas

Rose Cottage

Goleufryn

Henblas

Ownfa

Pisgall Hall

Perry-bon

Dakota Villa

Yr Hen Llythyr

Chez Nous

Yr Hen Llythyr

Bryn Hyfryd

Pisgall Hall

Rhianfa

Bro Dawel

Tan Refall

Bryncubelyn

Tan-y-Coed

Y Garreg Fawr

Ty Uchaf

Mill View

Cerio

Sewage
Works

1:2,000

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Cyngor Gwynedd - 100023387

Don't
138. LLANEILIAN



Merddyn-Cowper
Pump

Ponc Taldwrst
(riding stables)
Path (um)

Pen-y-bryn

Swn-y-gwynt

50.6m

Bryn Eilian

Plas
Heulog

Llaingam
Nurseries

Isfryn

Tan-y-bryn

Ty Croes
Cottages

Chapel House

Chapel Bethania

Llain Fawr

44.3m

Shelter
GP
Pant-Ilabws

LB

Pond

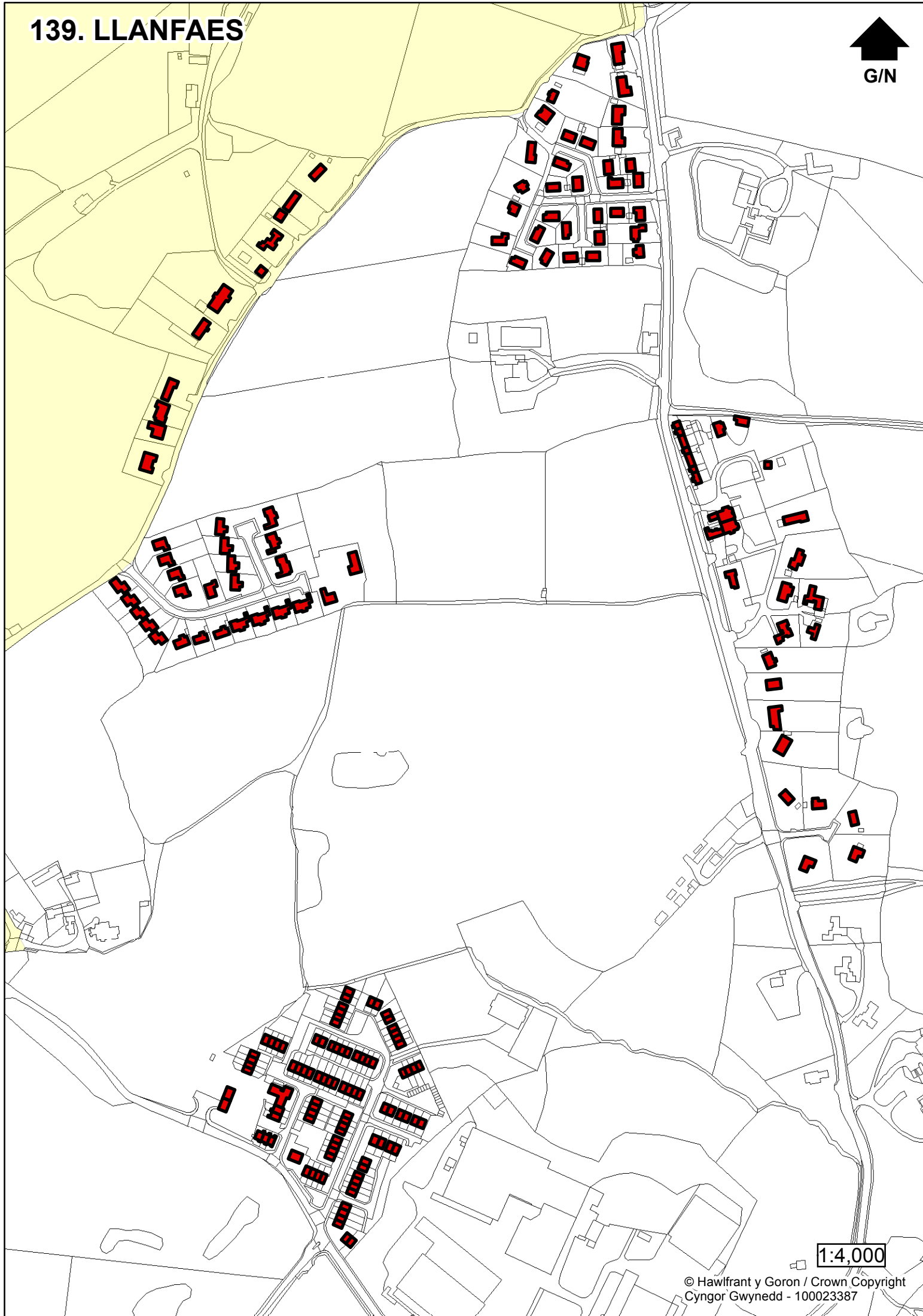
Adwyr Ddol

Llaingam

Cae'r Eilian

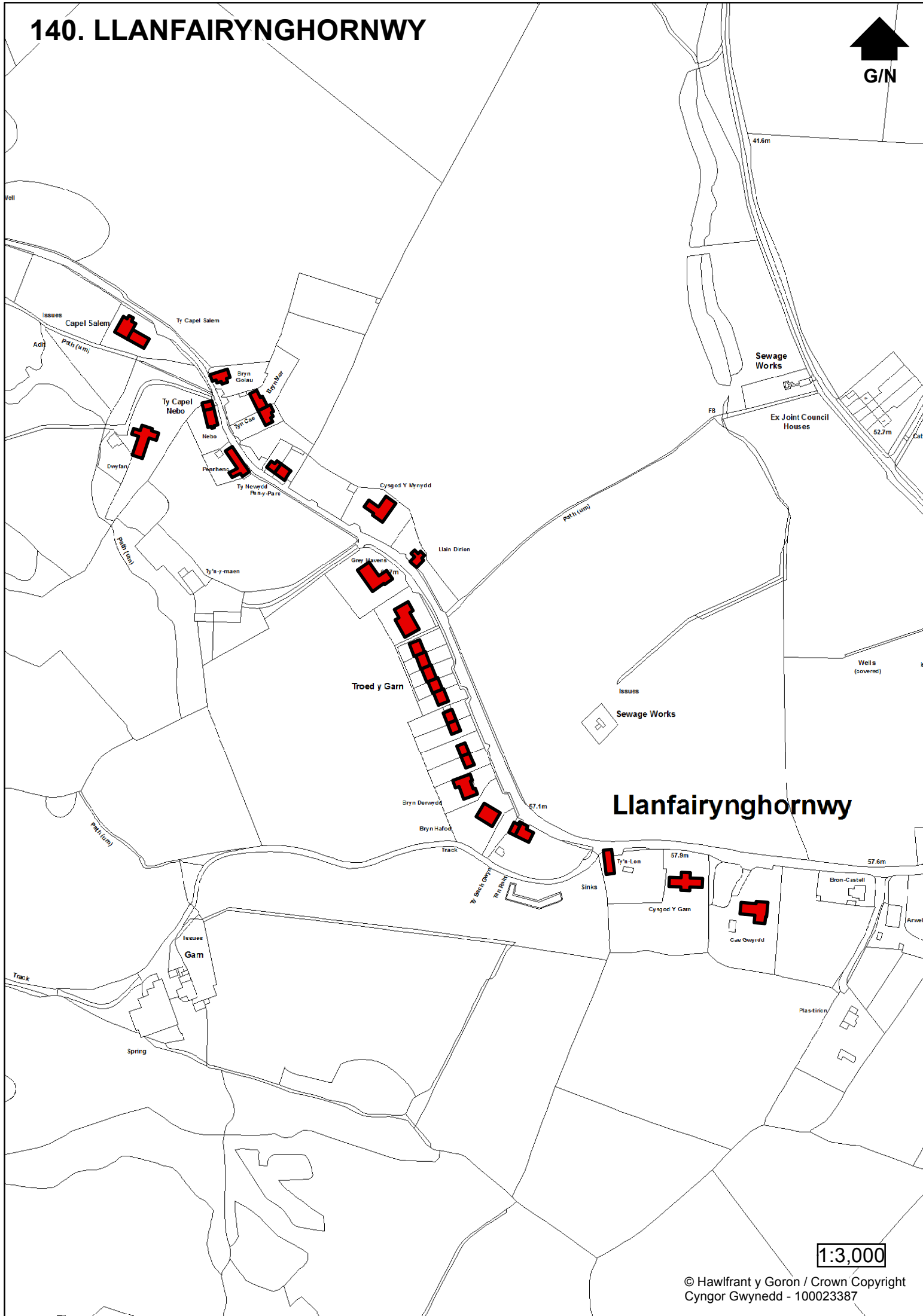
1:1,500

139. LLANFAES



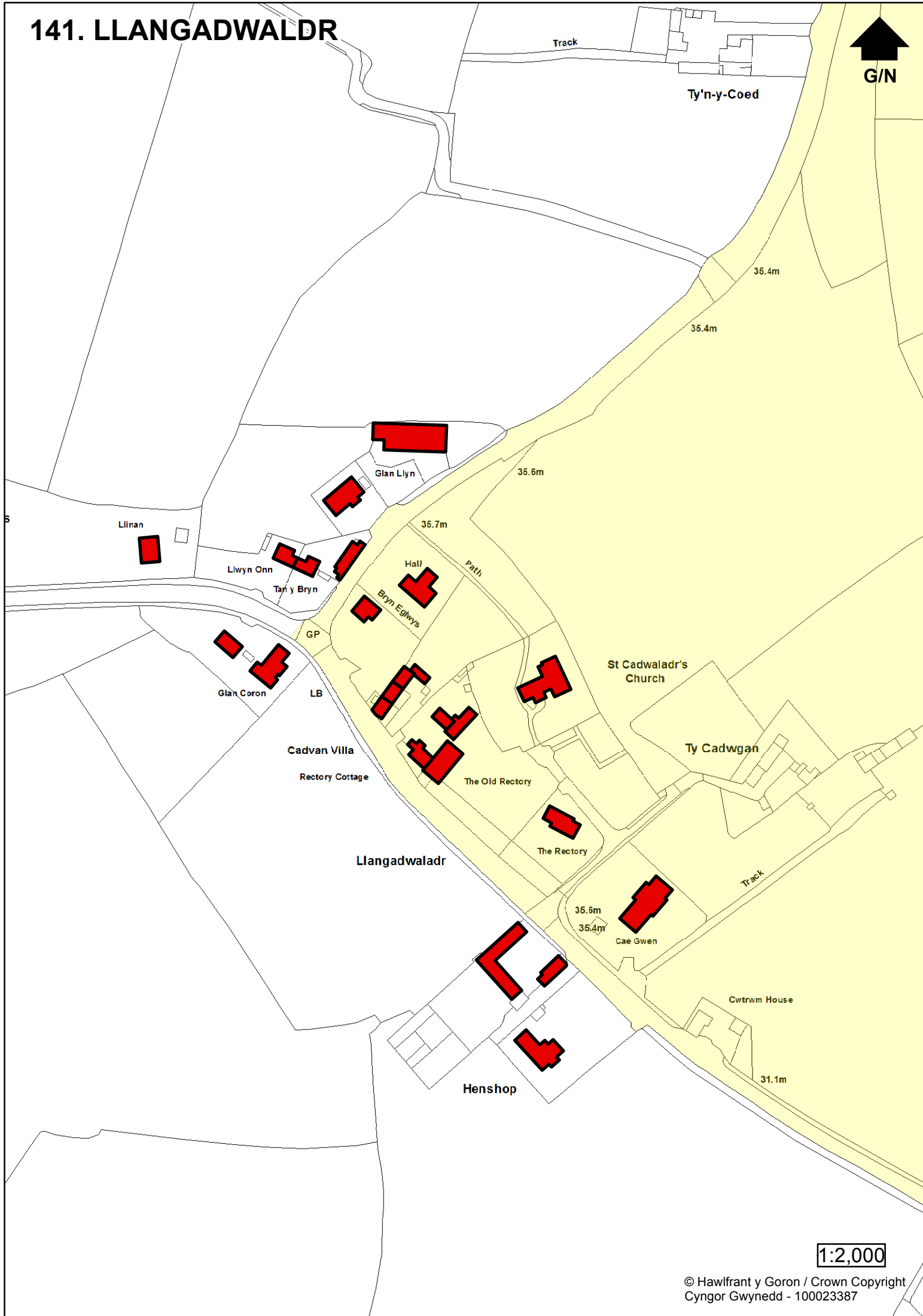
1:4,000

140. LLANFAIRYNGHORNWY



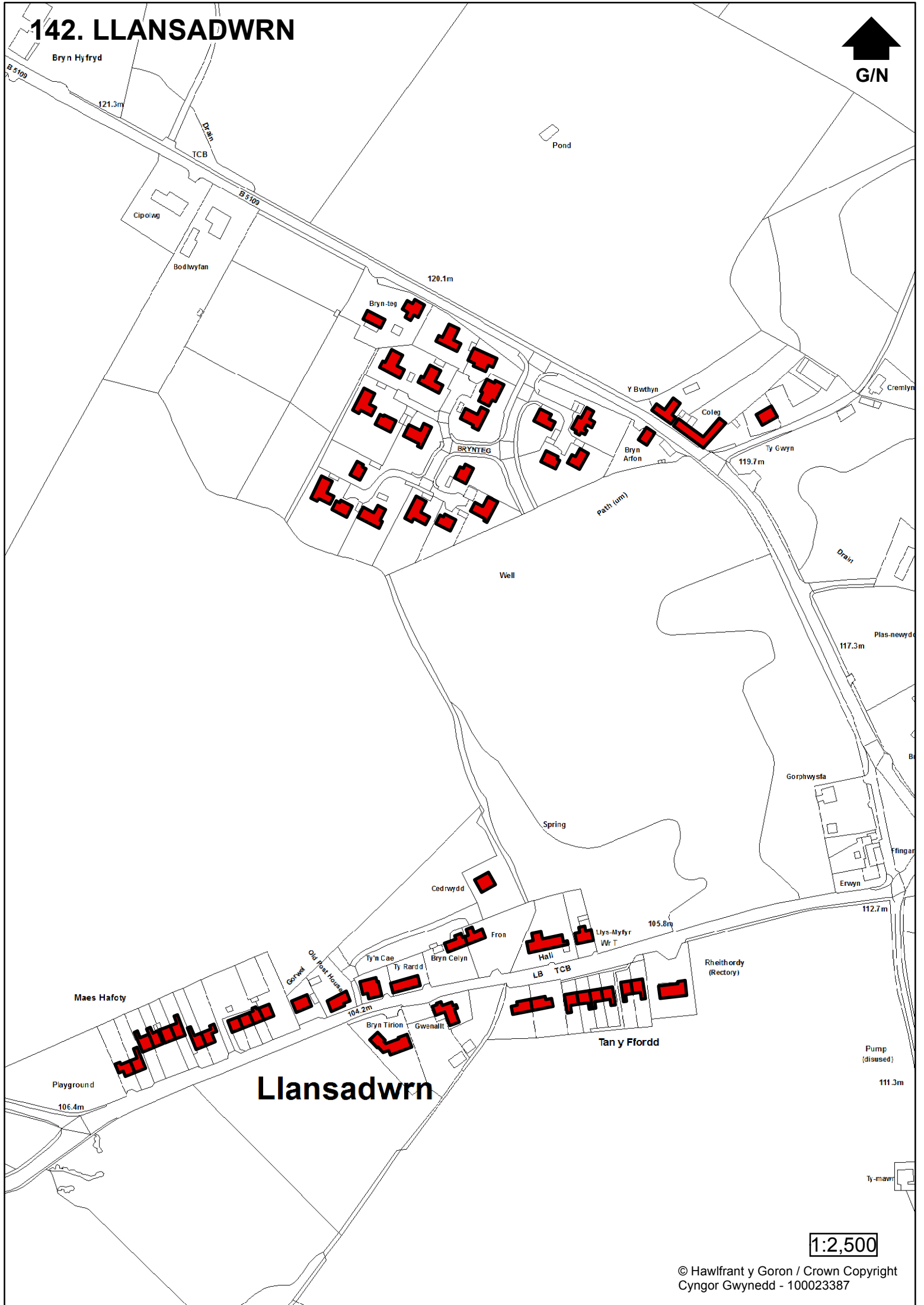
1:3,000

141. LLANGADWALDR



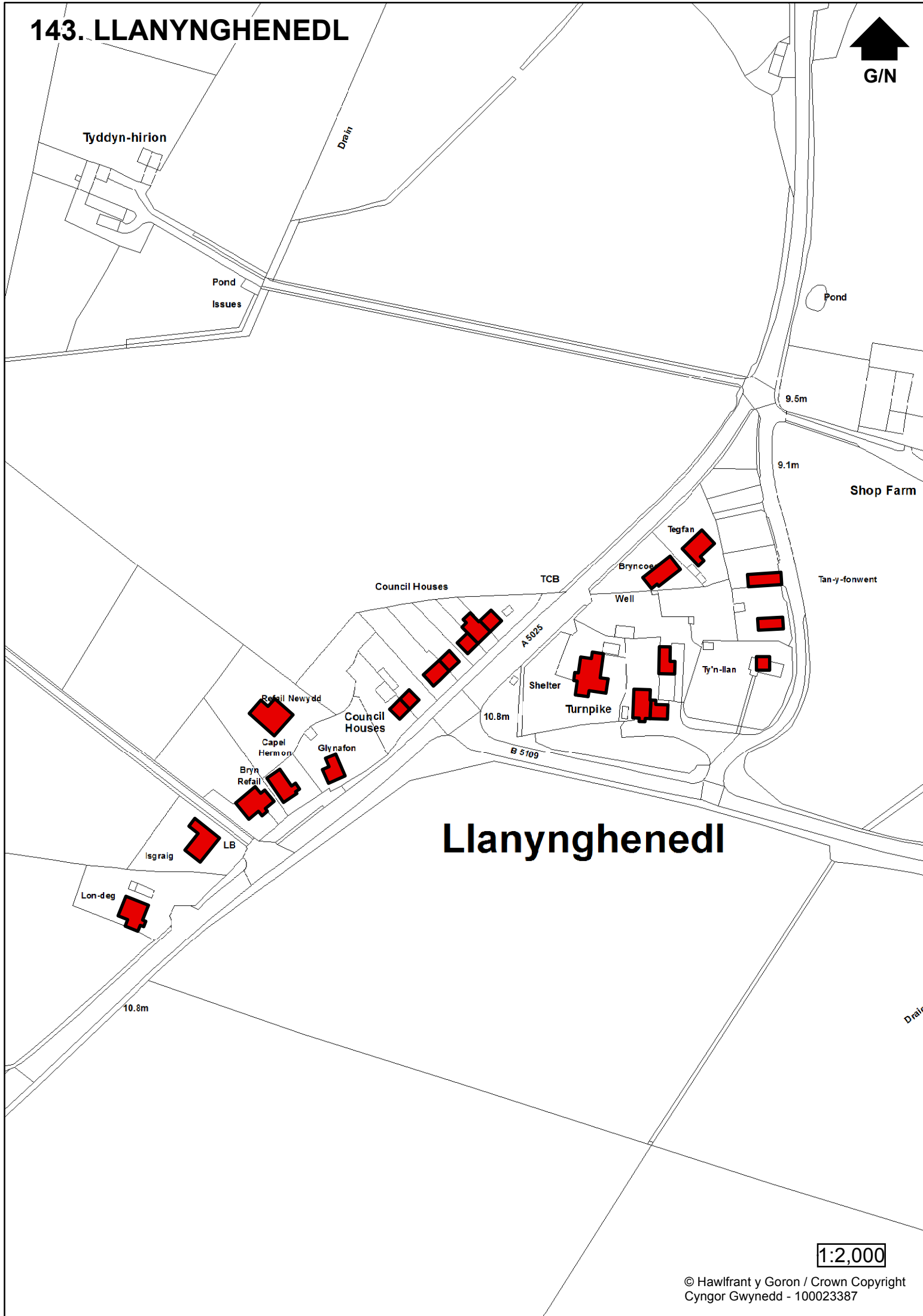
1:2,000

142. LLANSADWRN



1:2,500

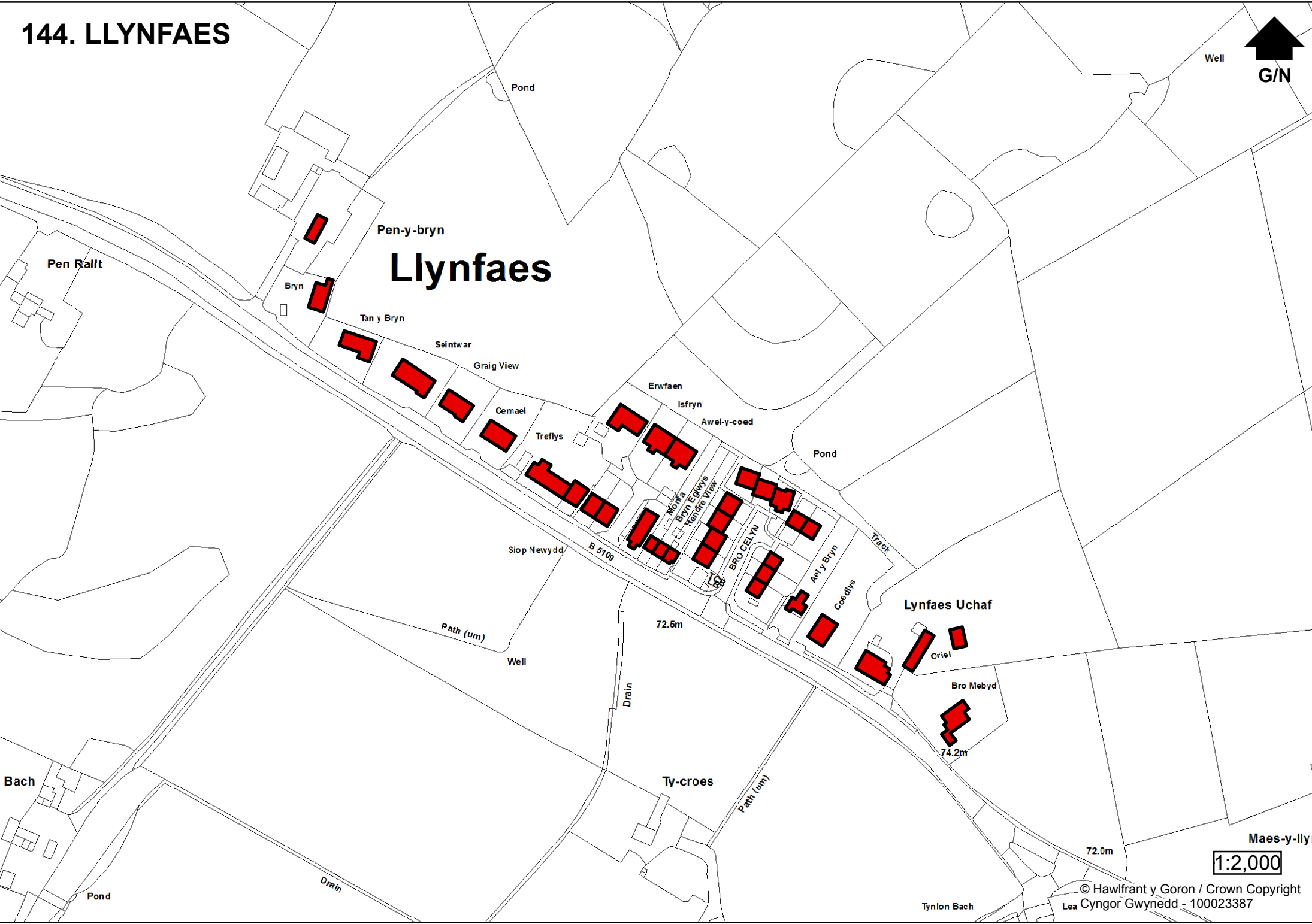
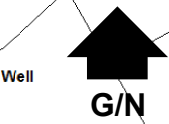
143. LLANYNGHEDL



Llanyngnedl

1:2,000

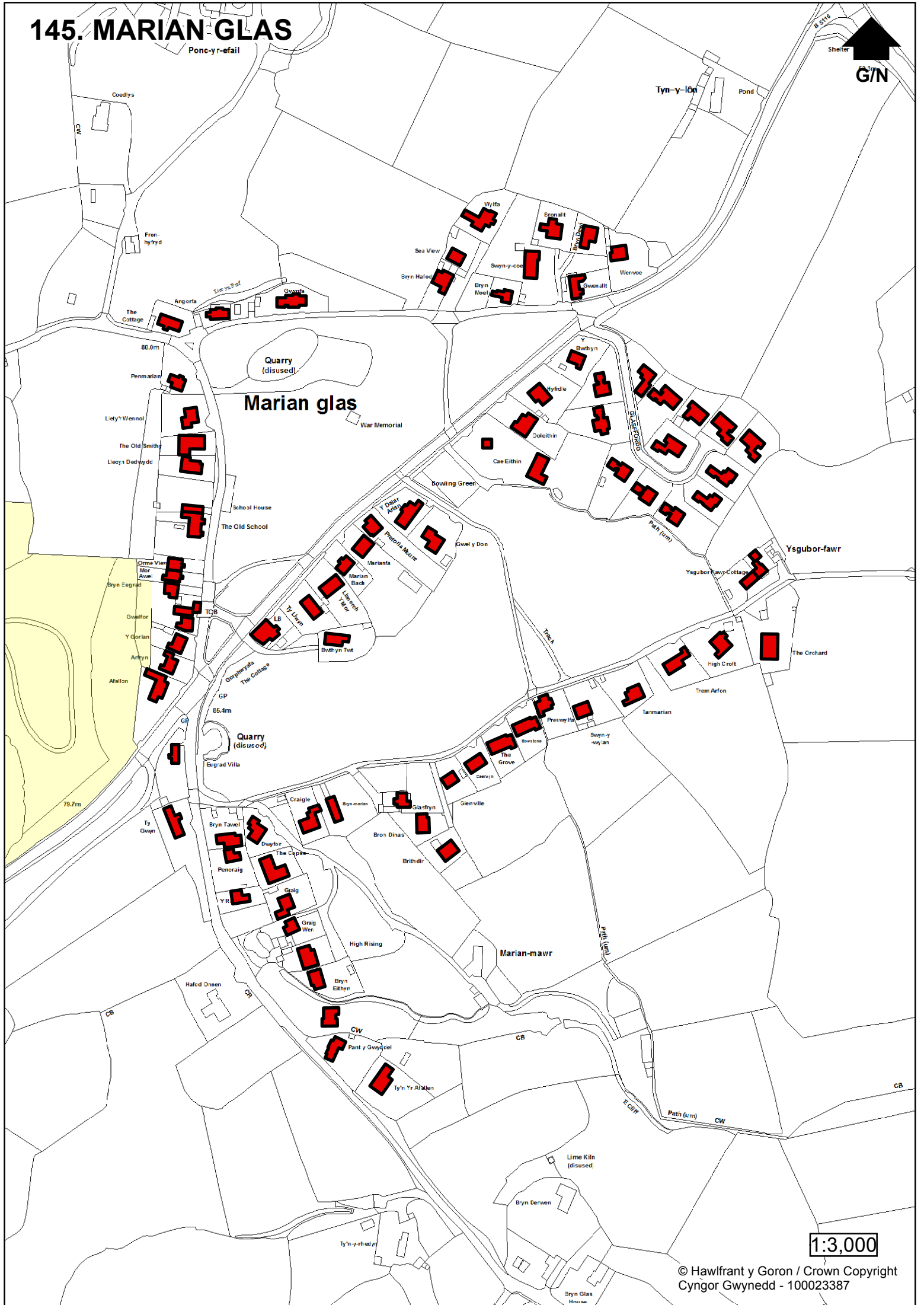
144. LLYNFAES



1:2,000

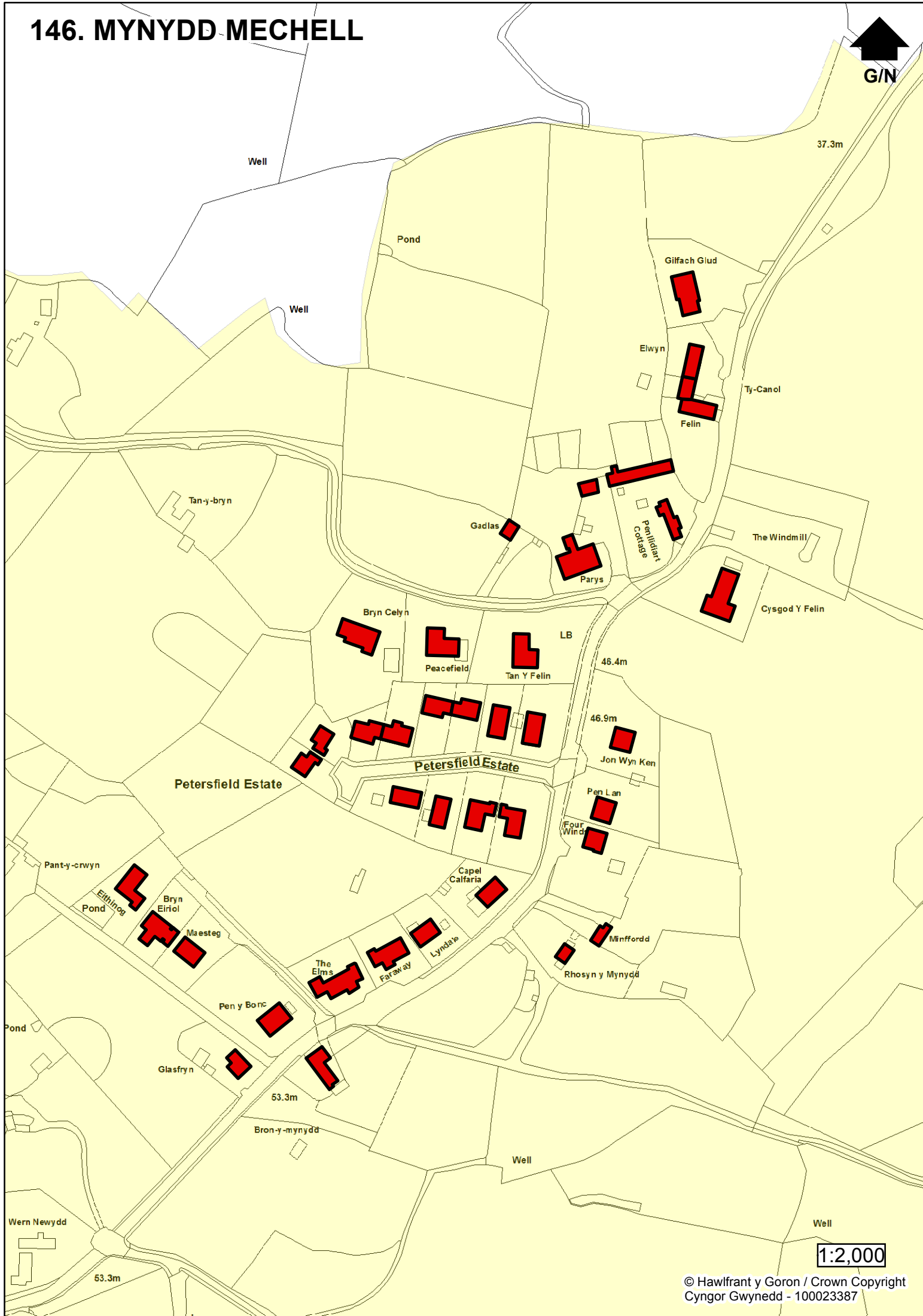
145. MARIAN GLAS

Ponc-y-efail



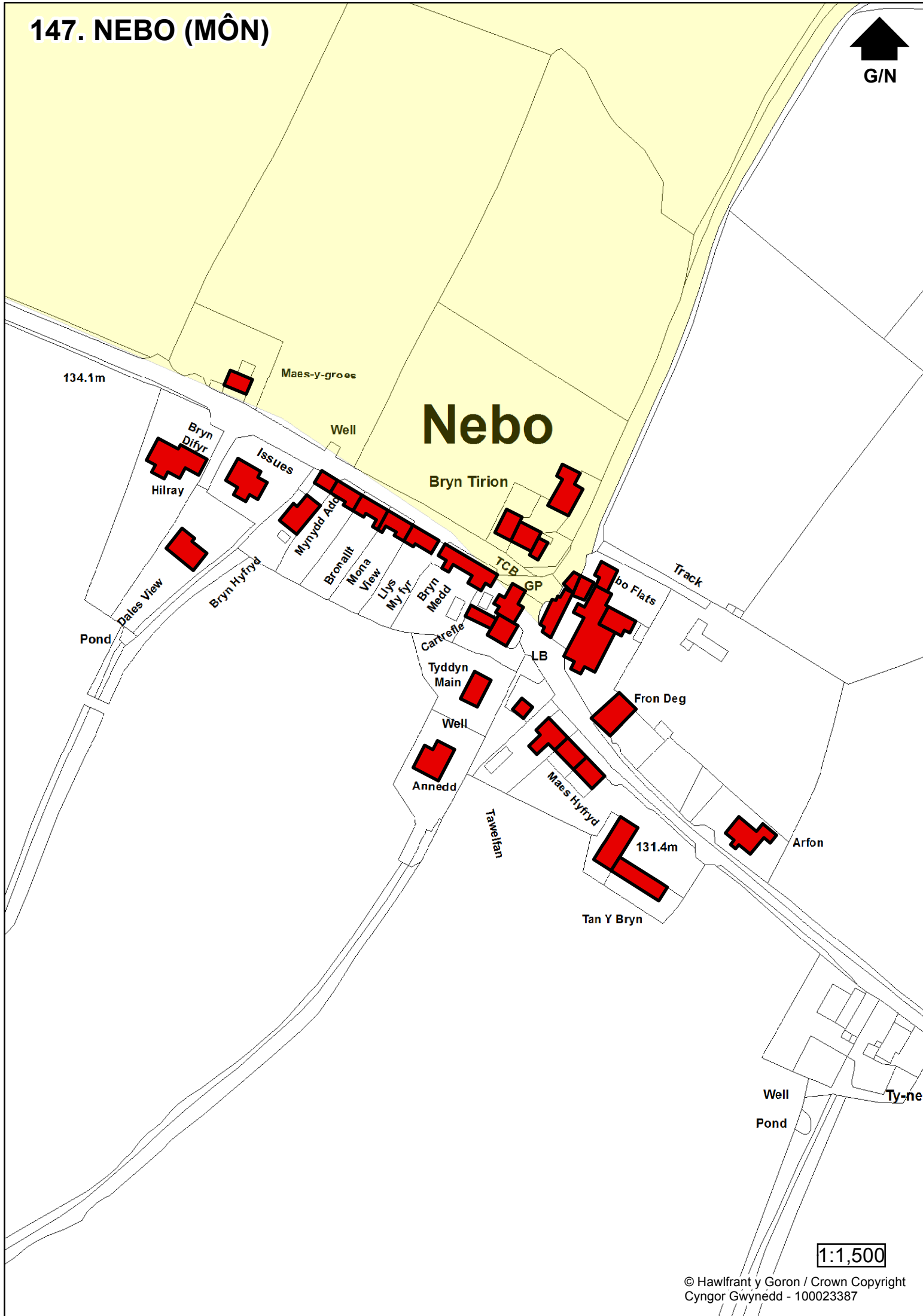
1:3,000

146. MYNYDD MEHELL



1:2,000

147. NEBO (MÔN)



1:1,500

148. PENYGROES



50.2m
GP

Track

Drain

Well

Penrallt

Pond

Cattle Grid

Rose Hill

Bethania

Capel
Bethania

38.1m

Pen-y-Groes

Bryn Gol

Bronallt

LB

Tank

Filter Bed
(disused)

Pond

Pumping Station

Groes Beuno

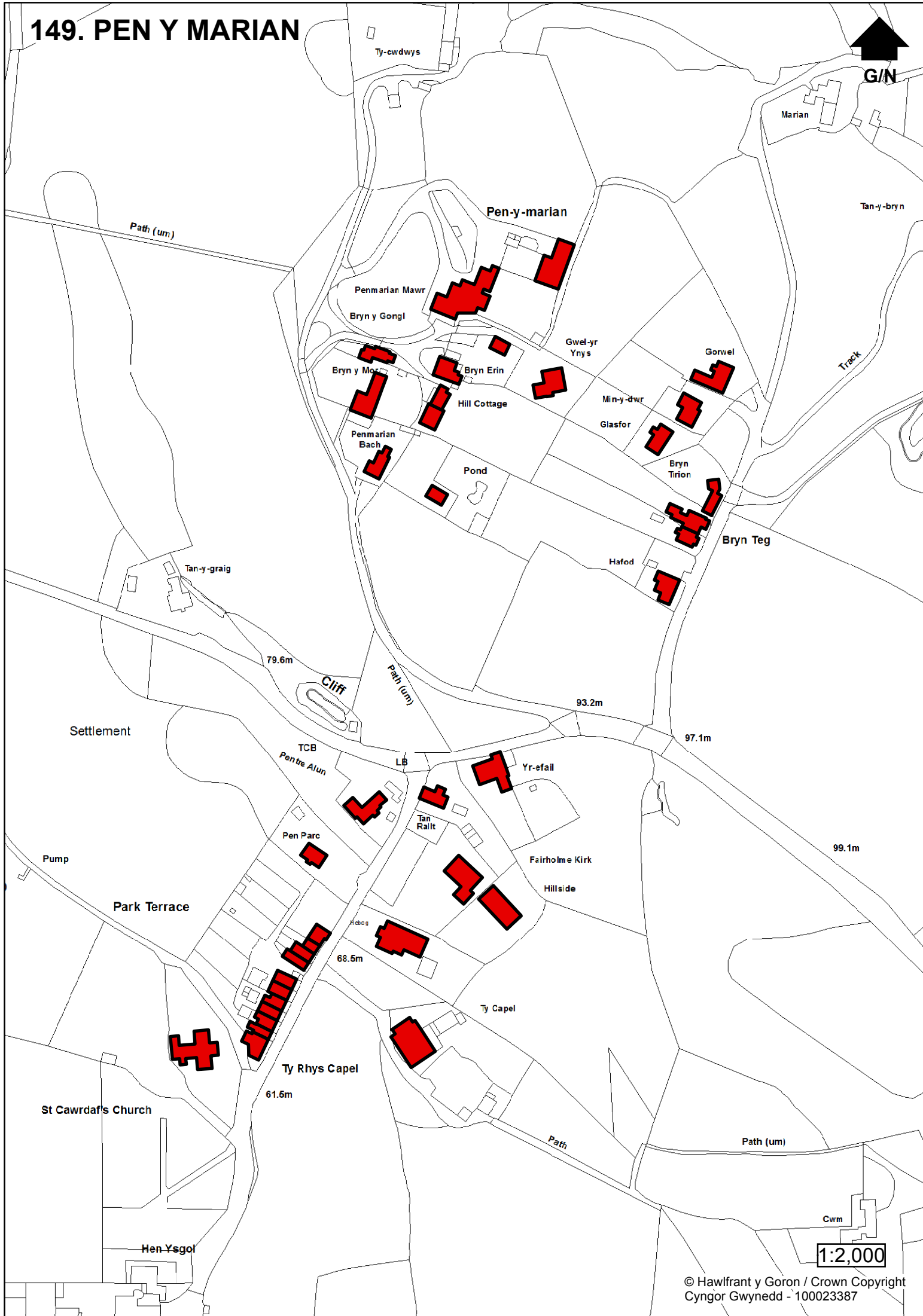
Well

34.1m

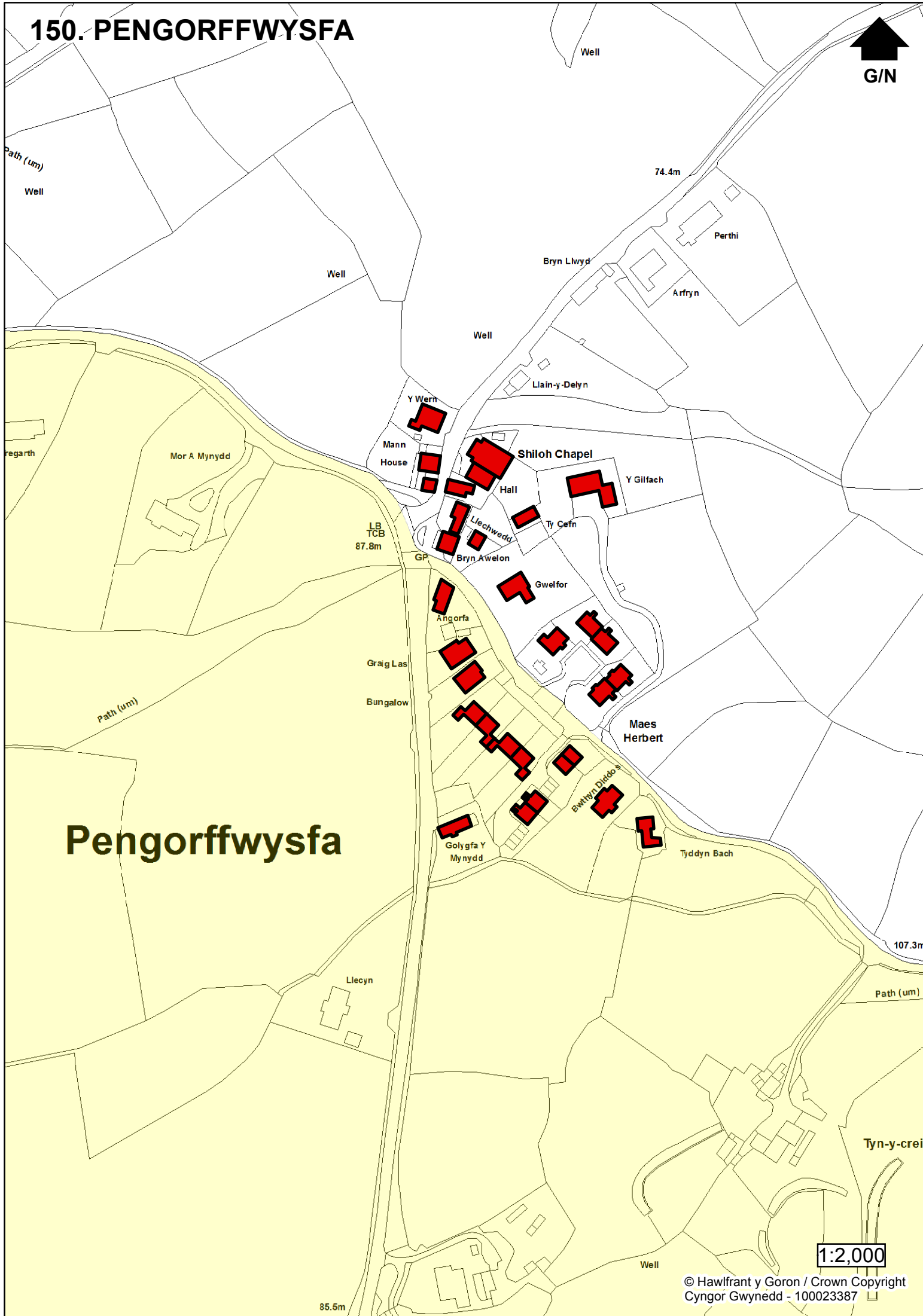
1:2,000

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149. PEN Y MARIAN



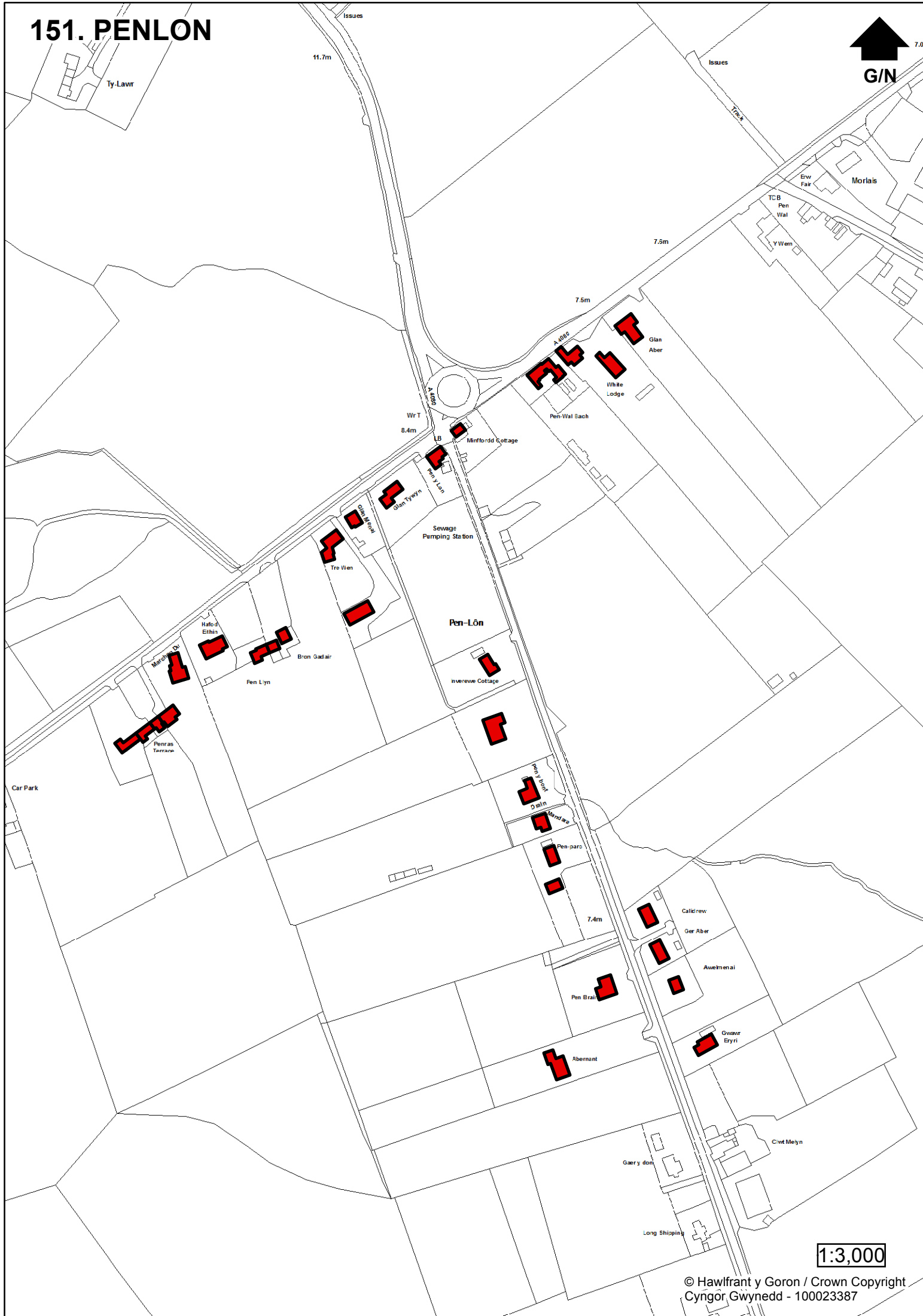
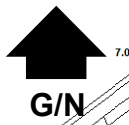
150. PENGORFFWYSFA



Pengorffwysfa

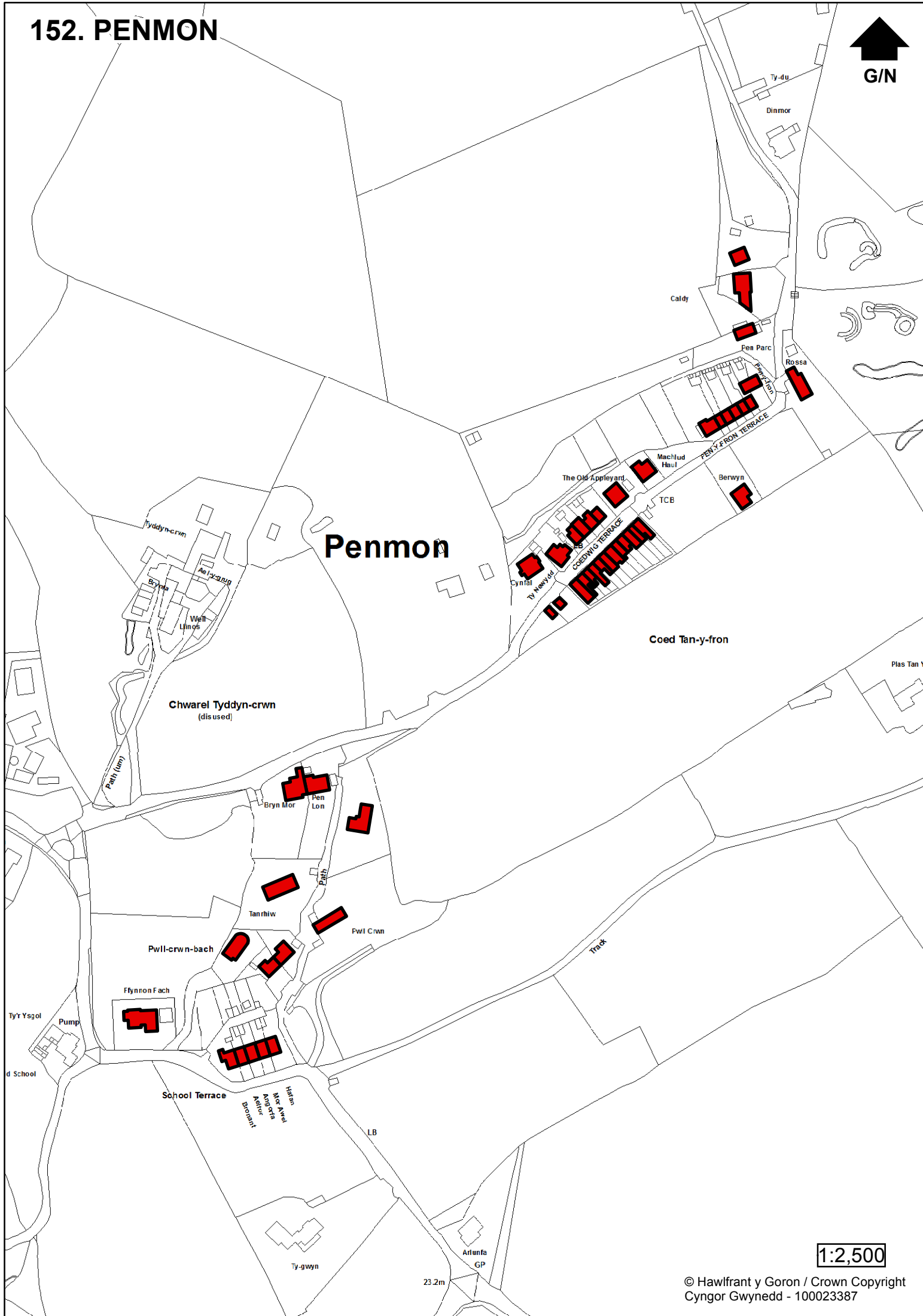
1:2,000

151. PENLON



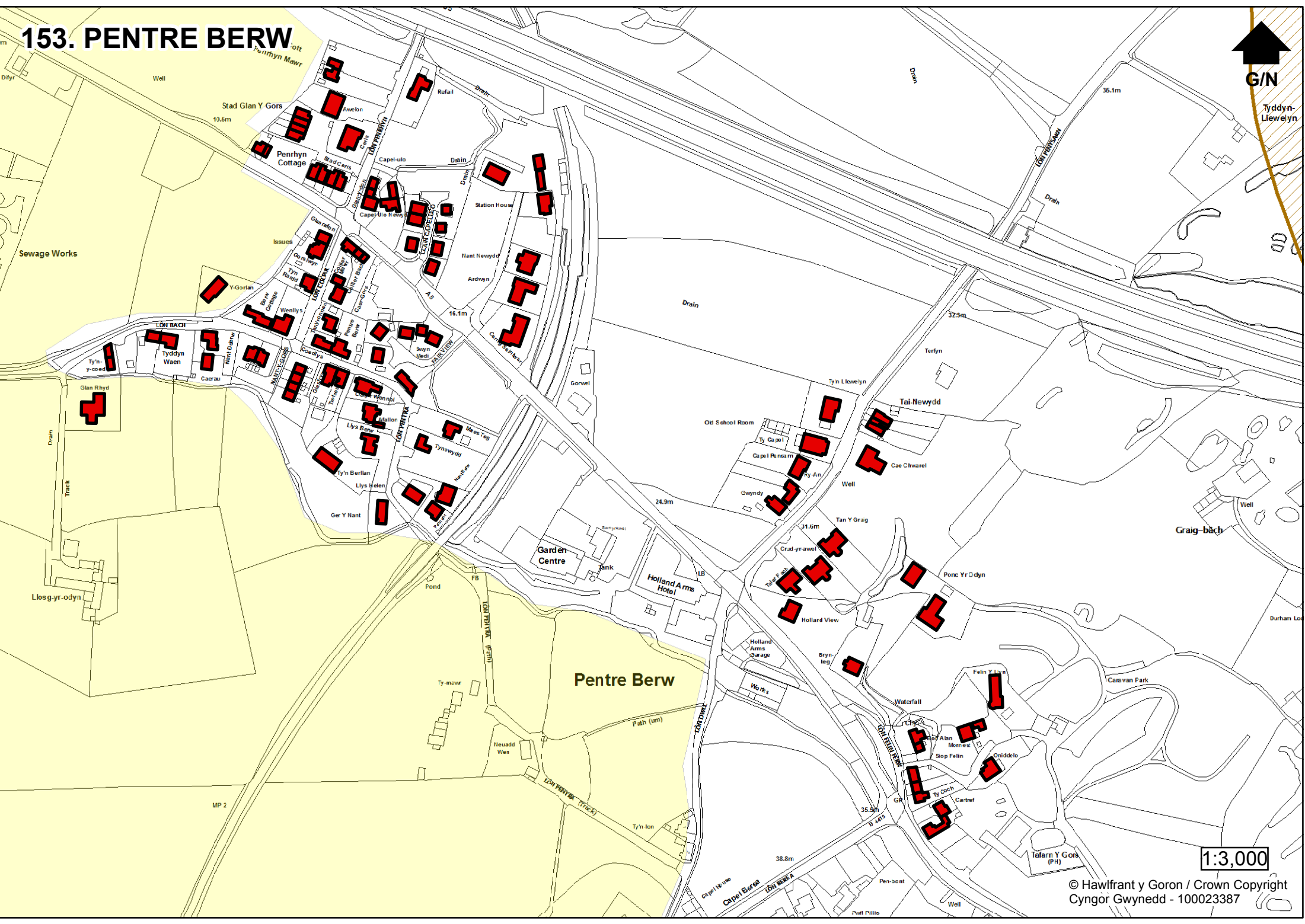
1:3,000

152. PENMON



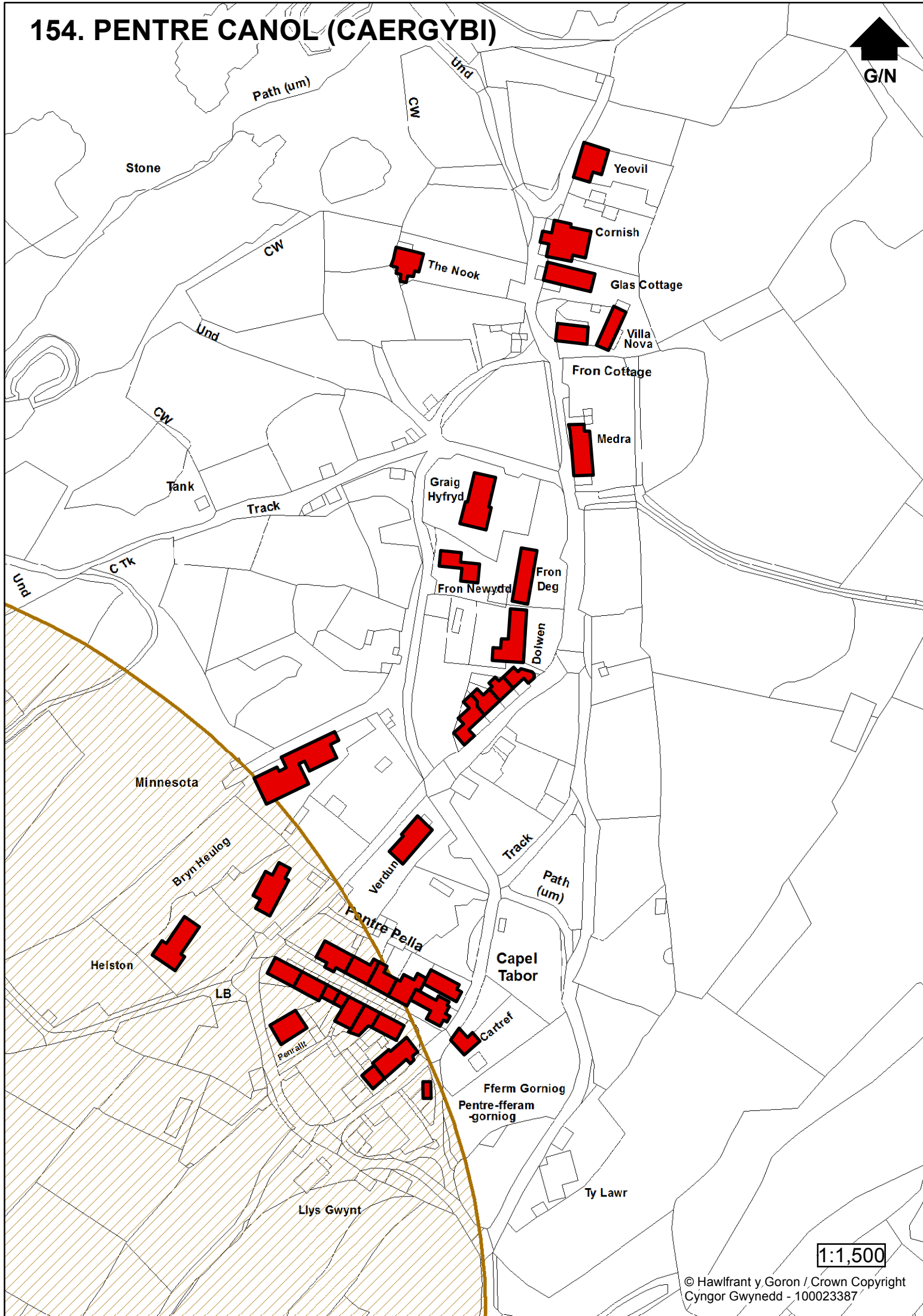
1:2,500

153. PENTRE BERW



1:3,000

154. PENTRE CANOL (CAERGYBI)



1:1,500

155. PENYGRAIGWEN



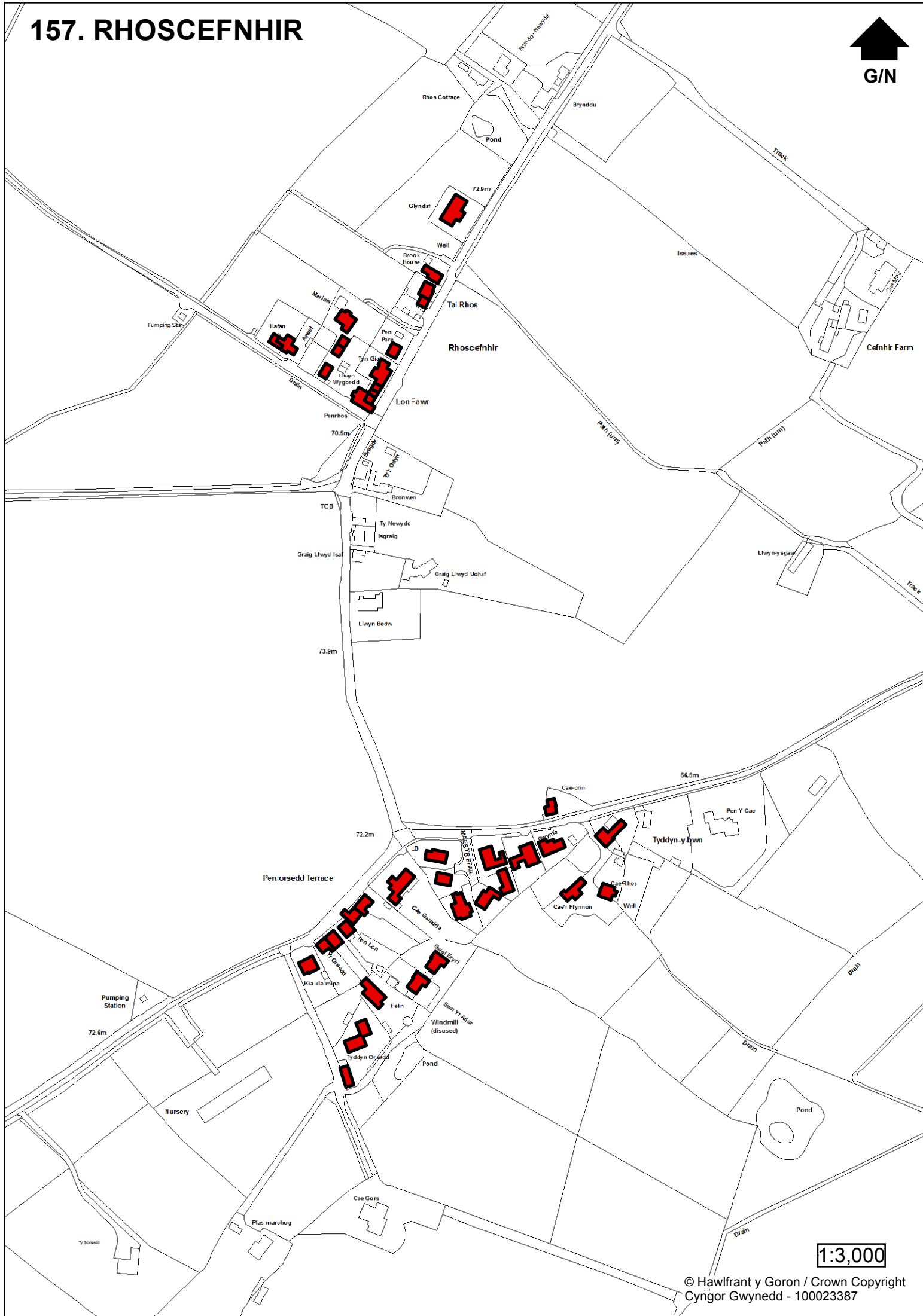
1:1,500

156. PORTH LLECHOG (BULL BAY)



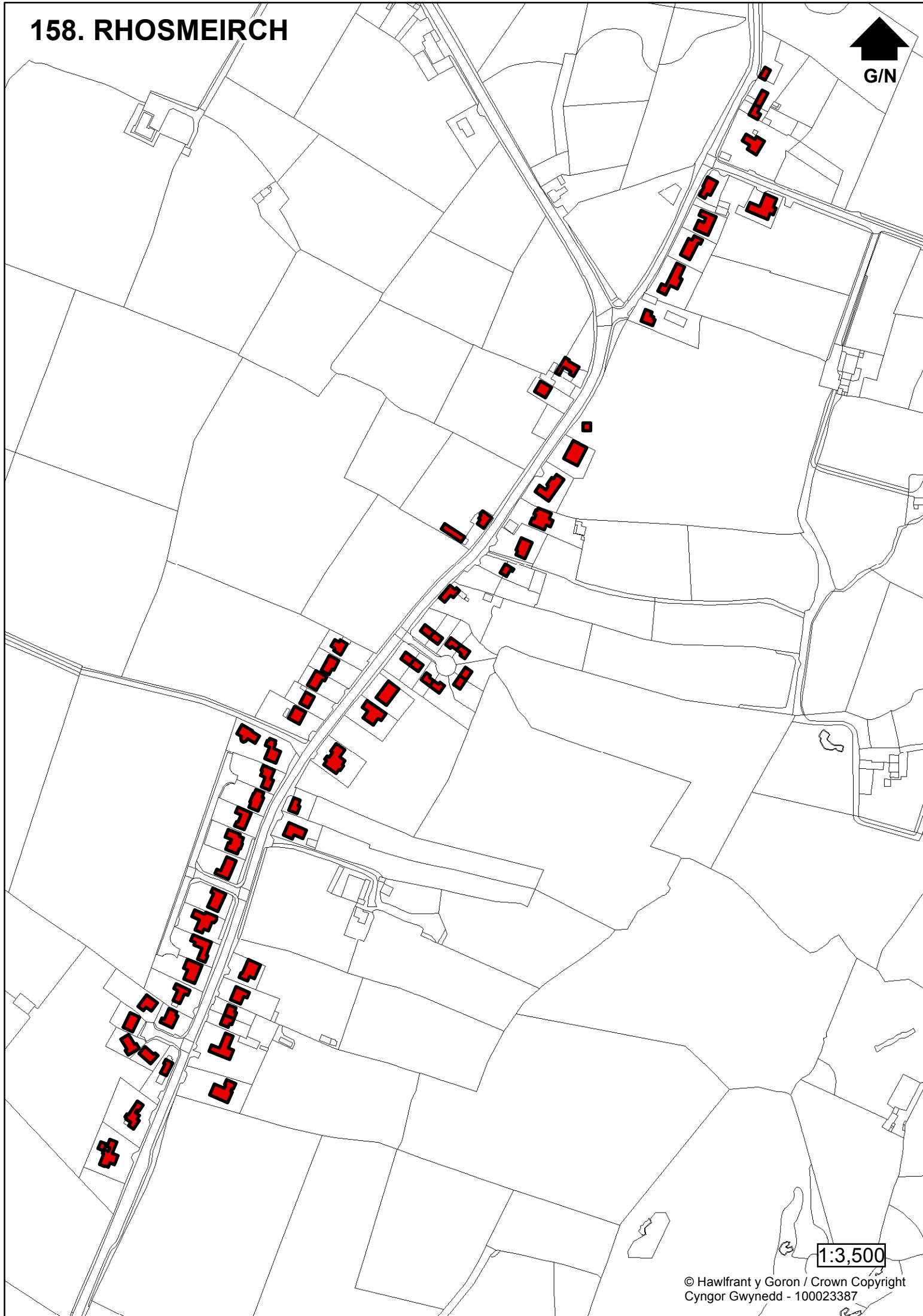
1:3,500

157. RHOSCEFNIHIR



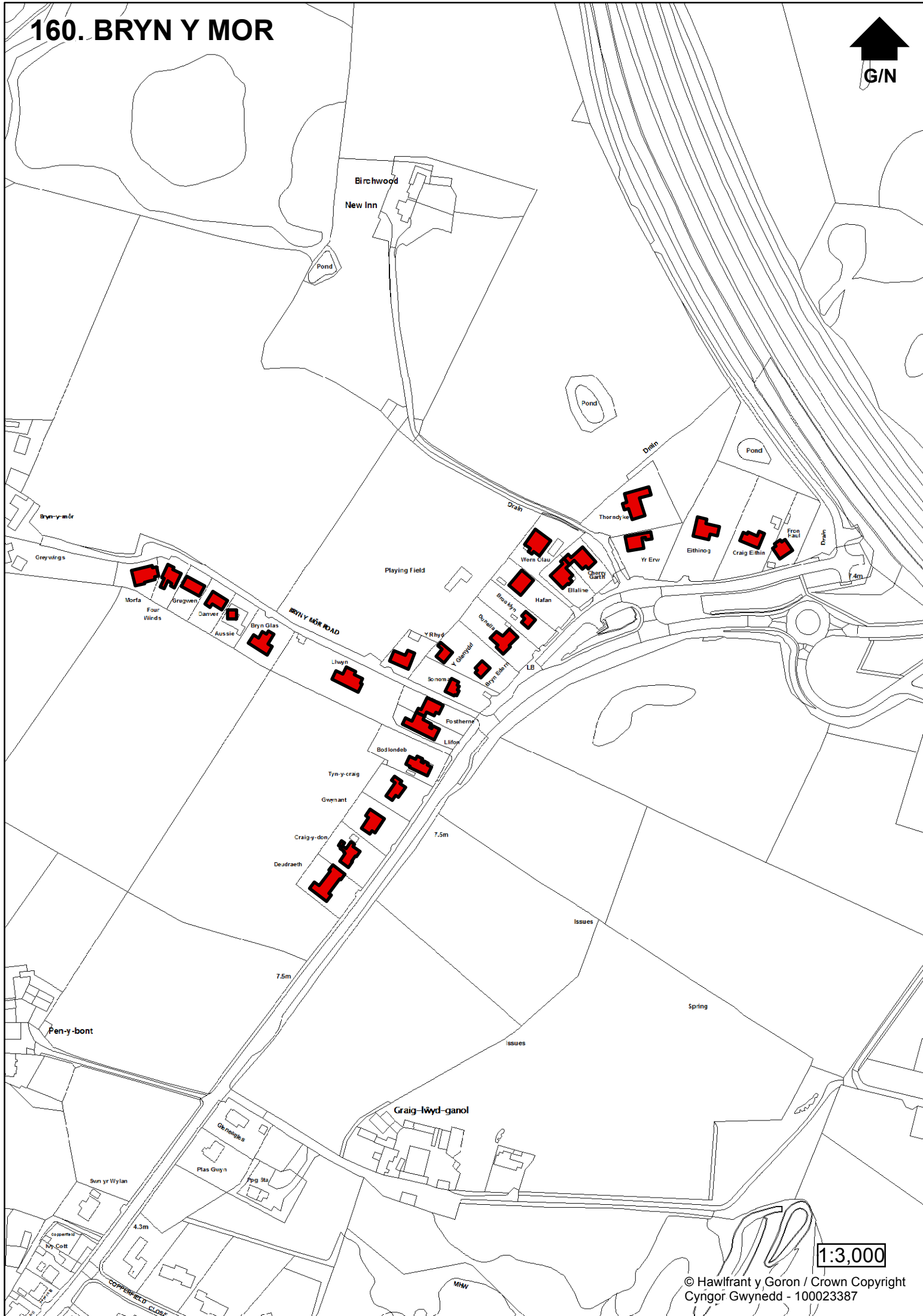
1:3,000

158. RHOSMEIRCH



1:3,500

160. BRYN Y MOR



1:3,000

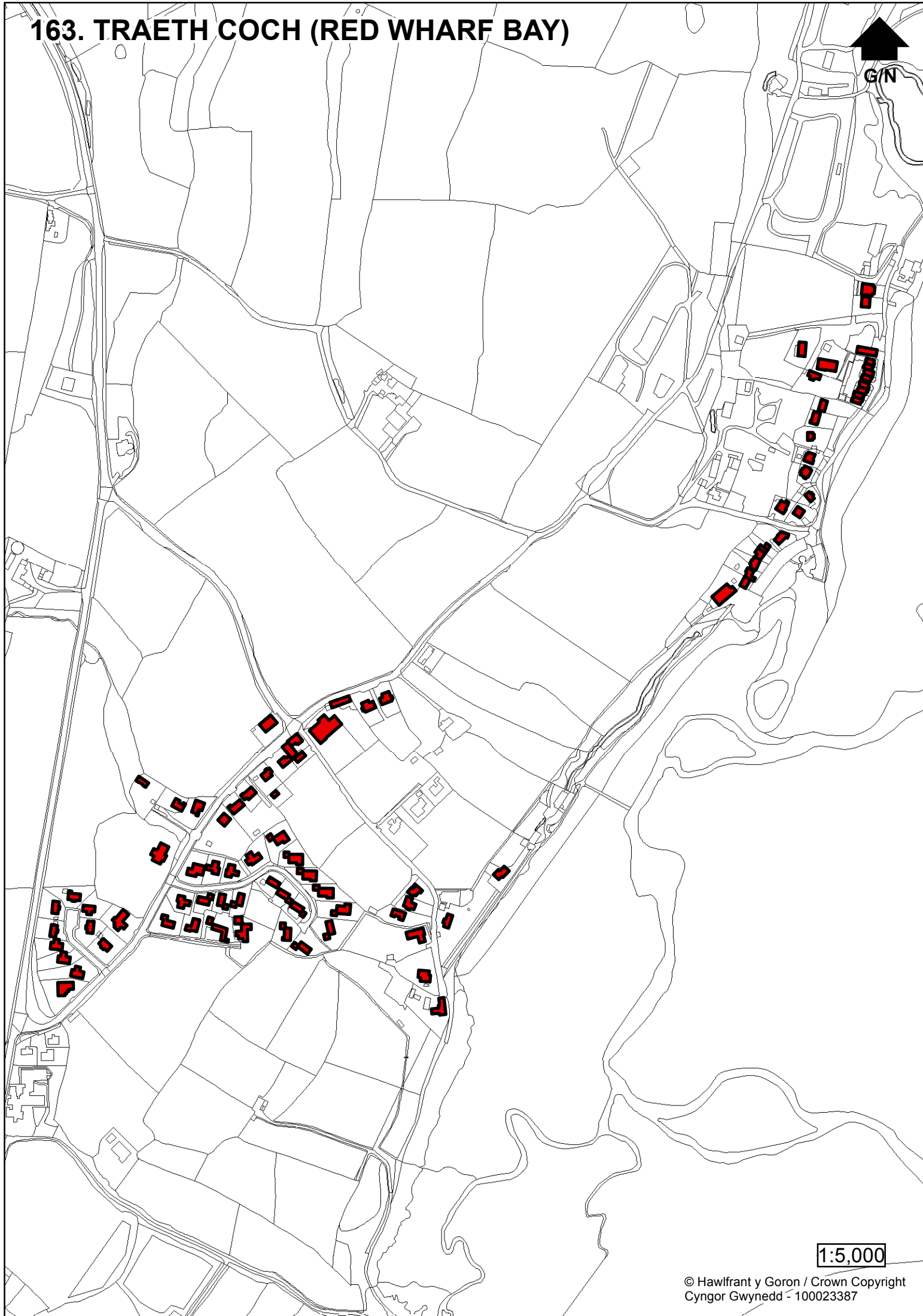
162. STAR



1:2,500

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163. TRAETH COCH (RED WHARF BAY)



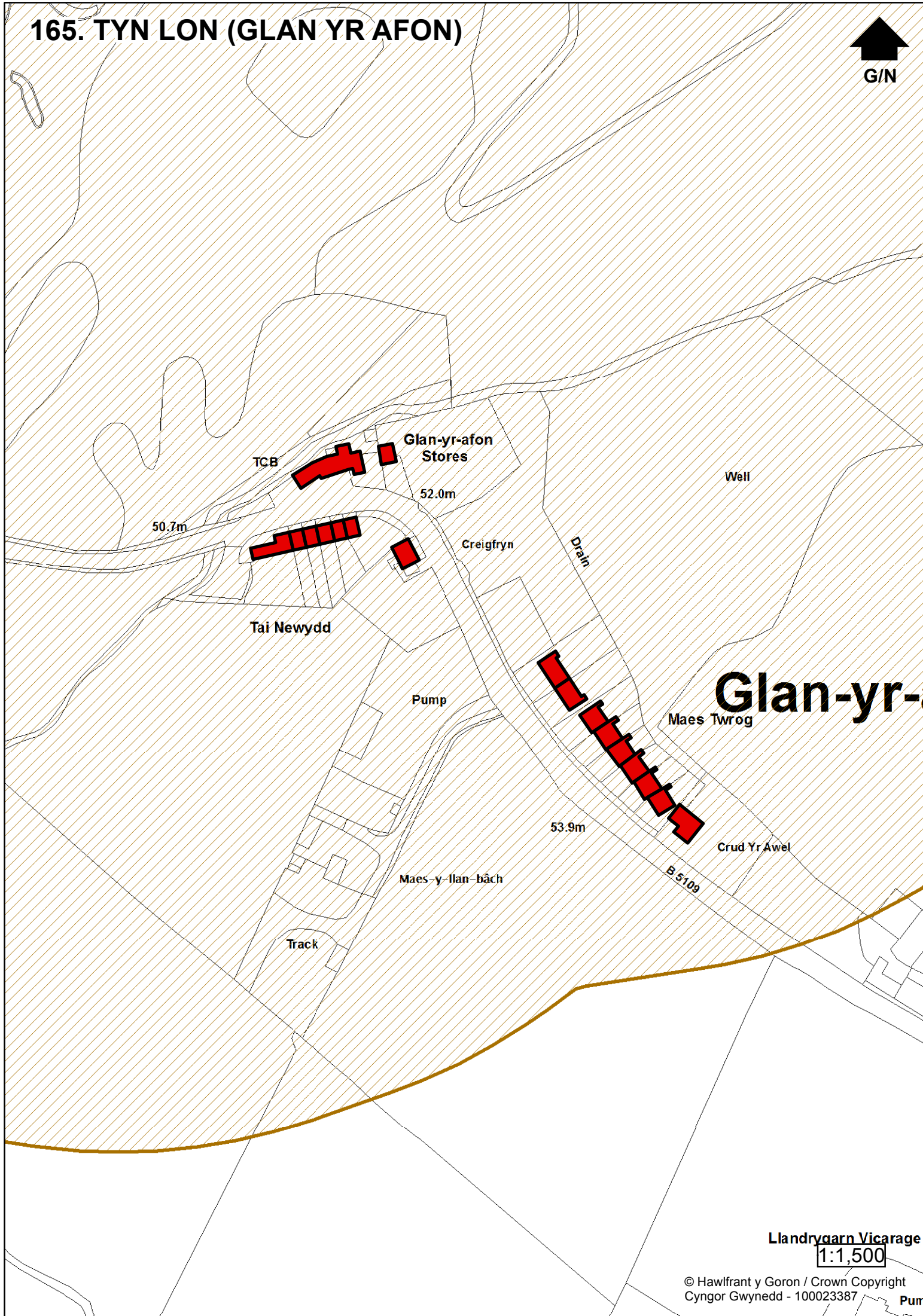
1:5,000

164. TREFOR



1:1,500

165. TYN LON (GLAN YR AFON)



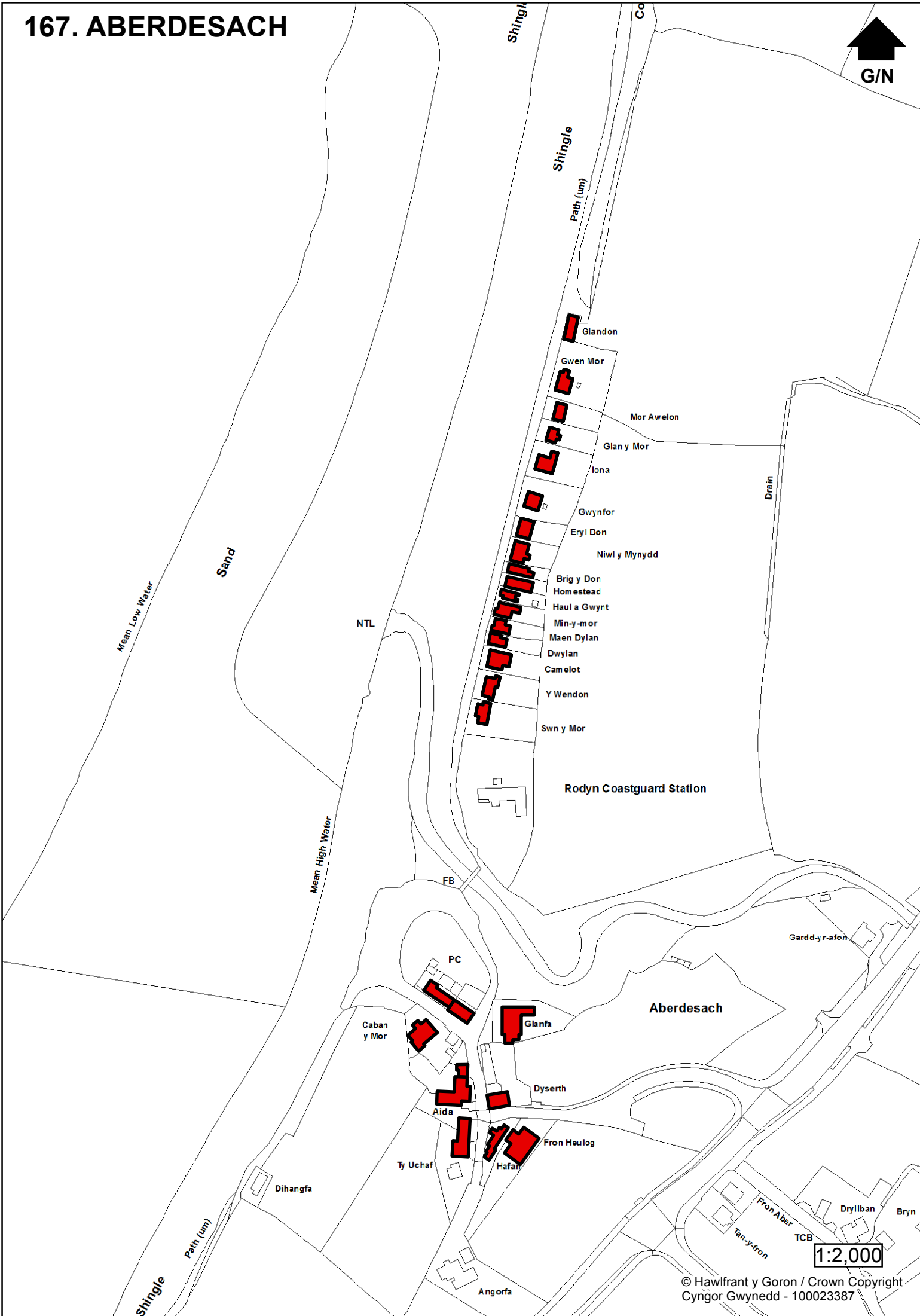
Glan-yr-

Llandrygarn Vicarage
1:1,500

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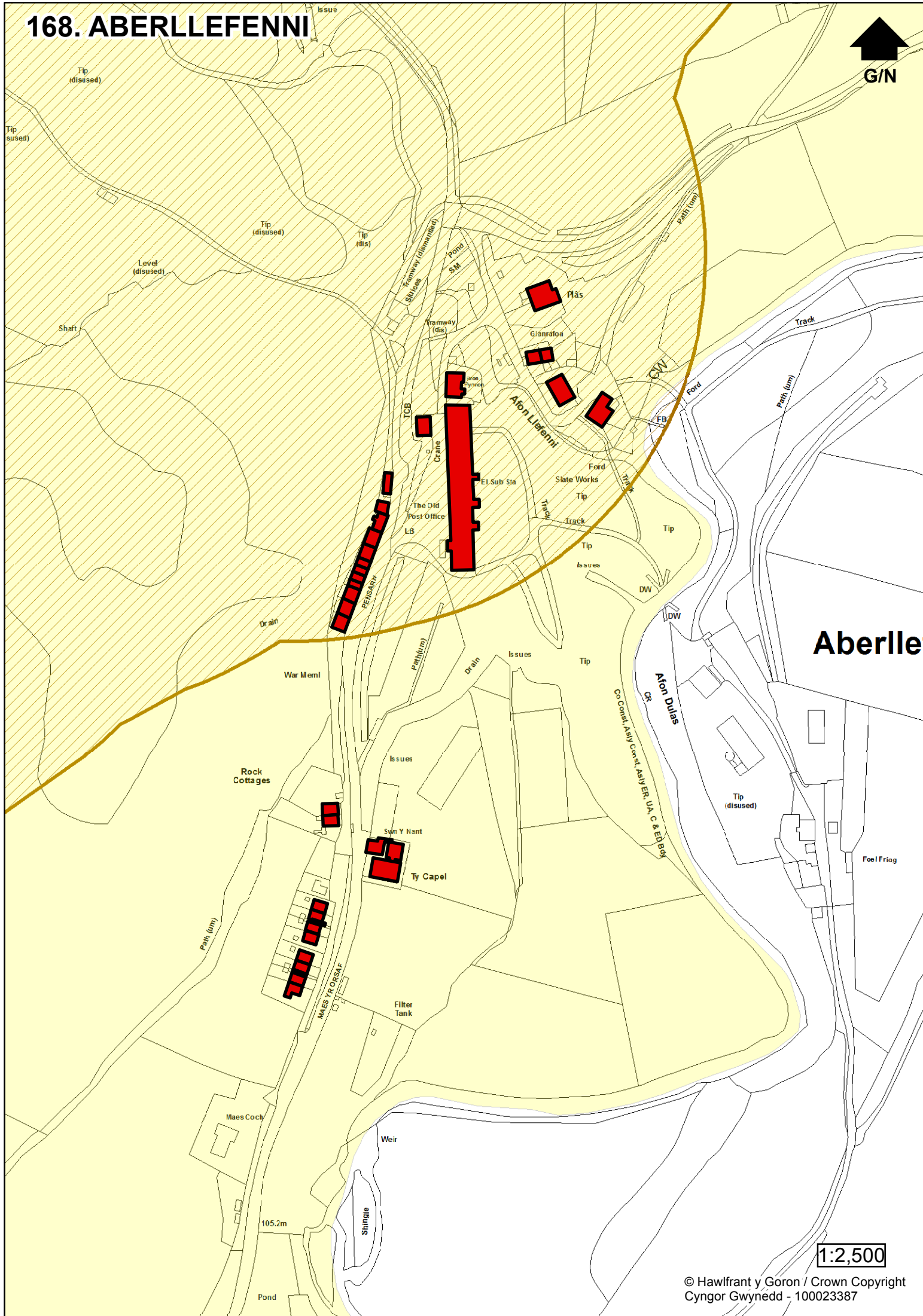
Pun

167. ABERDESACH



1:2,000

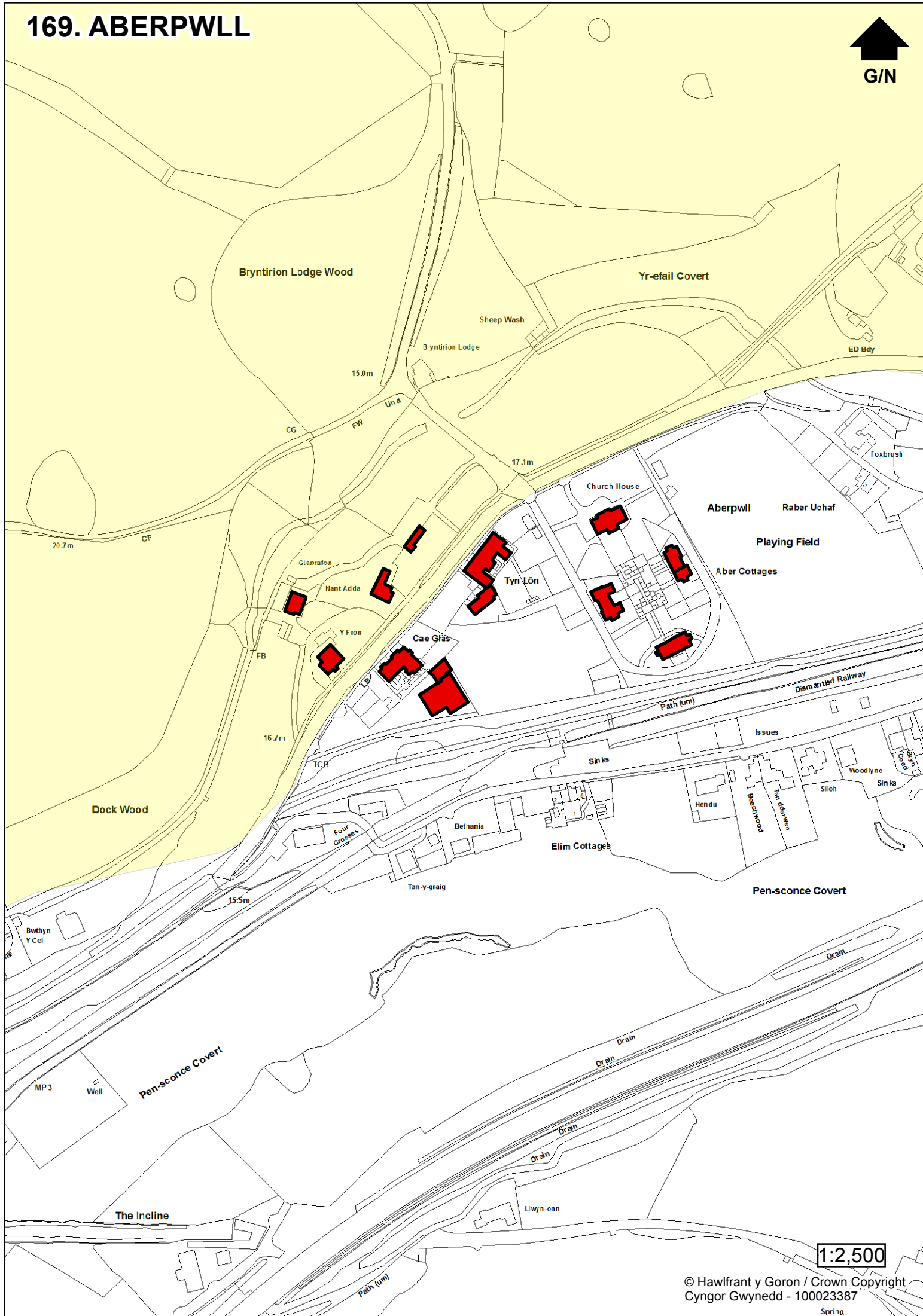
168. ABERLLEFENNI



Aberlle

1:2,500

169. ABERPWLL

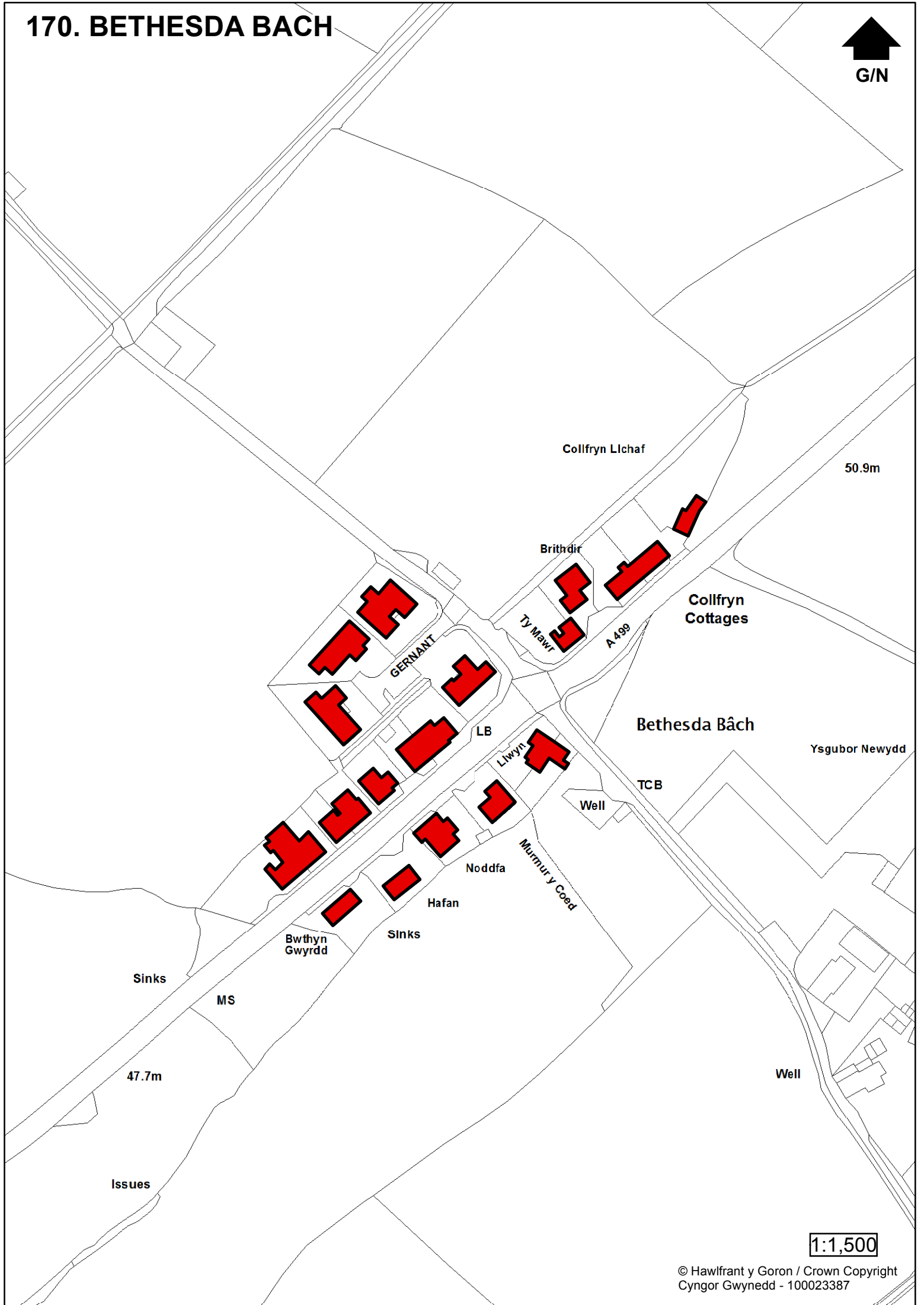


1:2,500

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Spring

170. BETHESDA BACH



1:1,500

171. BRYNCIR

Pen Llystyn



108.2m

WB

Bronallt

Capel Soar

Penllystyn

Hen Orsaf

Bryn Heulog

Auron

Ty Pentro

Glanfa

Slop

Station House

A 487

LB

Afon Dwyfach

Bryncir

Garage

97.9m

Wentys

Bryncir Arms
(Inn)

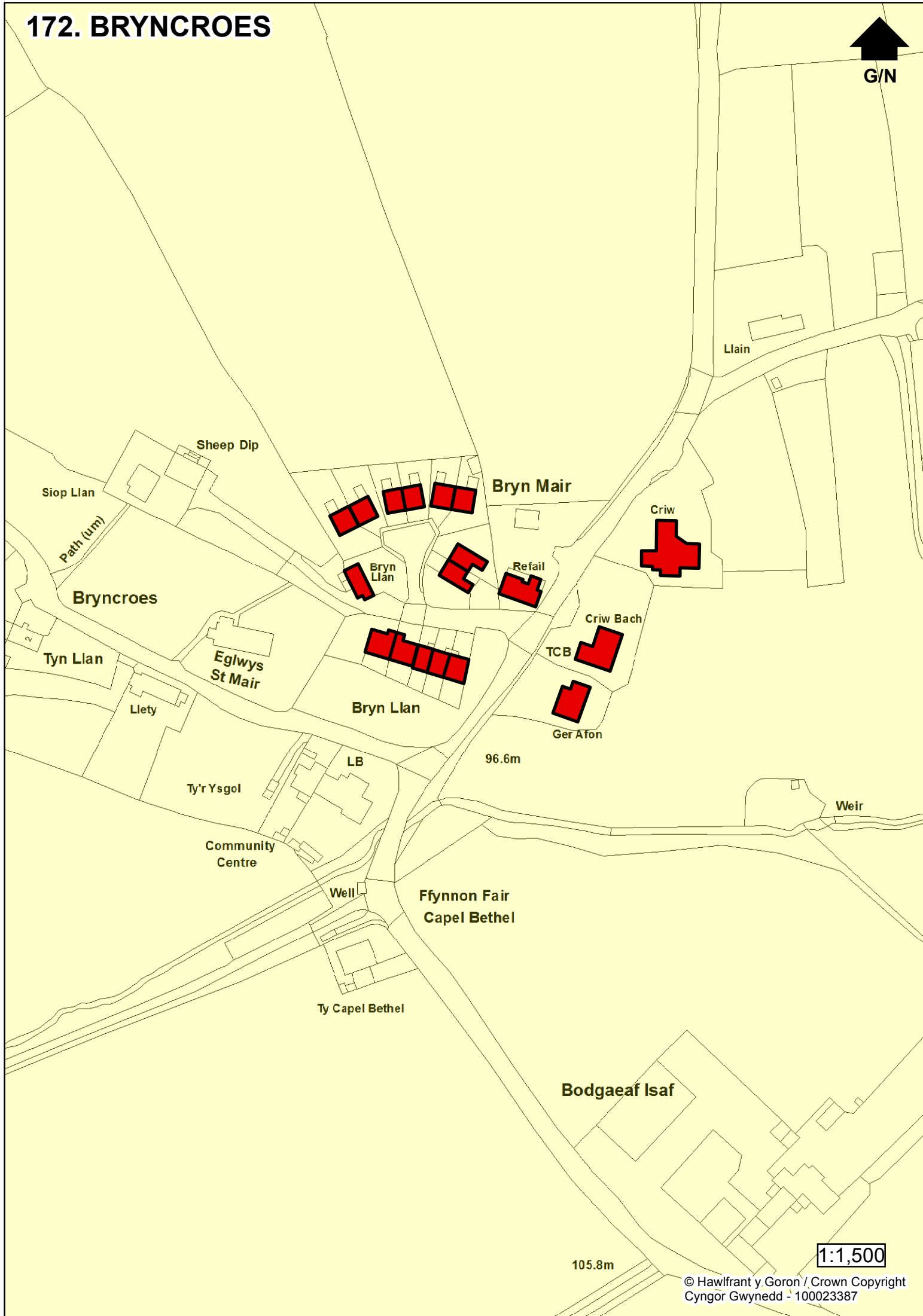
Smithfield

Drain

PO
Ael-y-bryn

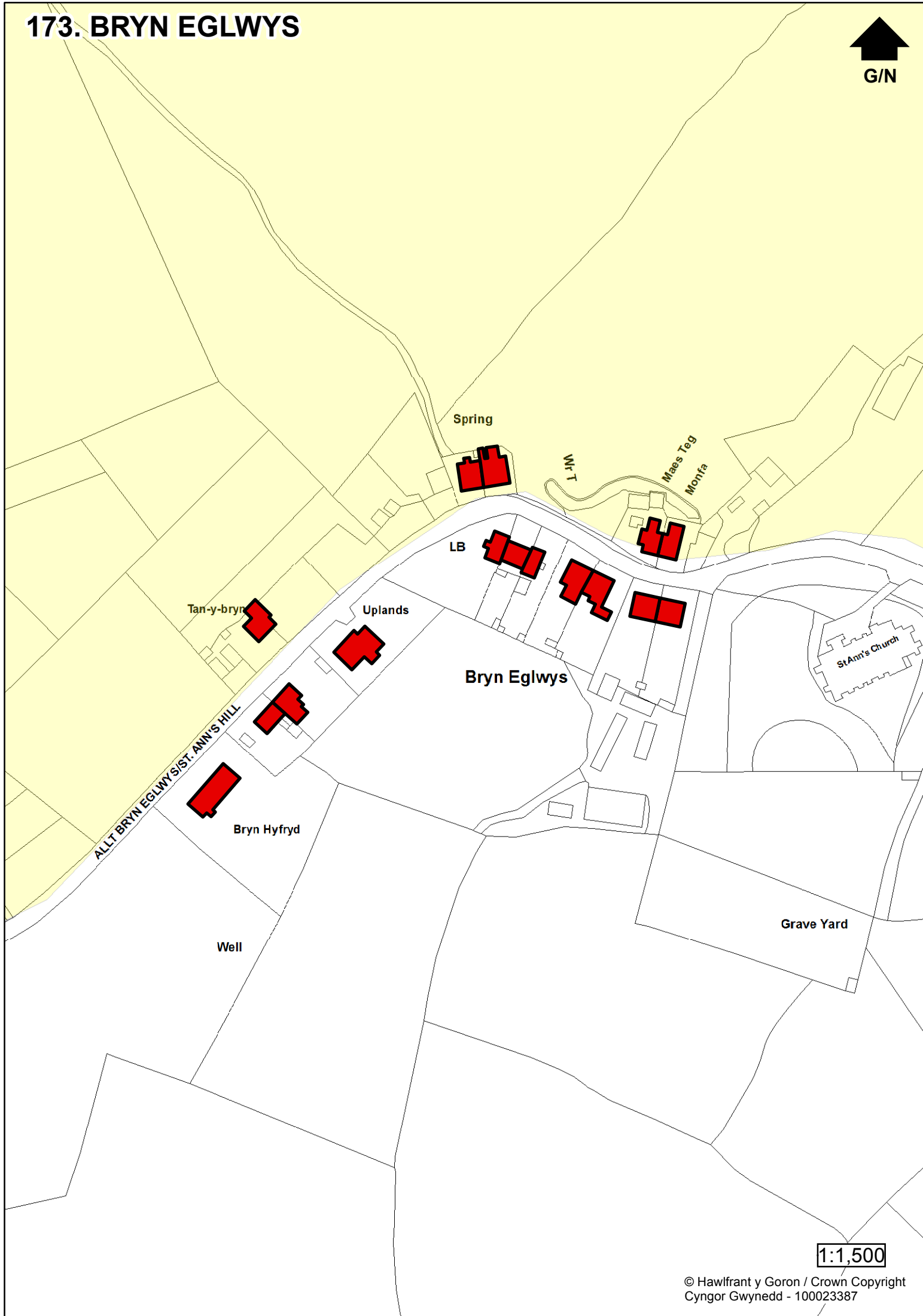
1:1,500

172. BRYNCROES



1:1,500

173. BRYN EGLWYS



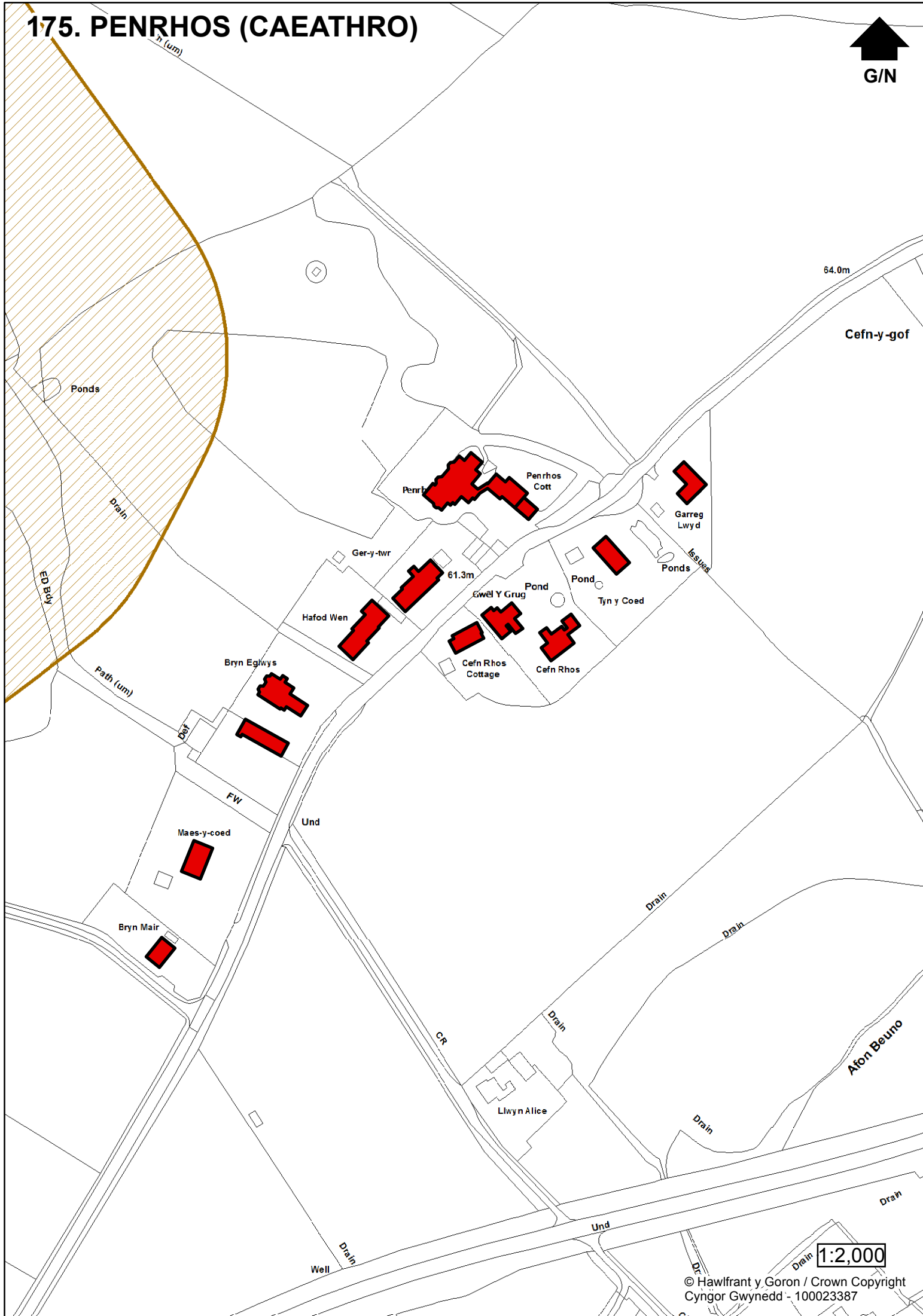
1:1,500

174. BWLCHTOCYN



1:2,000

175. PENRHOS (CAEATHRO)



64.0m

Cefn-y-gof

Ponds

Penrhos Cott

Garreg Lwyd

Ger-y-twr

61.3m

Ewyl Y Grug

Pond

Pond

Tyn y Coed

Hafod Wen

Cefn Rhos Cottage

Cefn Rhos

Bryn Eglwys

Path (um)

Maes-y-coed

Und

Bryn Mair

Drain

Drain

CR

Drain

Afon Beuno

Llwyn Alice

Drain

Well

Drain

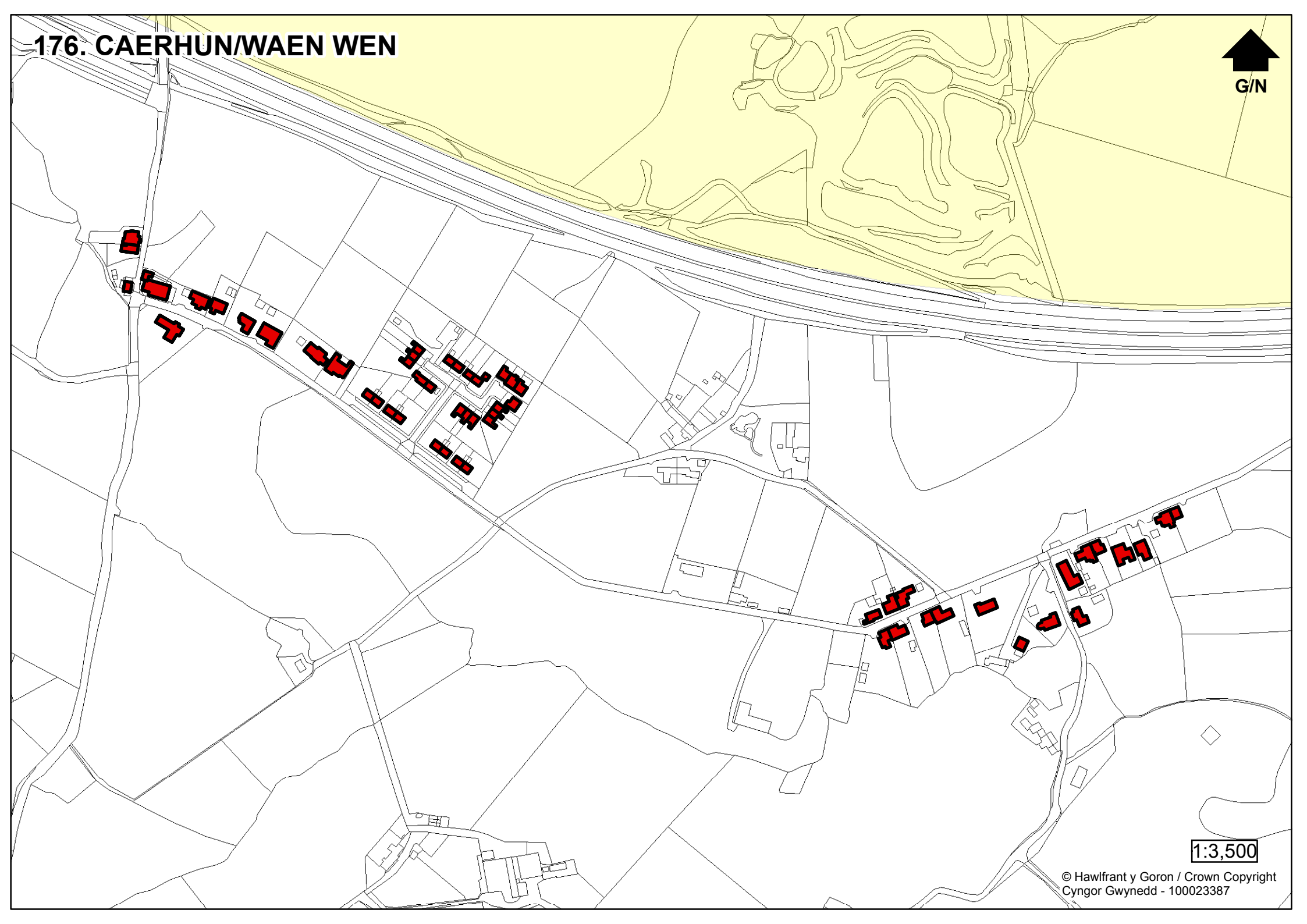
Und

Drain

1:2,000

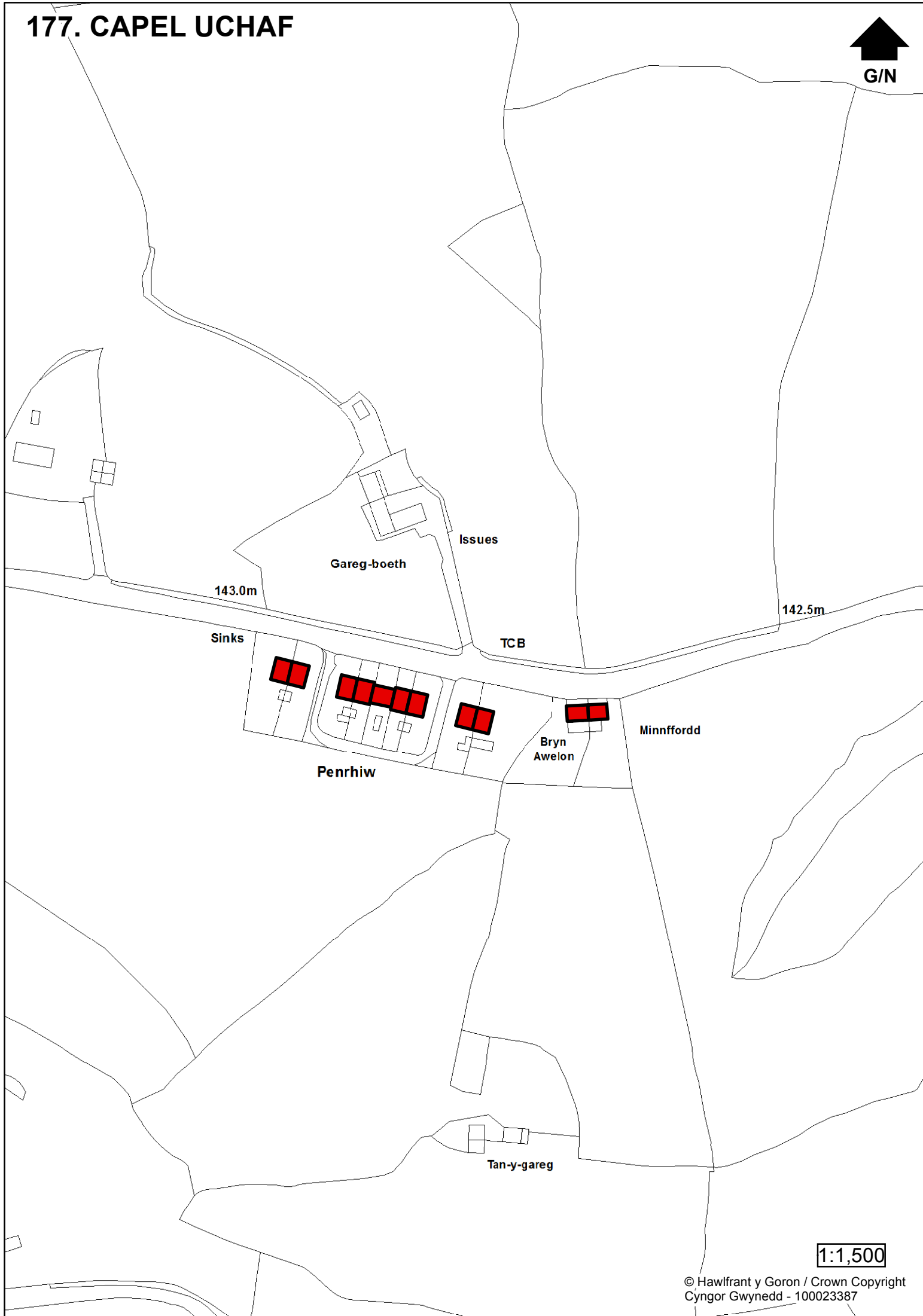
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176. CAERHUN/WAEN WEN



1:3,500

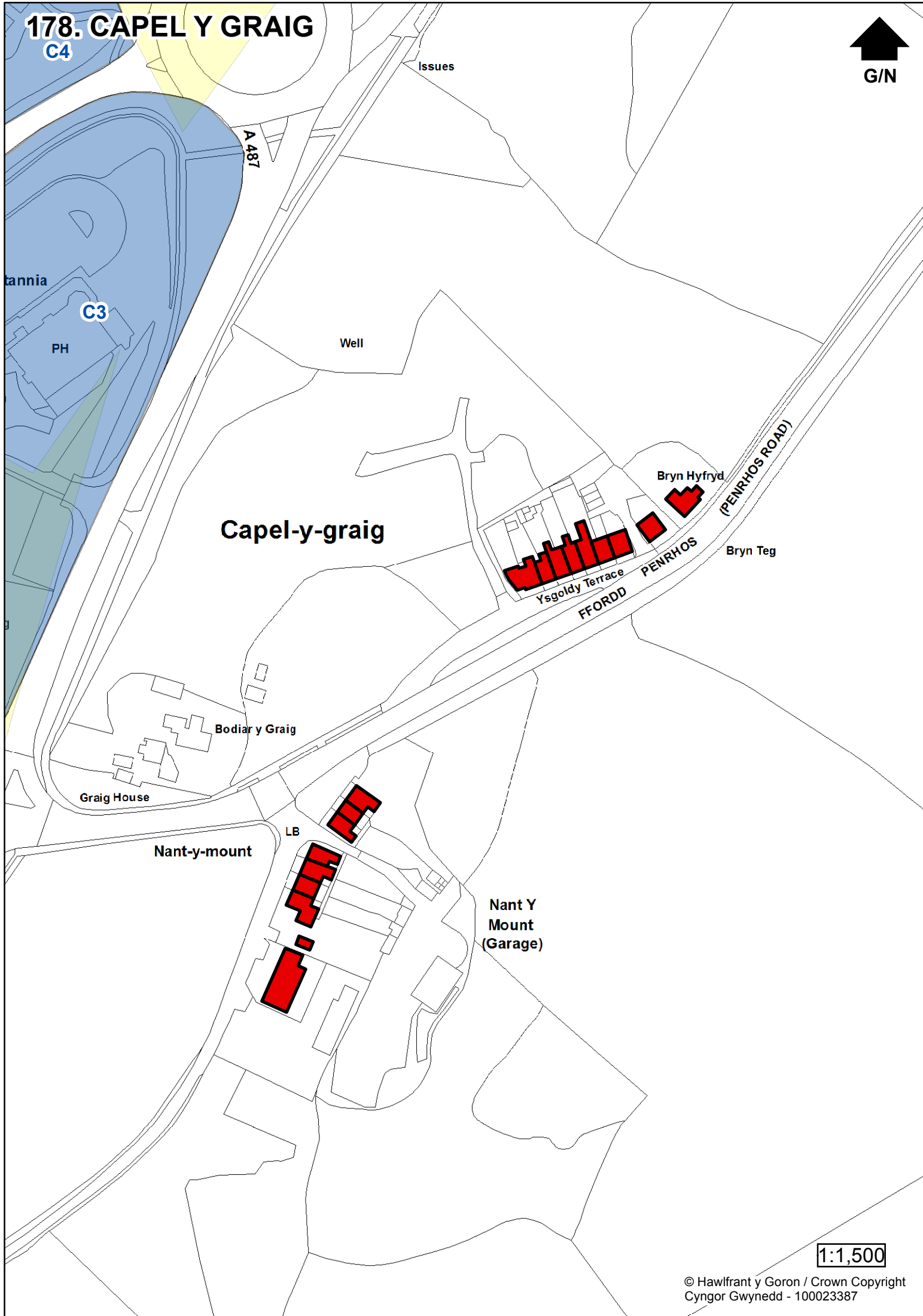
177. CAPEL UCHAF



1:1,500

178. CAPEL Y GRAIG

C4



Capel-y-graig

Nant-y-mount

Nant Y Mount (Garage)

Bryn Hyfryd

Bryn Teg

Ysgoldy Terrace

PENRHOS

FFORDD

(PENRHOS ROAD)

Bodiary Graig

Graig House

LB

Issues

Well

A 487

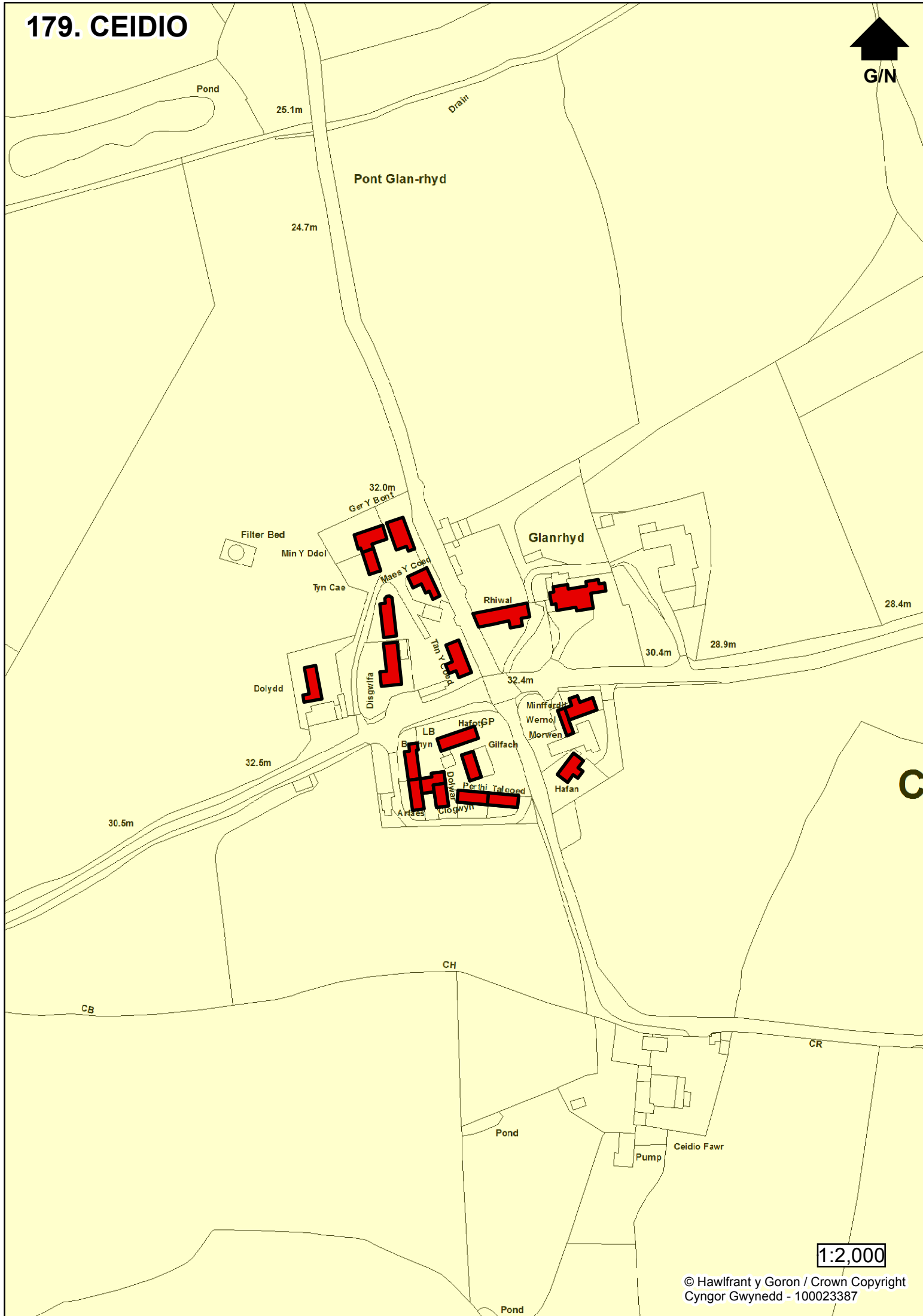
tannia

C3

PH

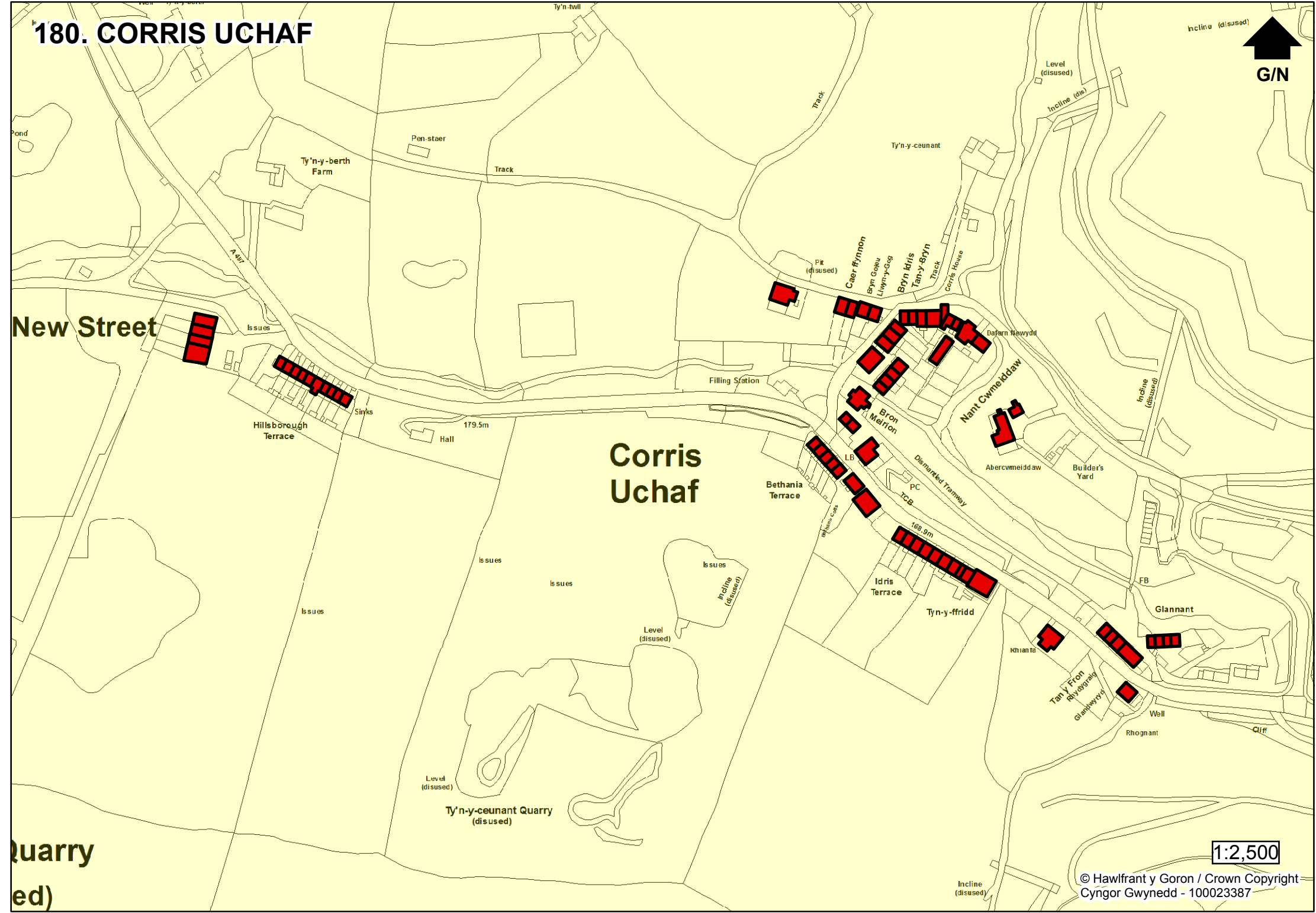
1:1,500

179. CEIDIO



1:2,000

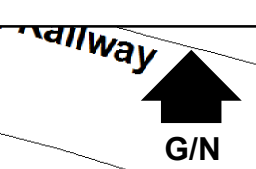
180. CORRIS UCHAF



1:2,500

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181. CRAWIA



Weir

Afon Seiont
ED Bdy

TCB

Tai Crawia

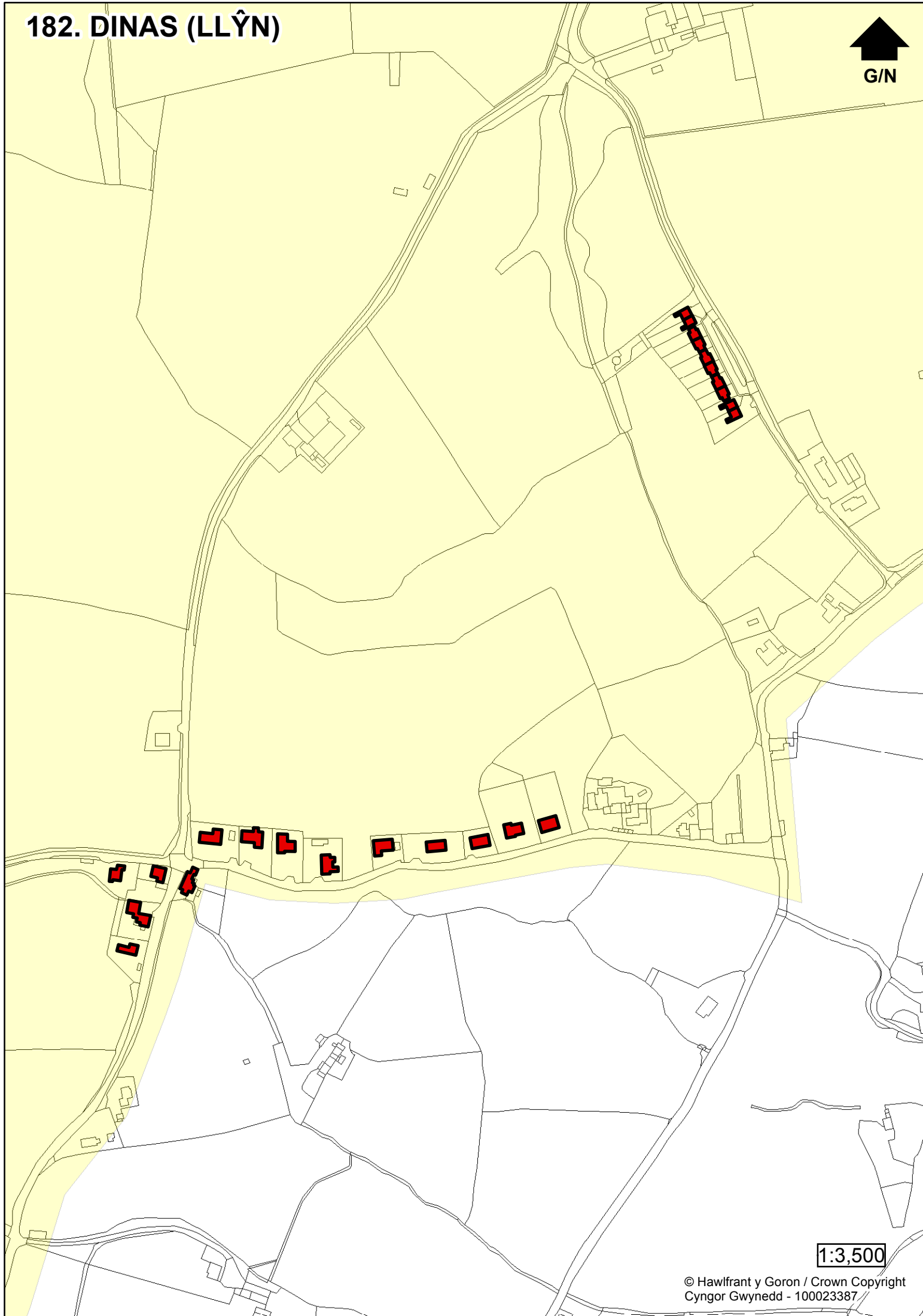
FFORDD CRAWIA

Tai Bryn-afon

Talsarn

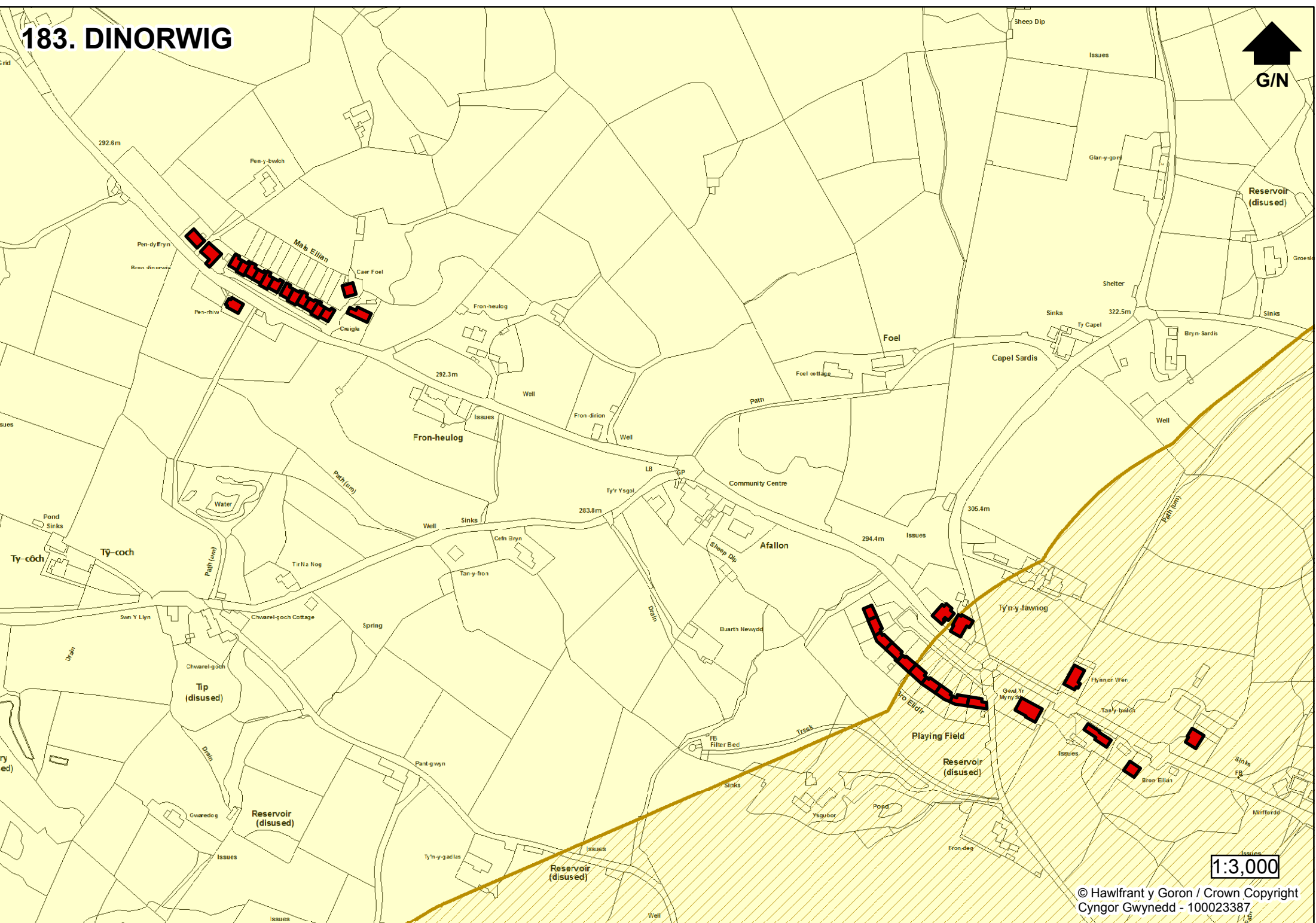
1:844

182. DINAS (LLŶN)



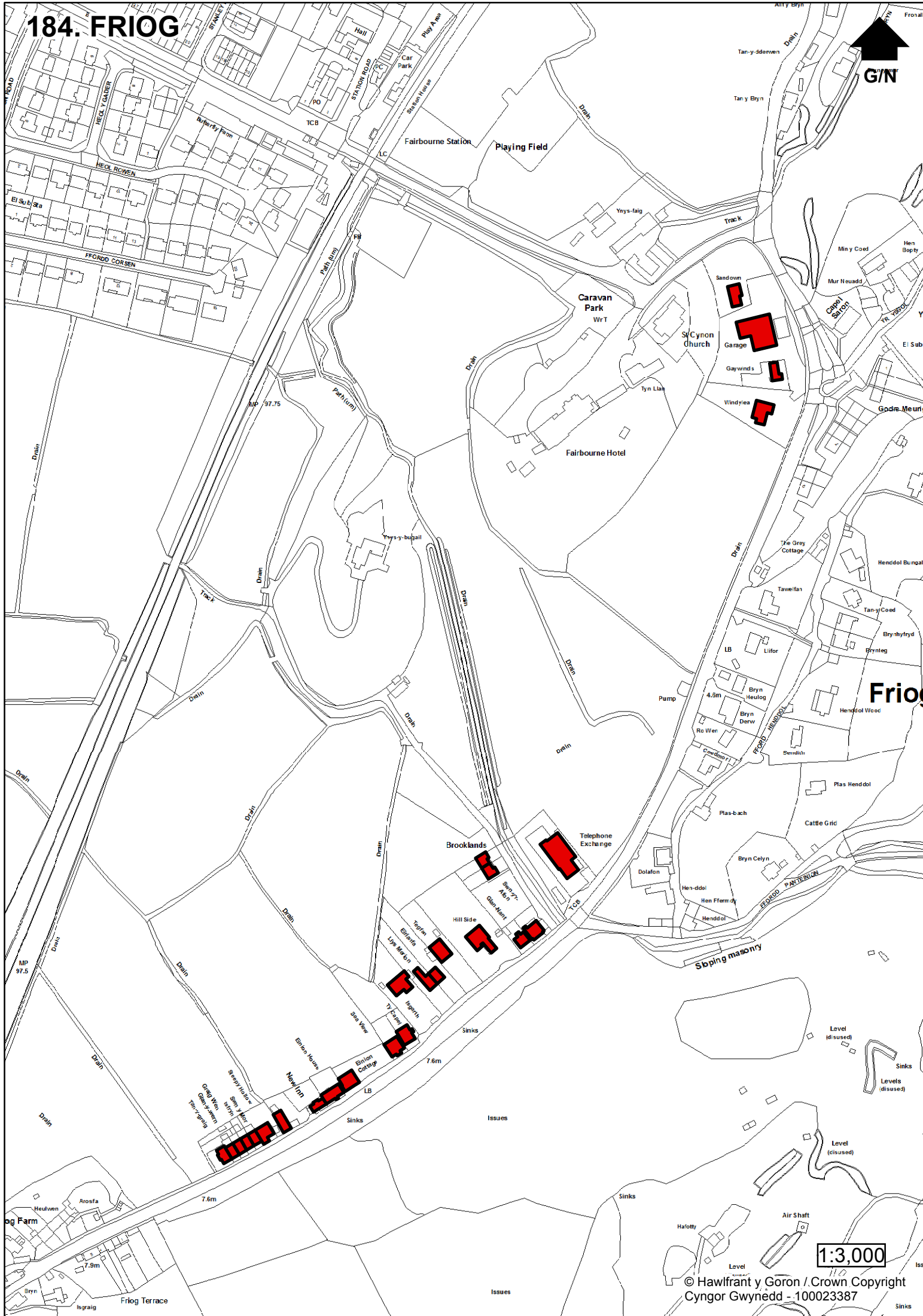
1:3,500

183. DINORWIG



1:3,000

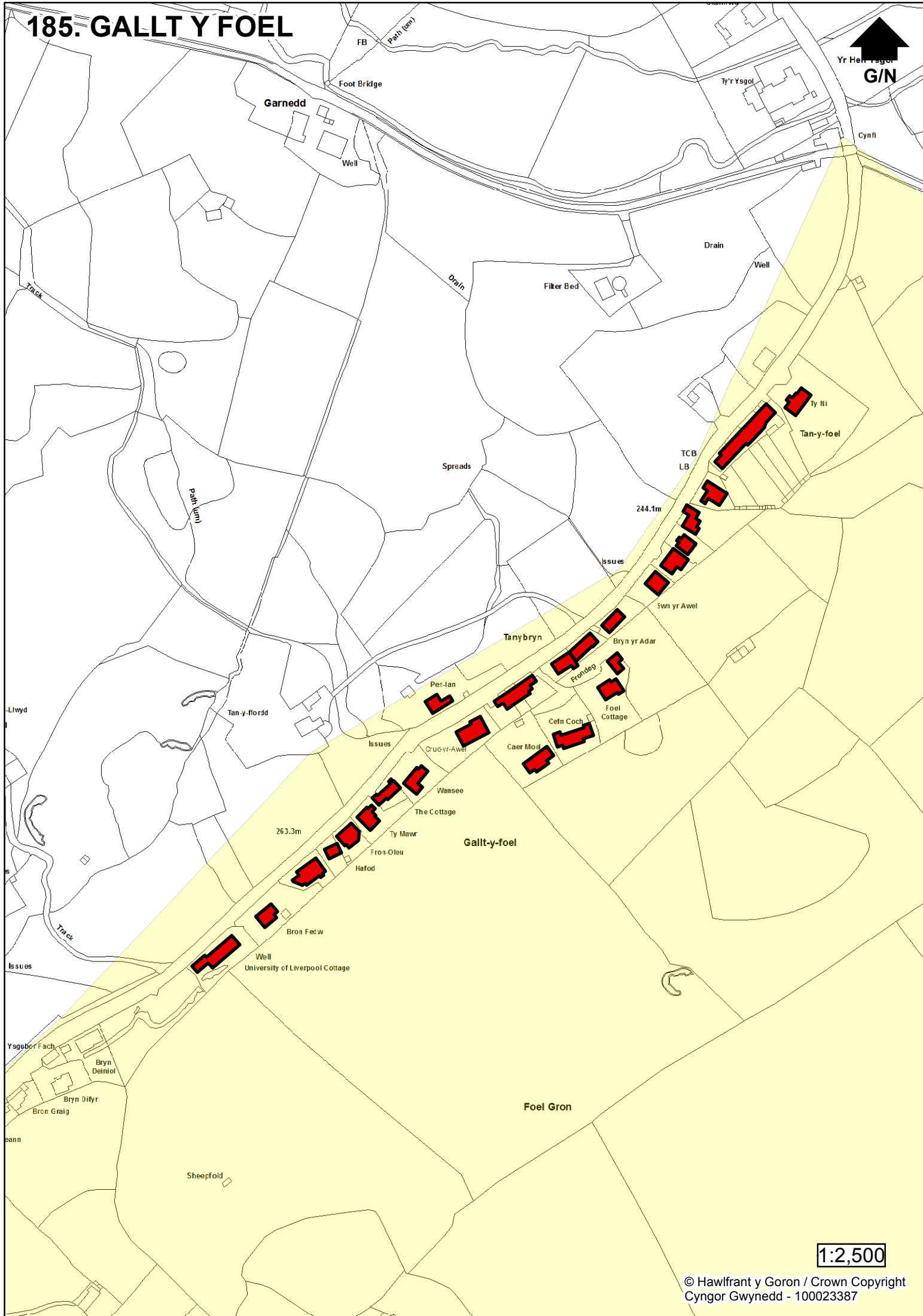
184. FRIOG



1:3,000

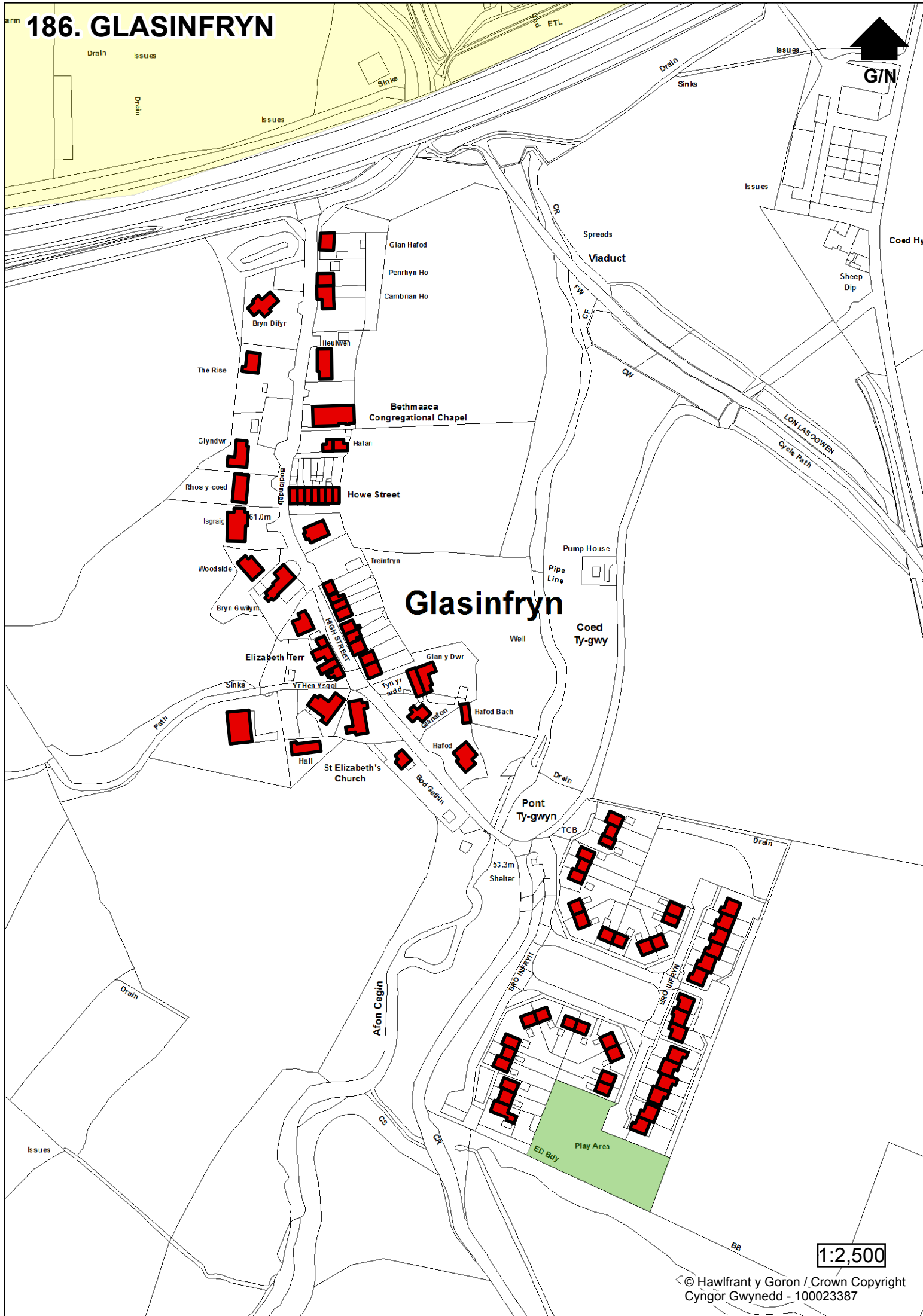
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185. GALLT Y FOEL



1:2,500

186. GLASINFRYN



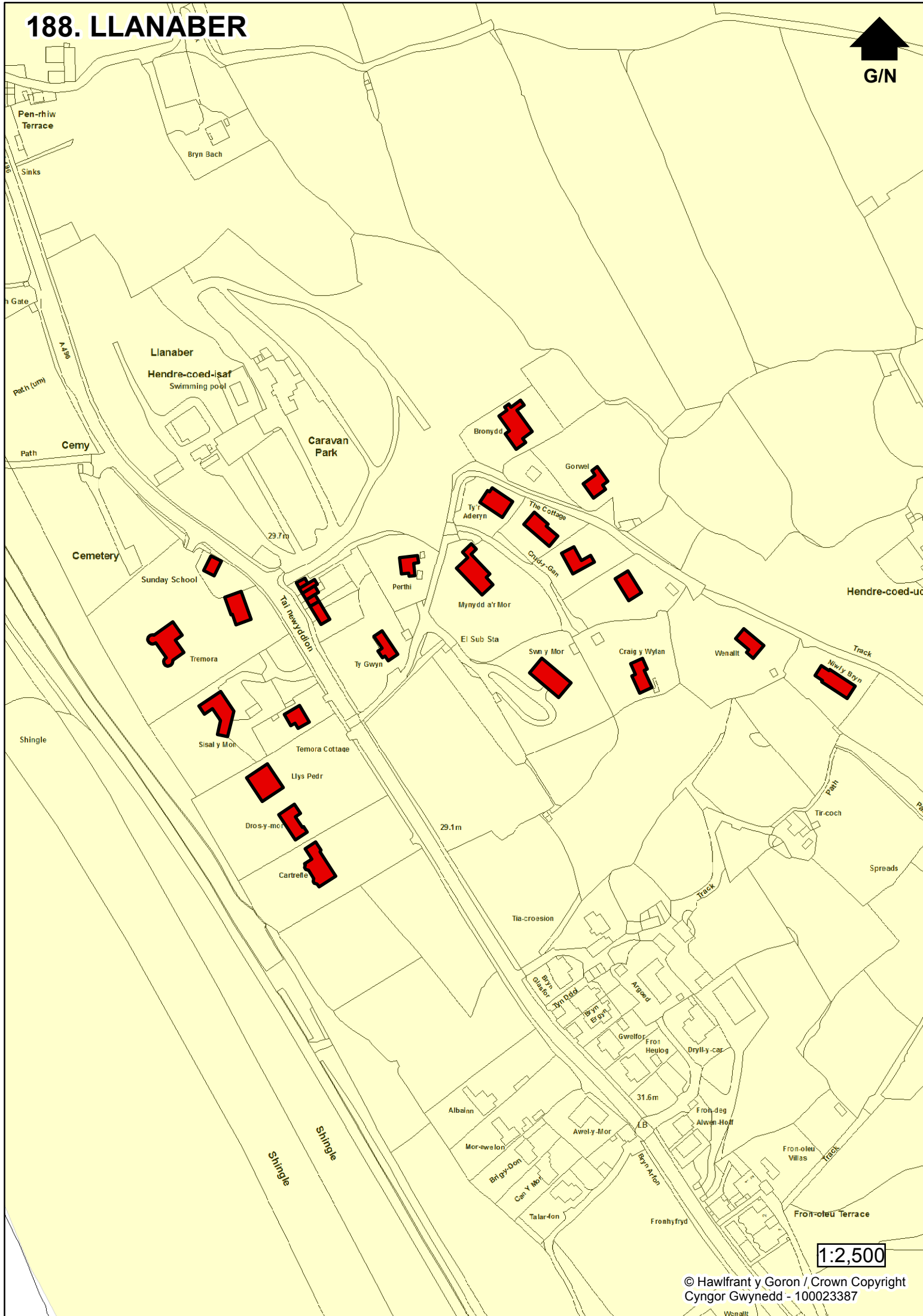
1:2,500

187. GROESLON WAUNFAWR



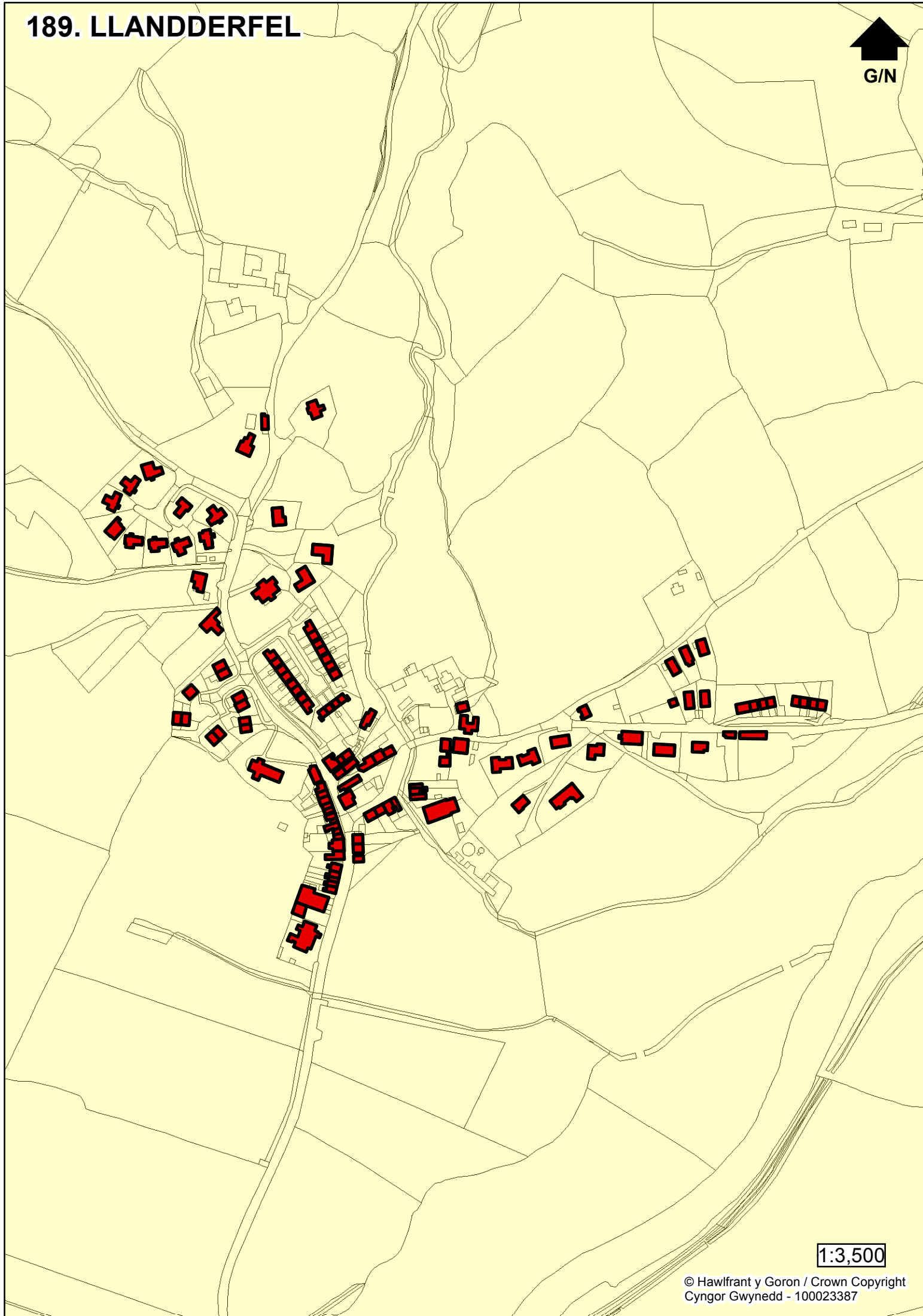
1:1,500

188. LLANABER



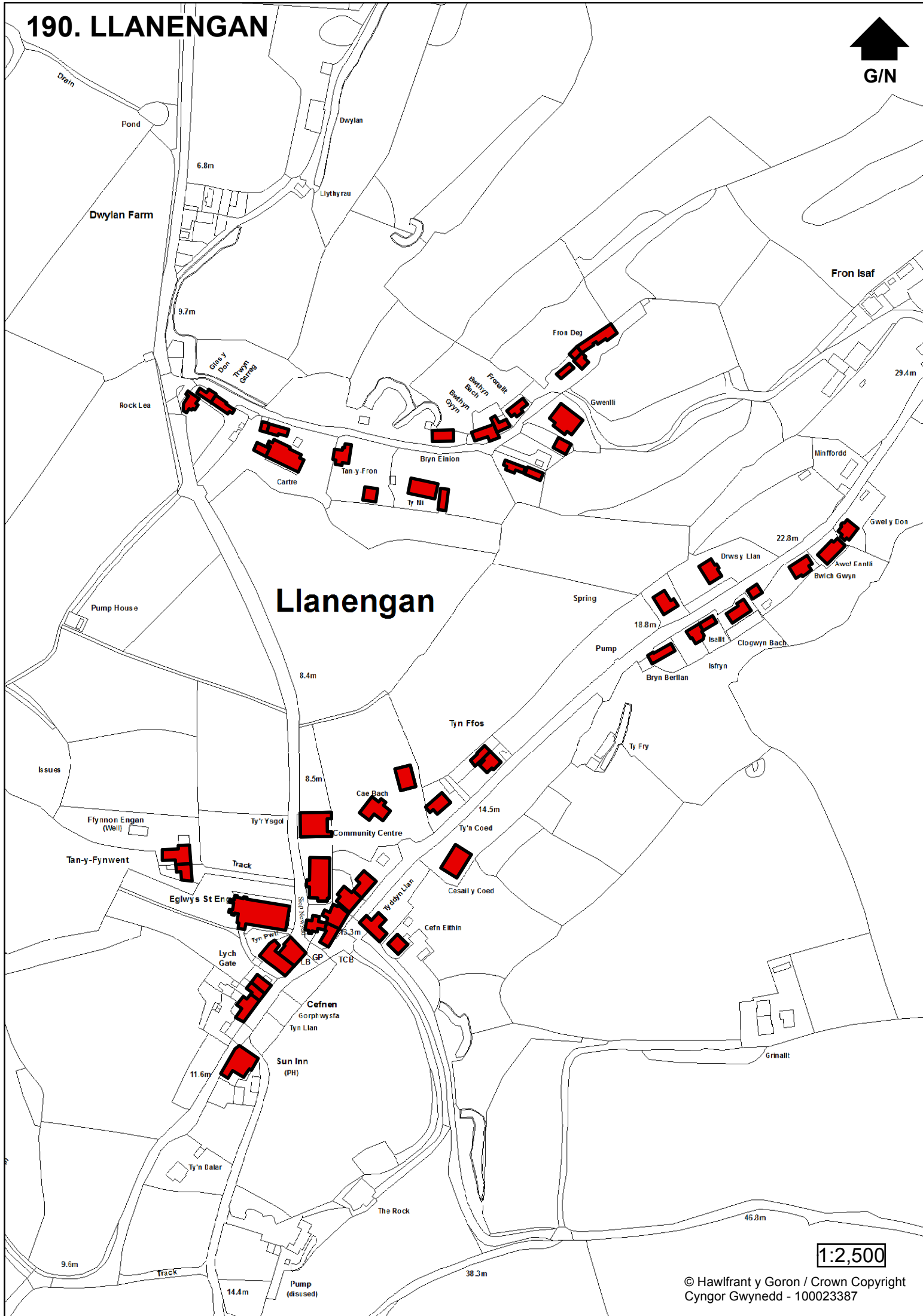
1:2,500

189. LLANDDERFEL



1:3,500

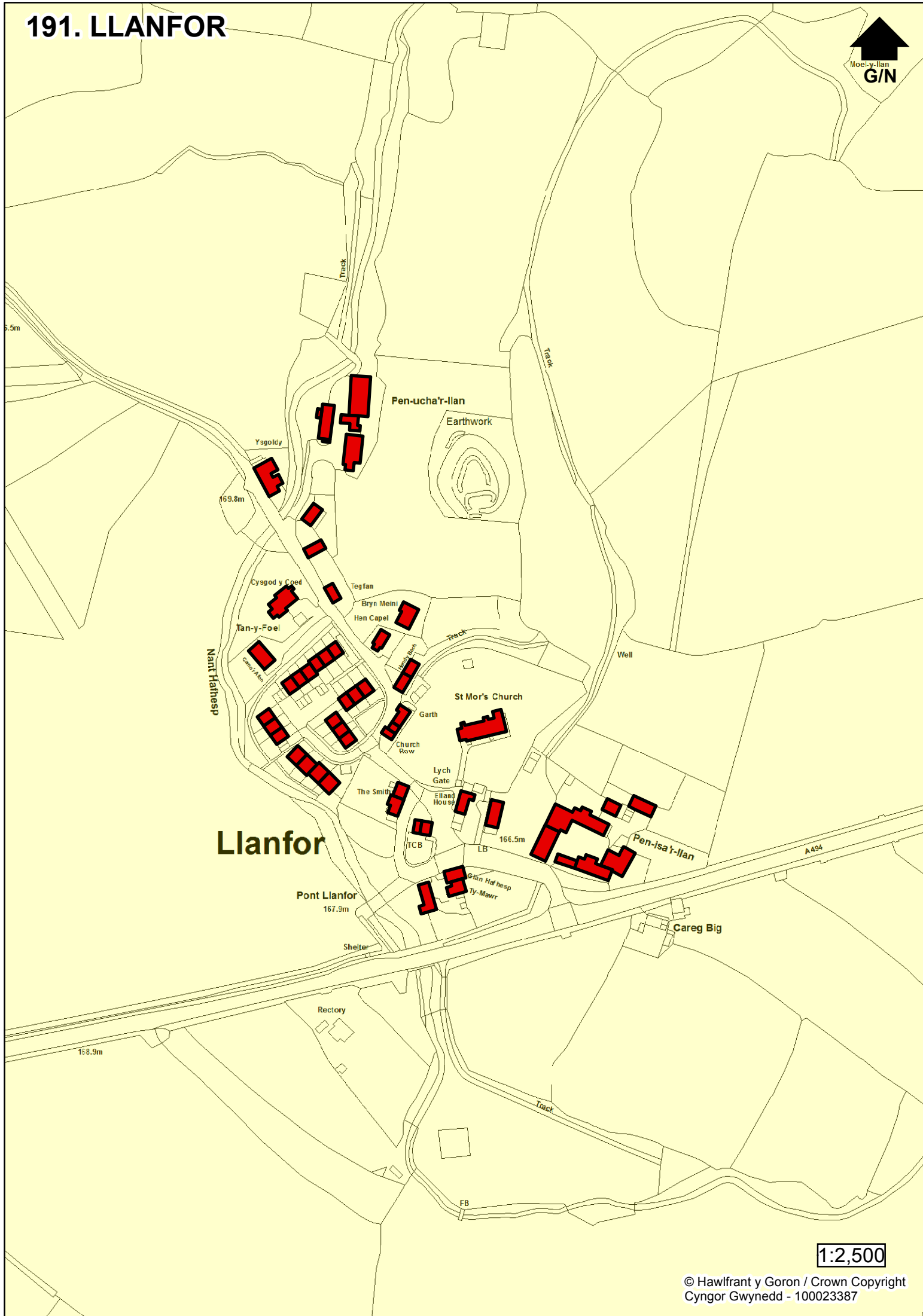
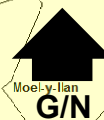
190. LLANENGAN



Llanengan

1:2,500

191. LLANFOR

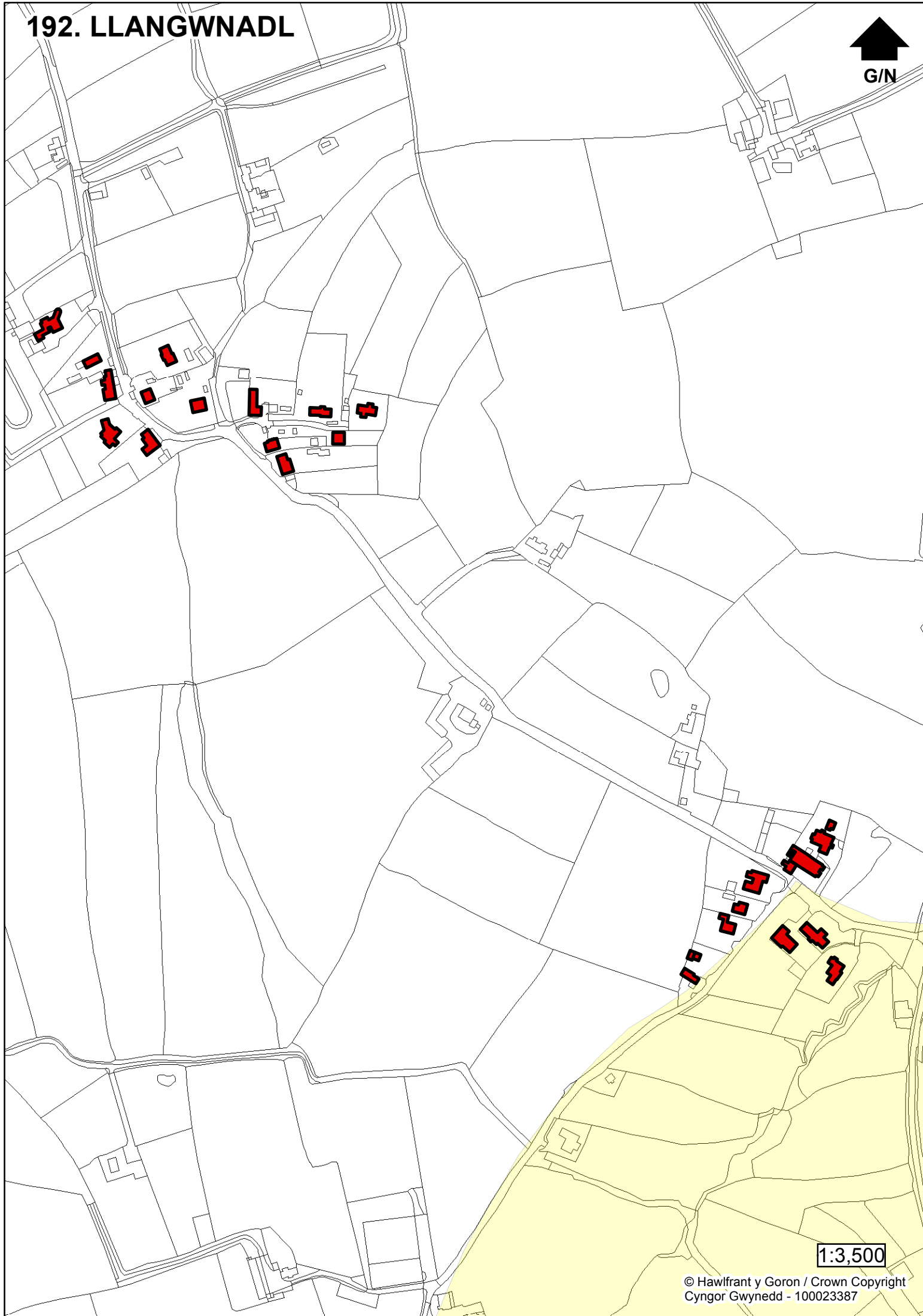


1:2,500

192. LLANGWNADL

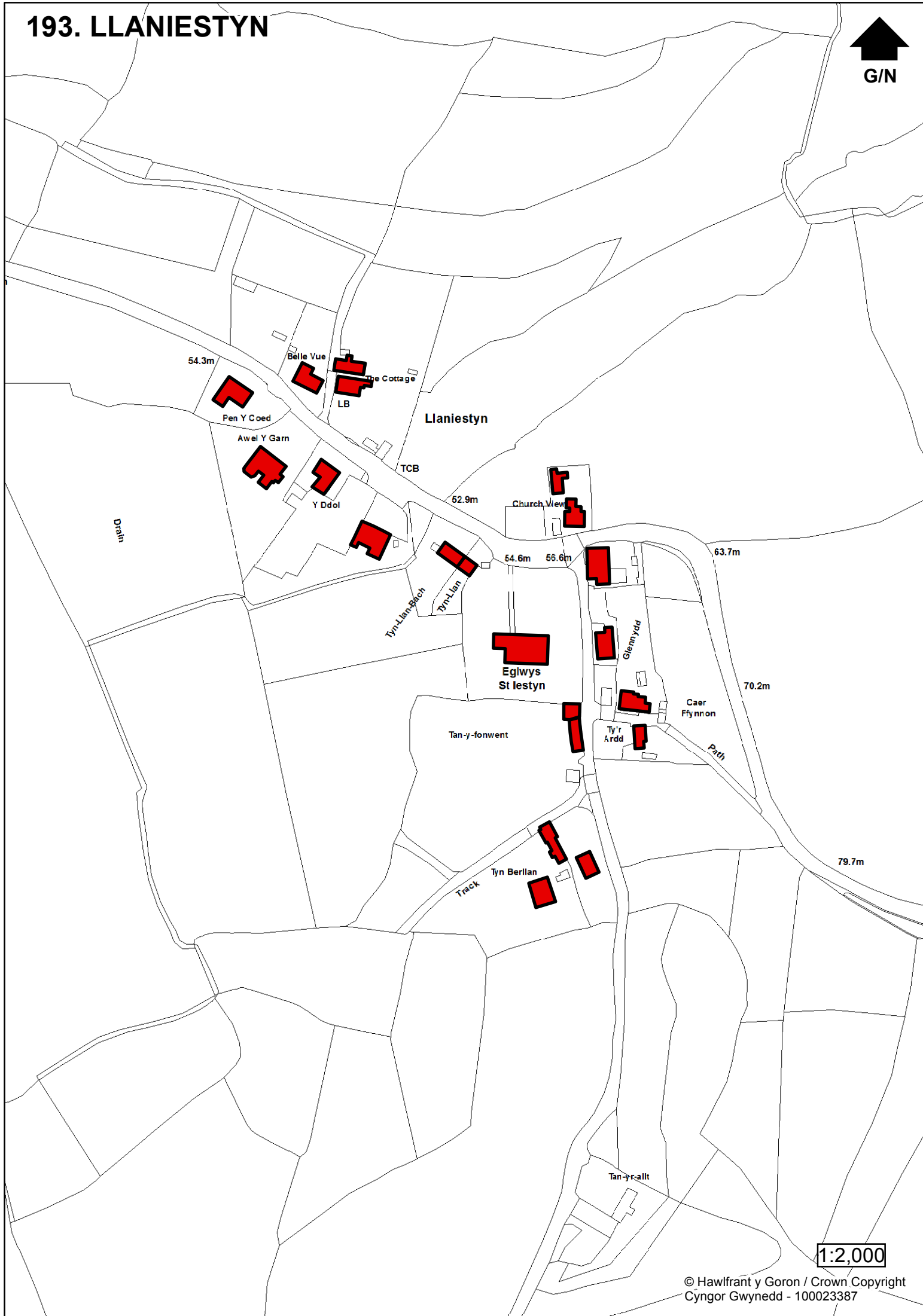


G/N



1:3,500

193. LLANIESTYN



1:2,000

194. LLANLLECHID



Corbri Farm

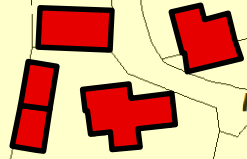
Corbri

Llanllechid

Afon y Llan

Yr Efail Swynol

Green Cottage



Pont Llan

Red Lion Farm



Pont Llan

Tyn Llan

FB

Pond

Barn Cottage

Bedw Arian

Lliediart y Mynydd

Bryn Eglwys

175.9m

Siop Llan

St Llechid's Church

Haulfryn

Tan-y-bryn

Drain

Path (um)

LB

Y Garej

Marlow

Issues

Wr T

Tan Fynydd

Yr Hen Bwl

TCB

Capel

Tan H

Ta

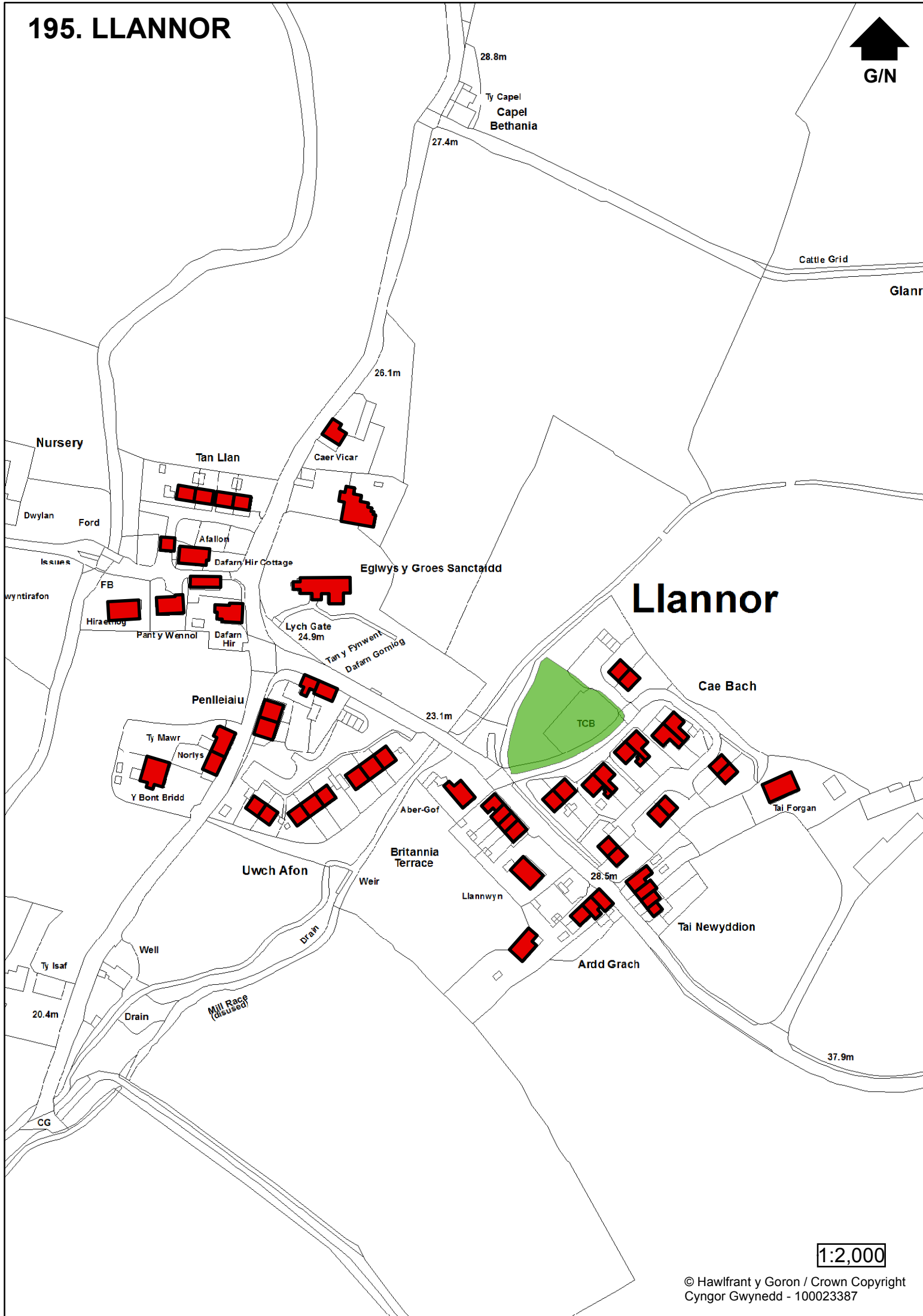
Foel Ogwen



174.3m

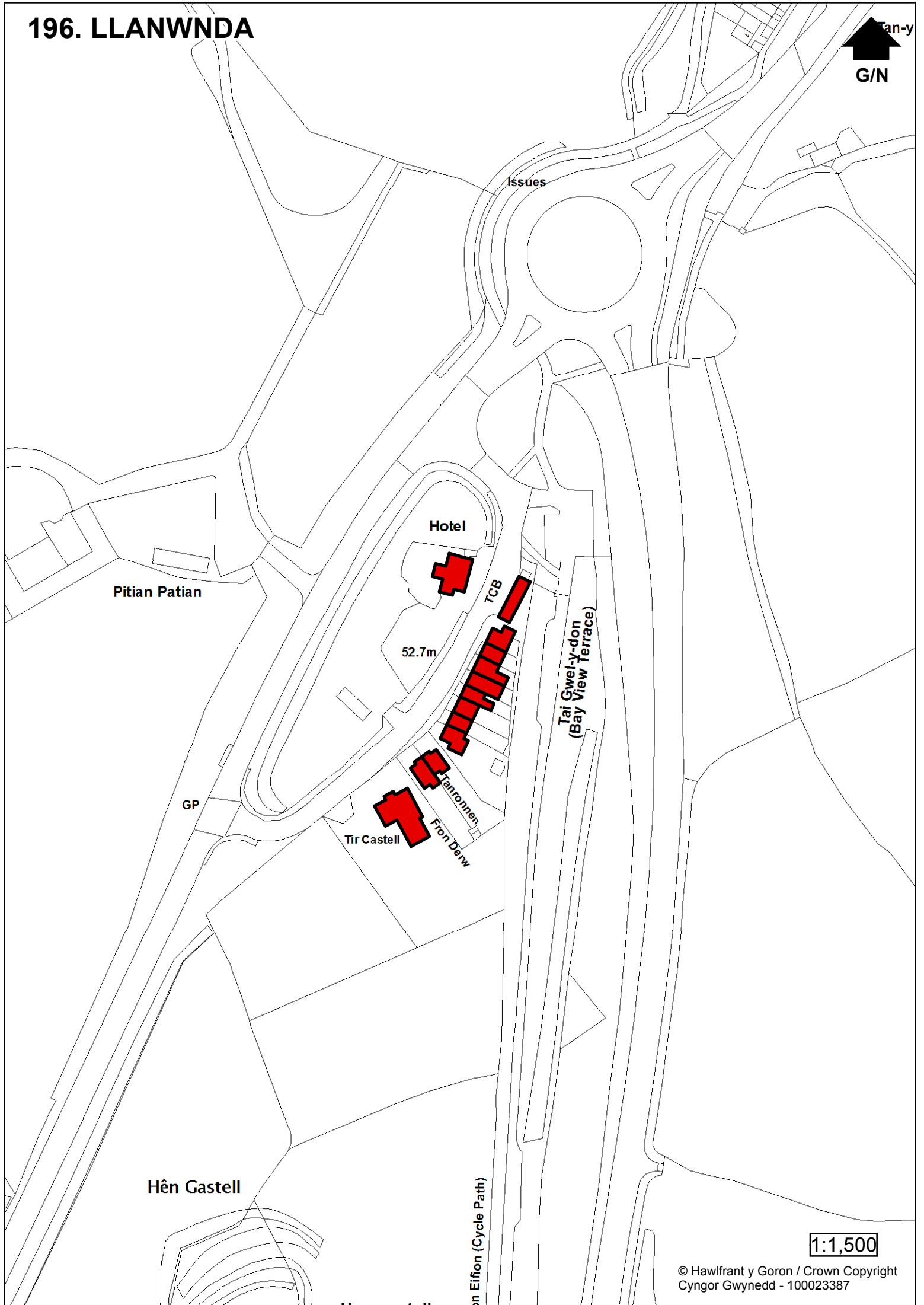
1:1,500

195. LLANNOR



1:2,000

196. LLANWYNDY



1:1,500

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197. LLWYN HUDOL

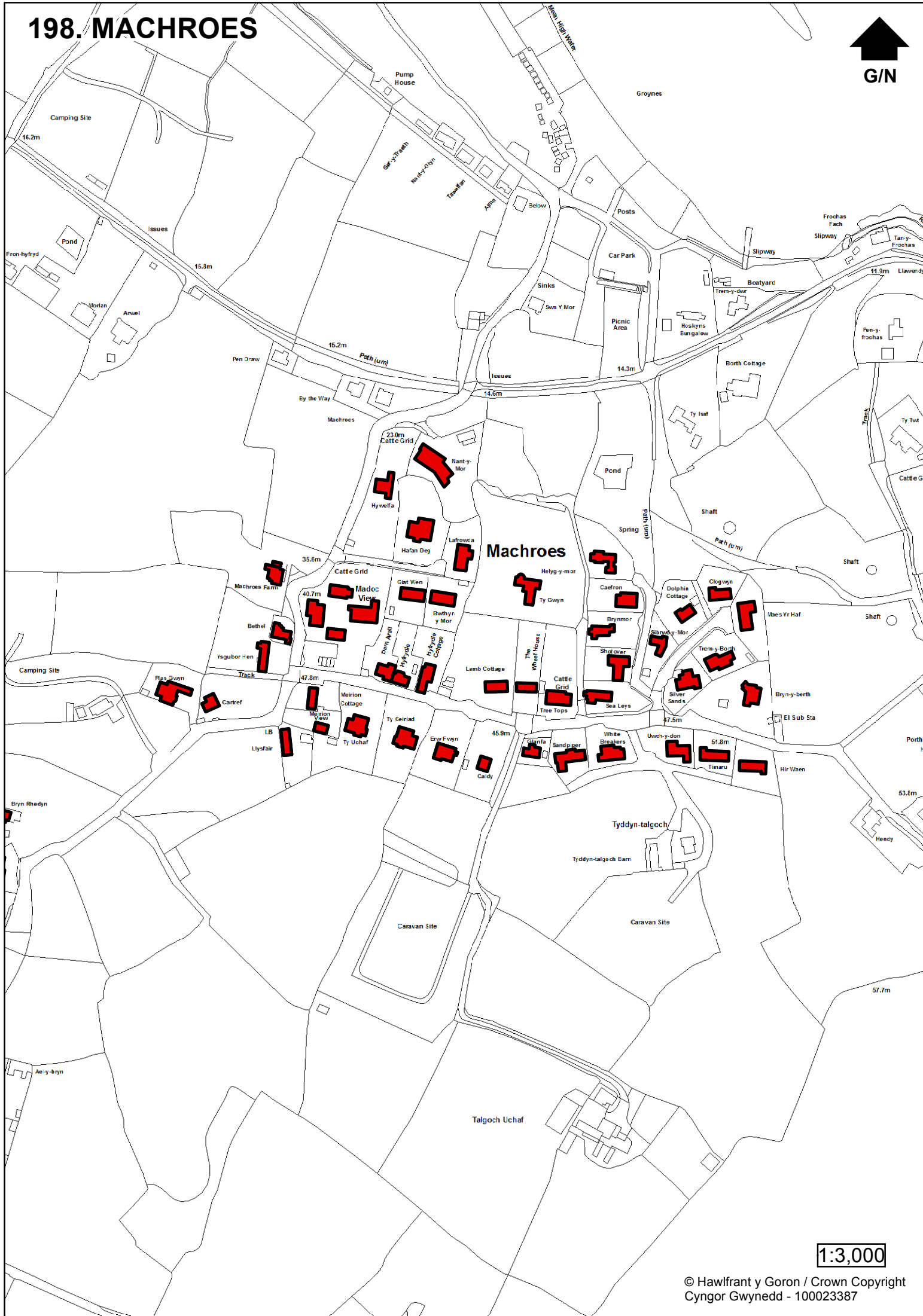
Reservoir (covered)



1:3,000

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Cyngor Gwynedd - 100023387

198. MACHROES



1:3,000

199. MAES TRYFAN

Issues



FB

99.7m

LB

Llys
y Delyn

TCB

Maes Tryfan

FB

Path (um)

Track

Cae-ffridd

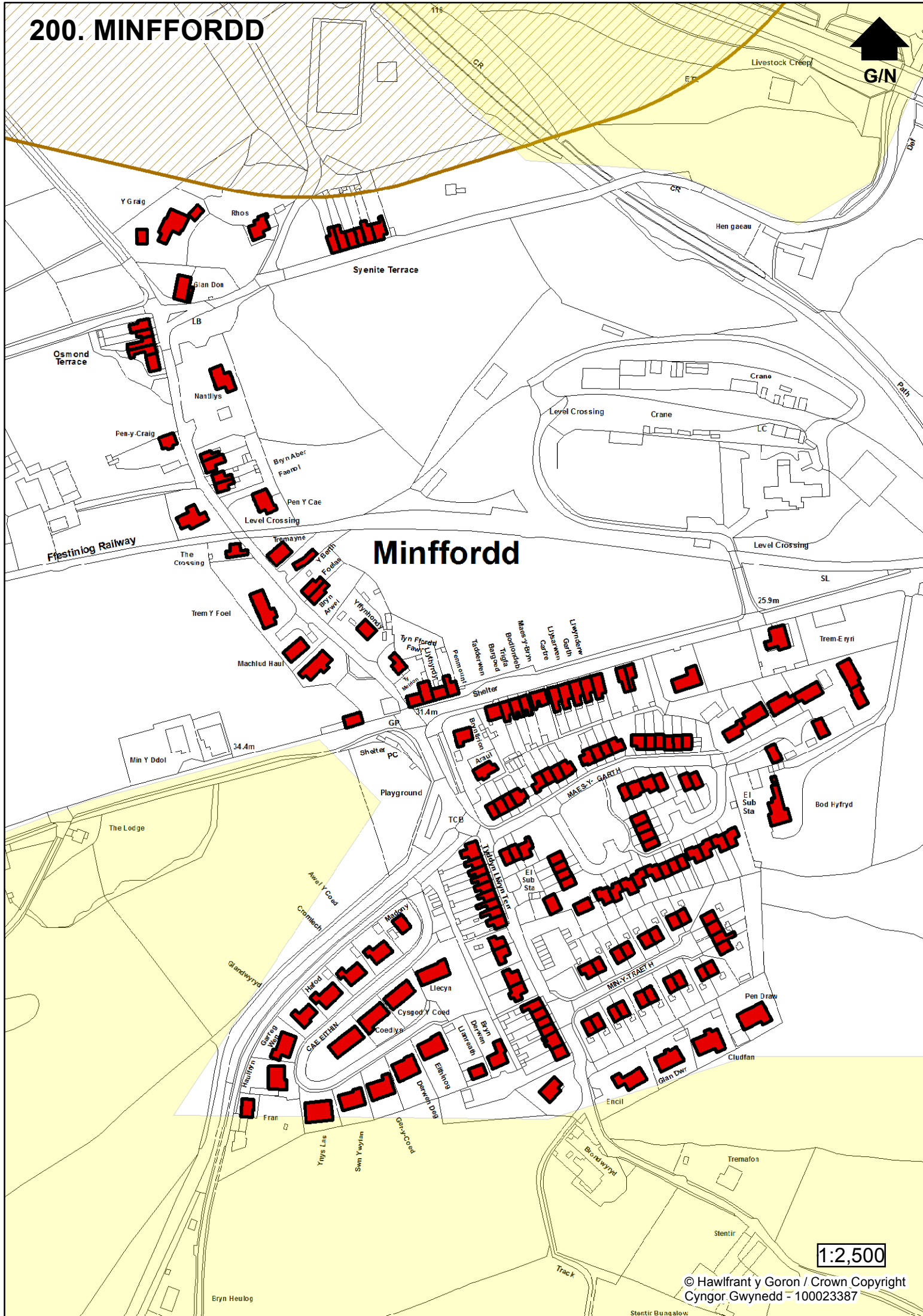
Afon Llifon

Sinks

1:1,000

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200. MINFFORDD

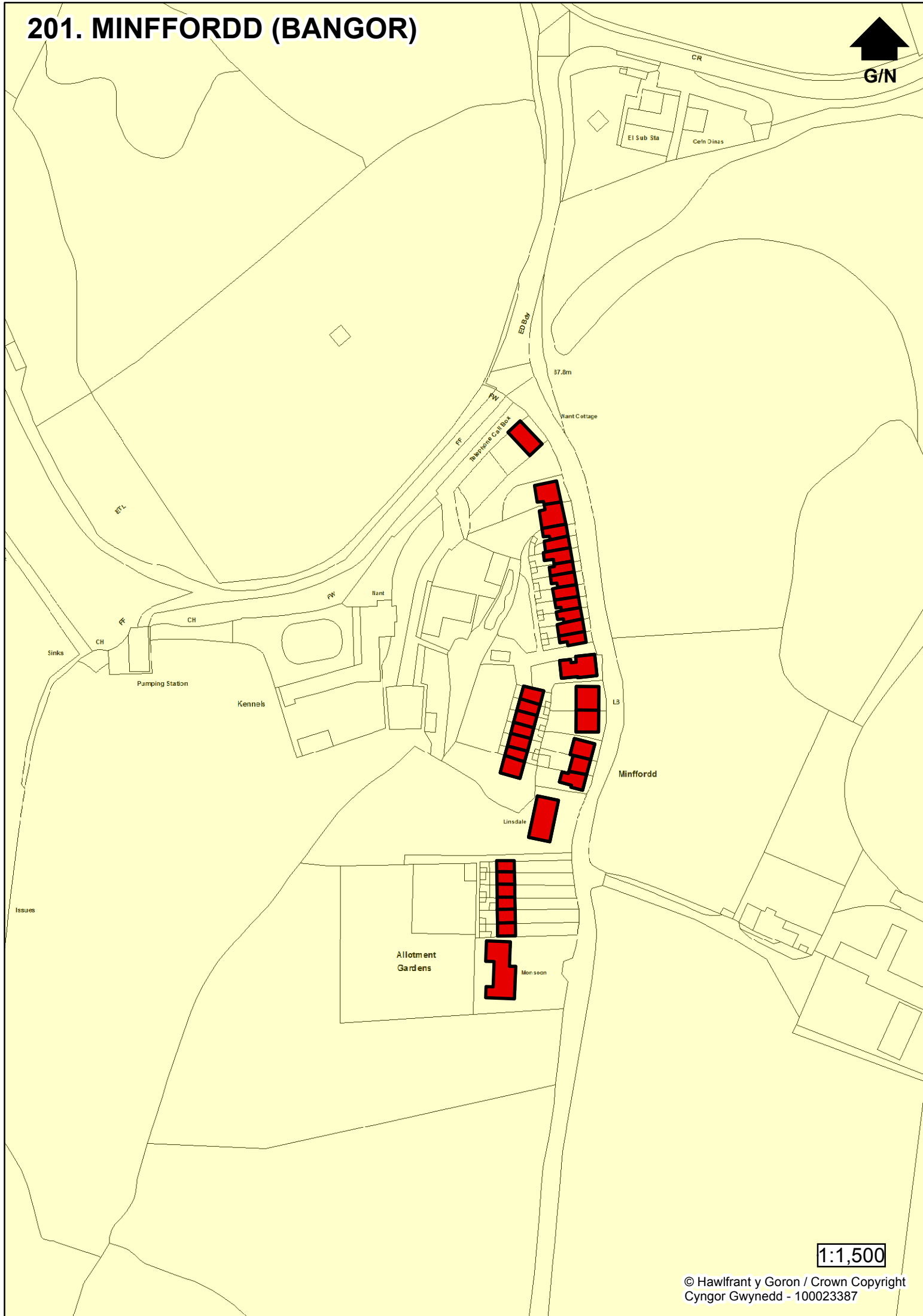


1:2,500

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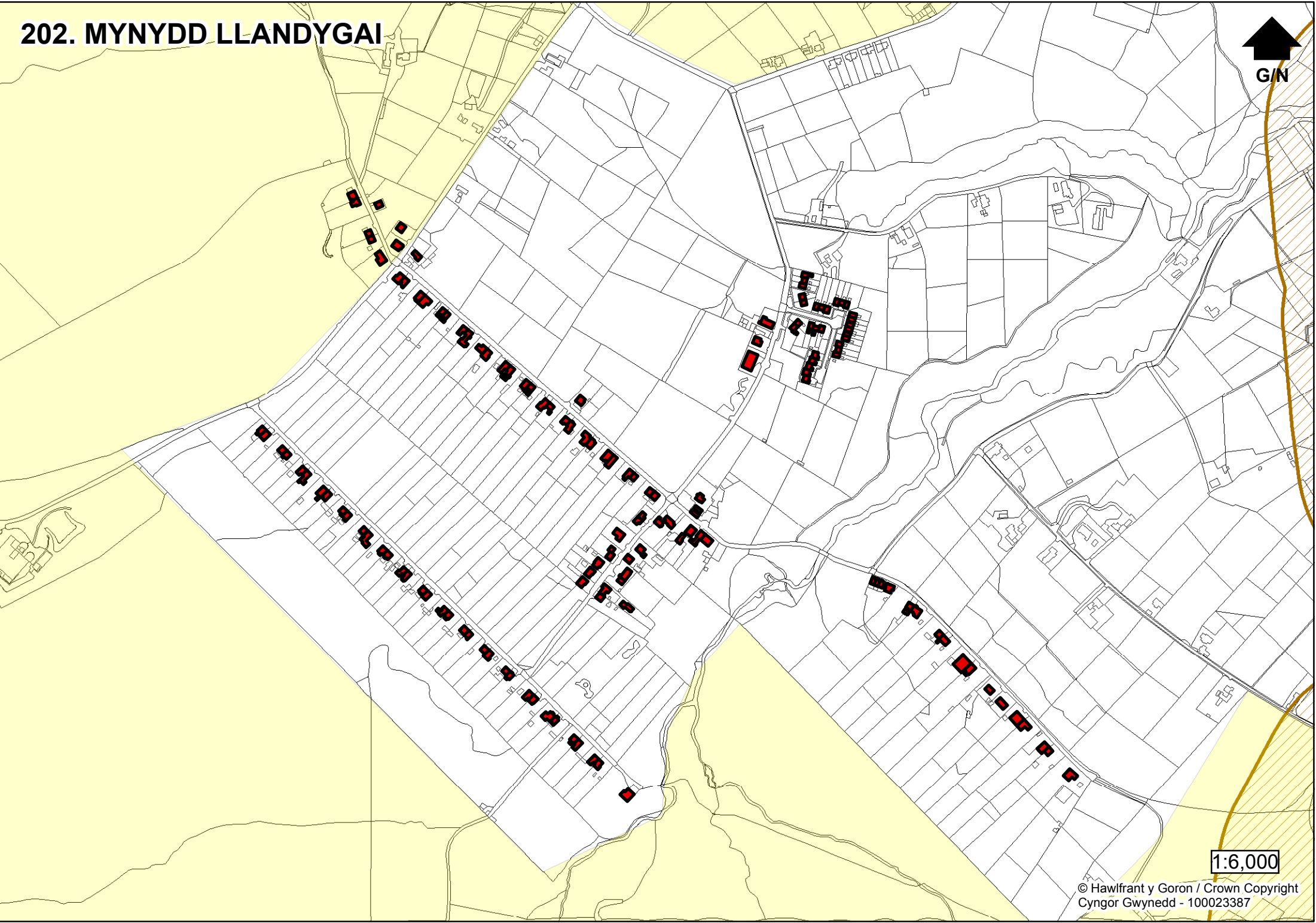
Stentir Bungalow

201. MINFFORDD (BANGOR)



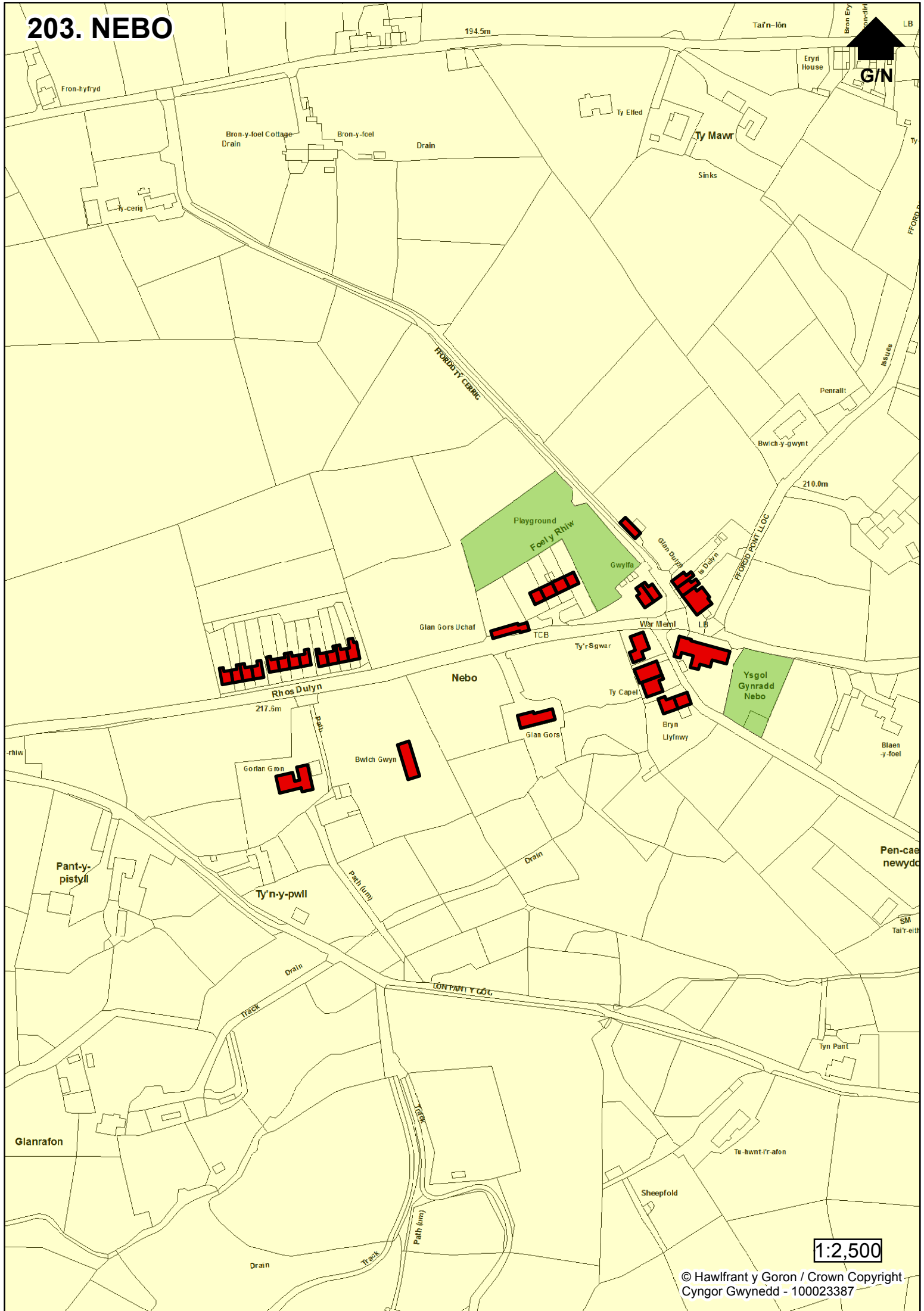
1:1,500

202. MYNYDD LLANDYGAI



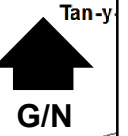
1:6,000

203. NEBO



1:2,500

204. PANTGLAS

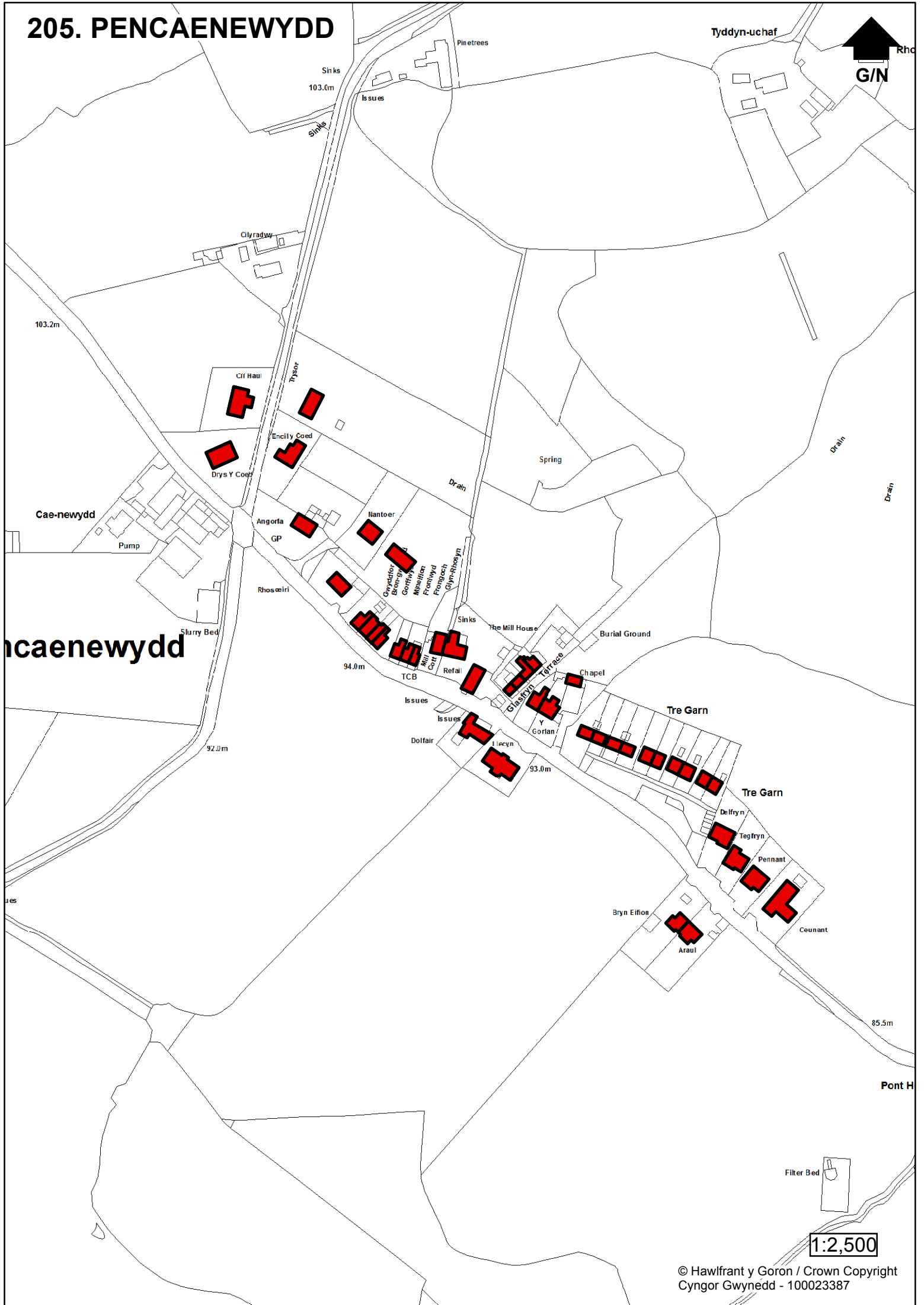
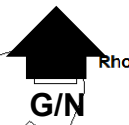


ETL

1:1,500

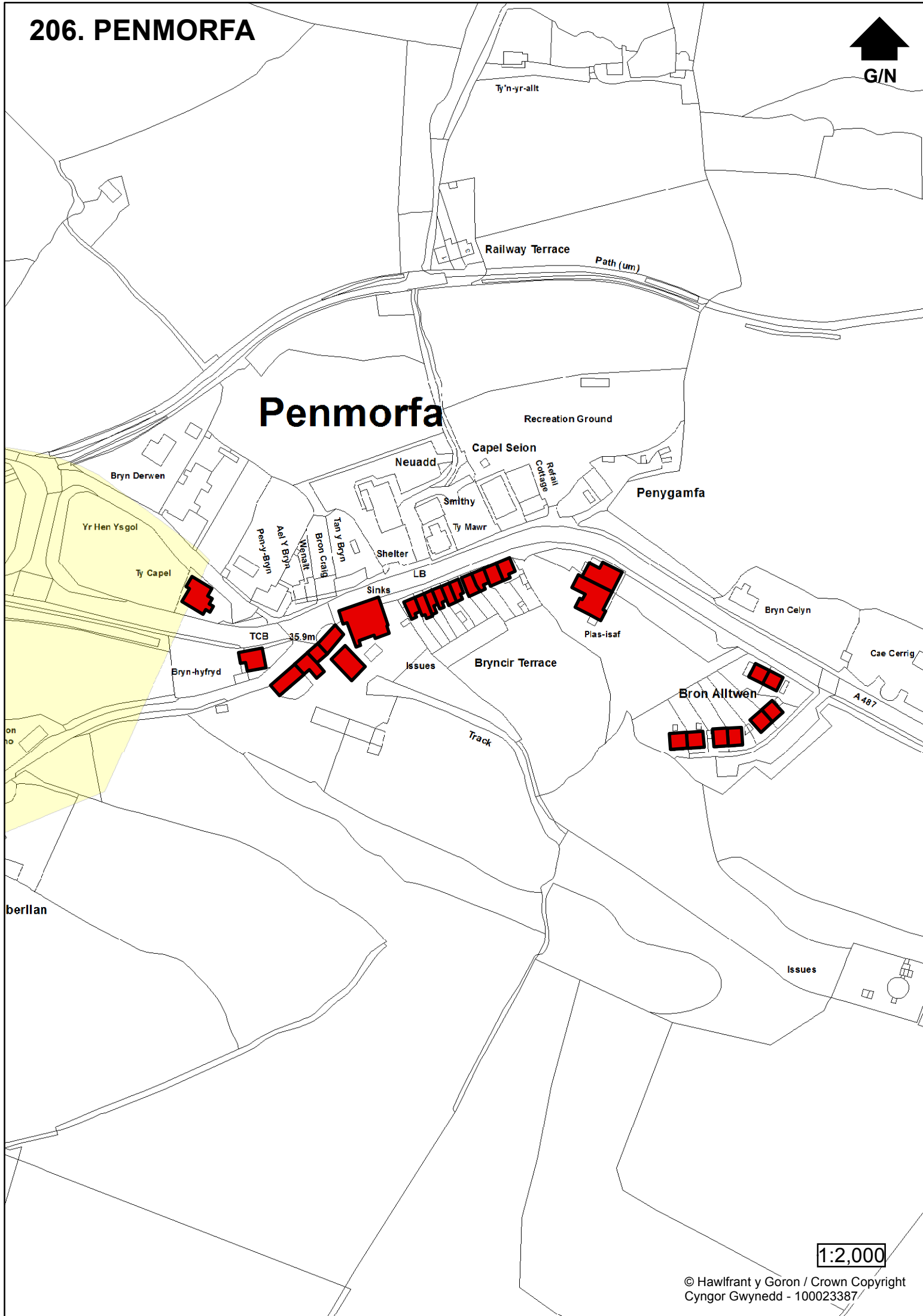
205. PENCAENEWYDD

Tyddyn-uchaf



1:2,500

206. PENMORFA



Penmorfa

Recreation Ground

Capel Seion

Penygamfa

Bryn Derwen

Neuadd

Smithy

Ty Mawr

Yr Hen Ysgol

Ty Capel

Pen-y-Bryn

Tan y Bryn

Shelter

LB

Sinks

TCB

35.9m

Bryn-hyfyd

Issues

Bryncir Terrace

Plas-isaf

Bryn Celyn

Cae Cerrig

Bron Alltwn

A487

Track

Issues

berllan

1:2,000

207. PENRHOS



1:2,500

208. PENTIR



106.1m

Chapel

St Cedol's Church

Cemetery

Bryn Awel

Craig Fryn

107.0m
Church House

Y Gorlan

Carreg Nant

Lon Goed

Posts

Tafarn Vaynol (PH)

Issues

GP

Adwy'r Coed

The Lodge

106.1m

LB

TCB

Ty Uchar

Bryn Meddyg

Llye Yr Enrys

Orme Grove

Mountain View

Willows

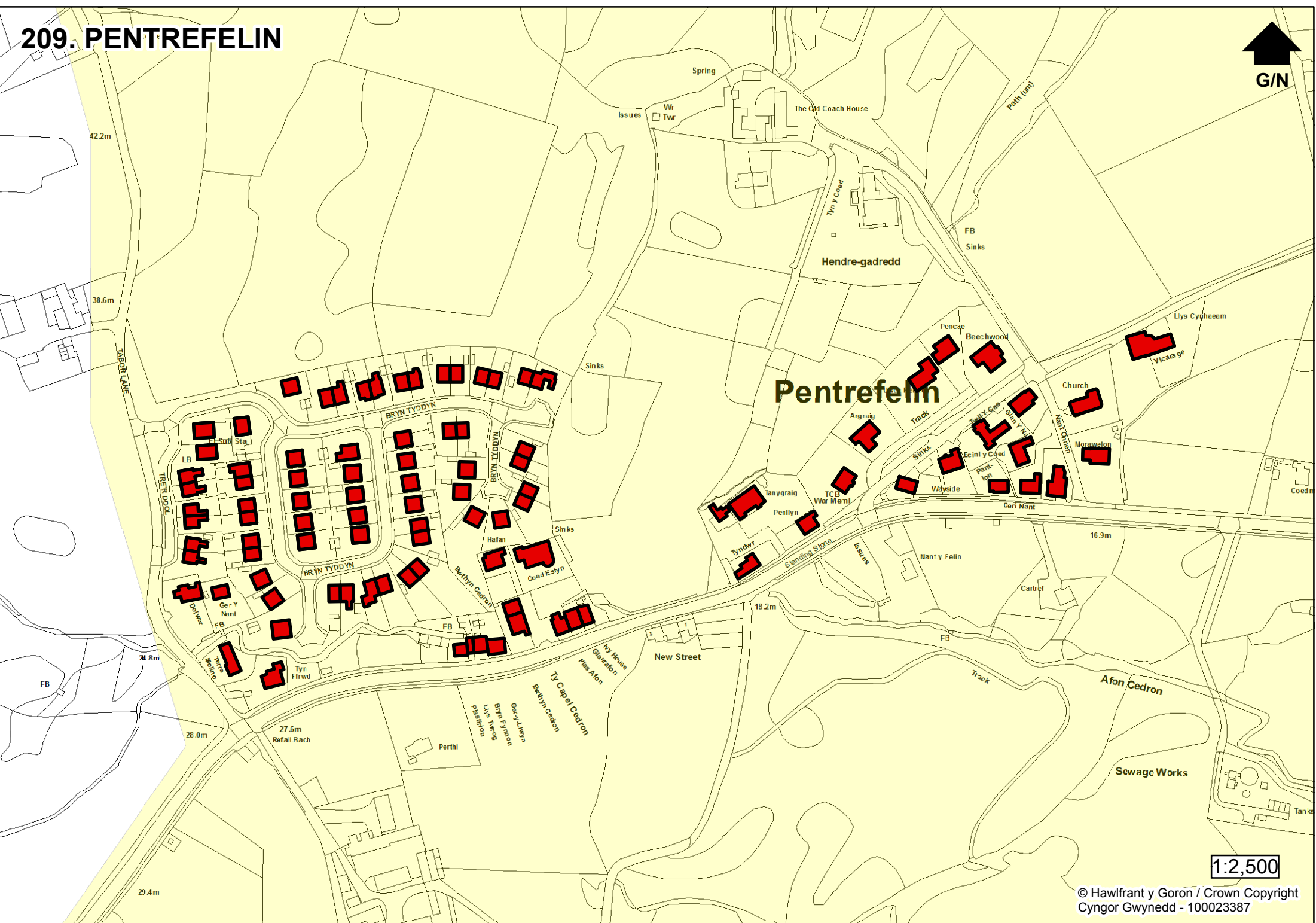
Drain

Drain

Sinks

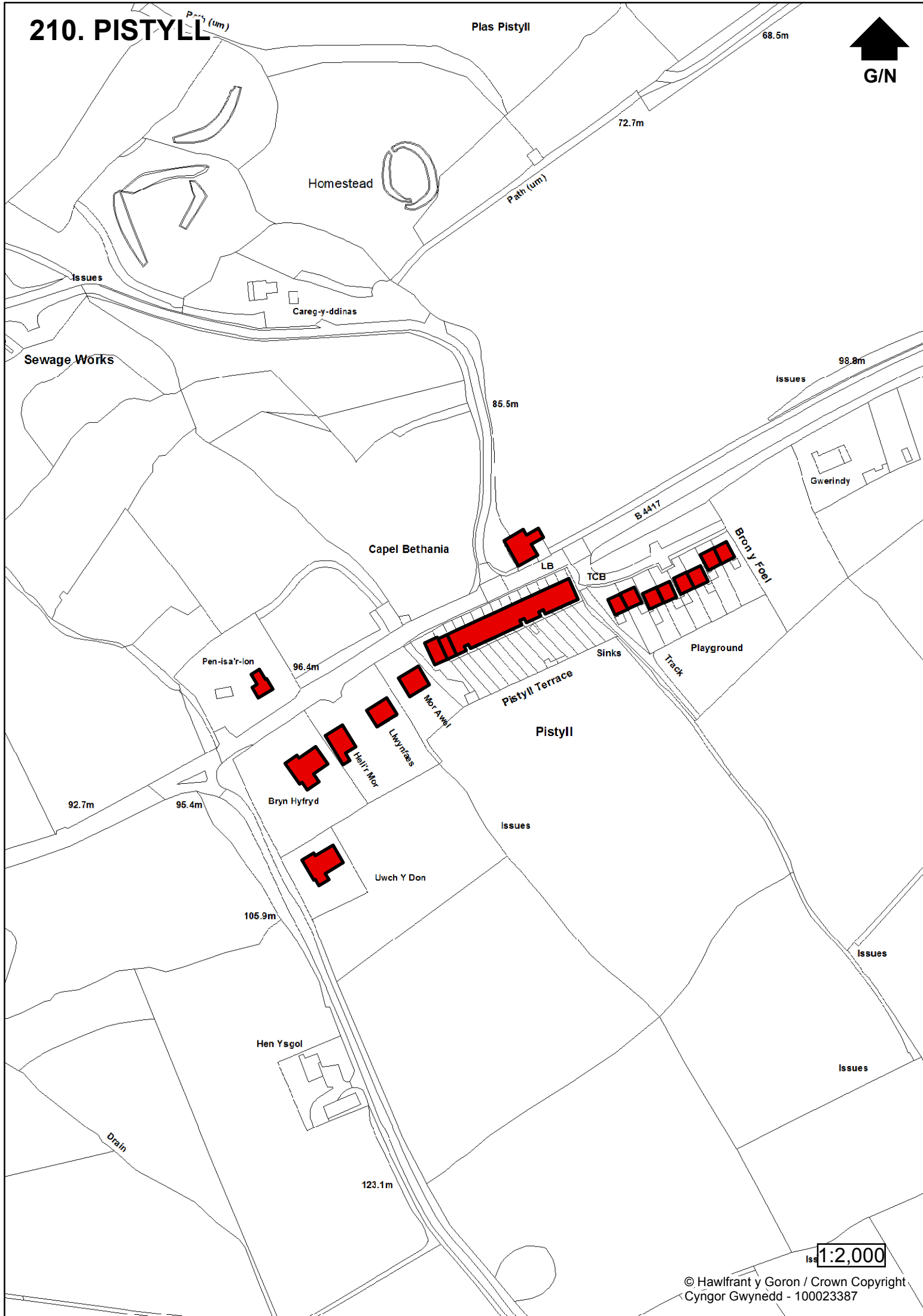
1:2,000

209. PENTREFELIN



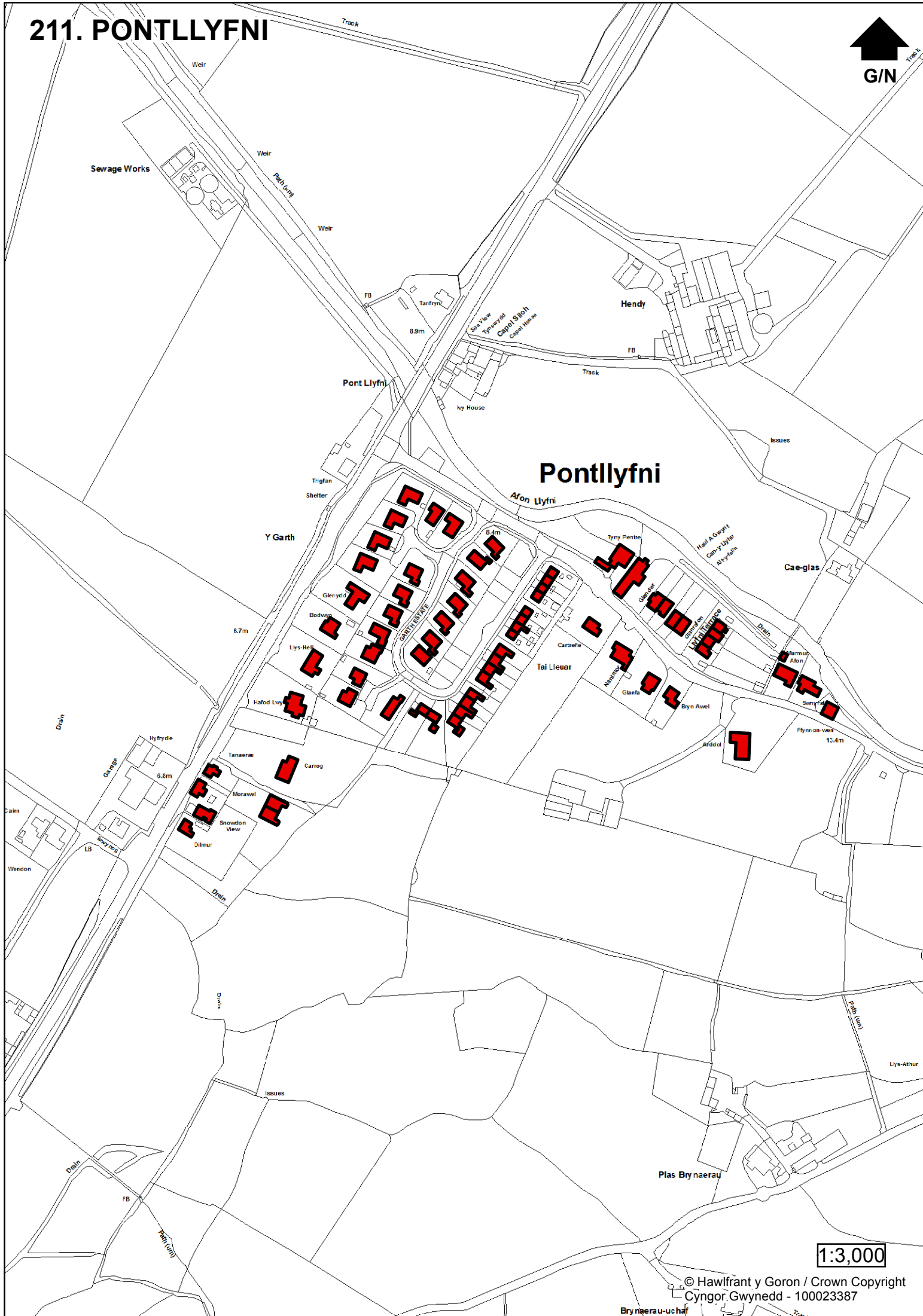
1:2,500

210. PISTYLL



1:2,000

211. PONTLLYFNI

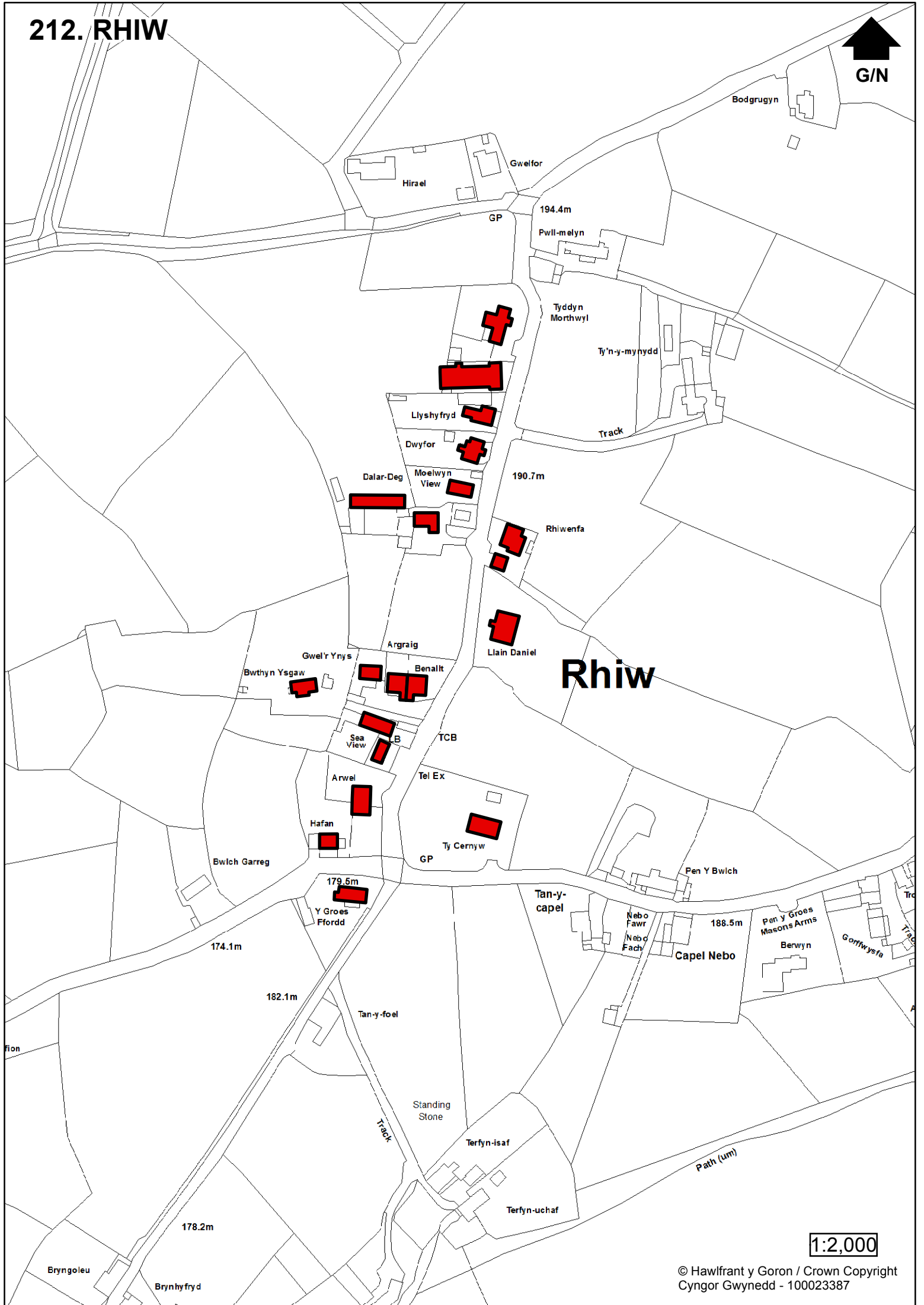


Pontllyfni

1:3,000

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Cyngor Gwynedd - 100023387

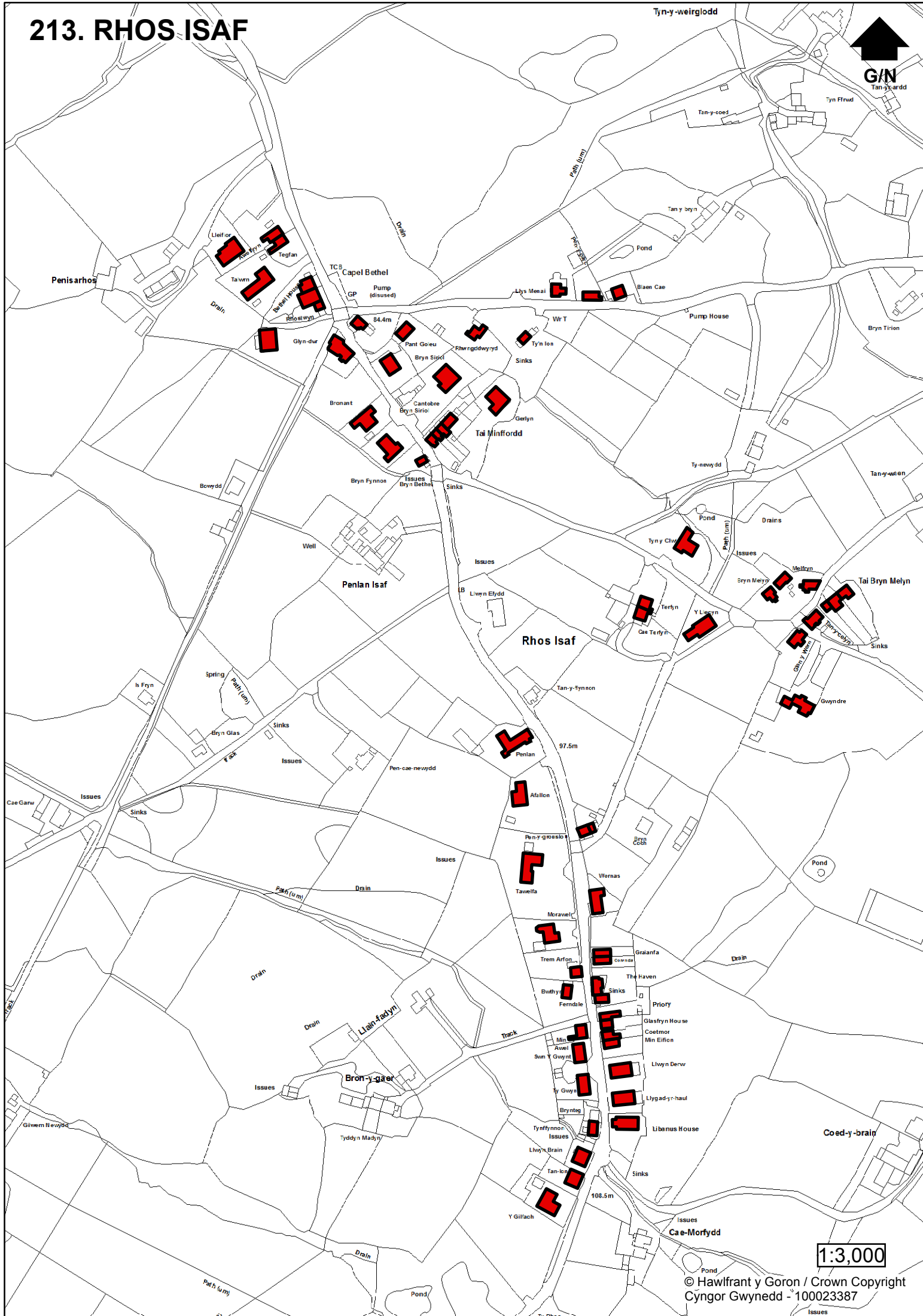
Brynaerau-uchaf



1:2,000

213. RHOS ISAF

Tyn-y-weirglodd



1:3,000

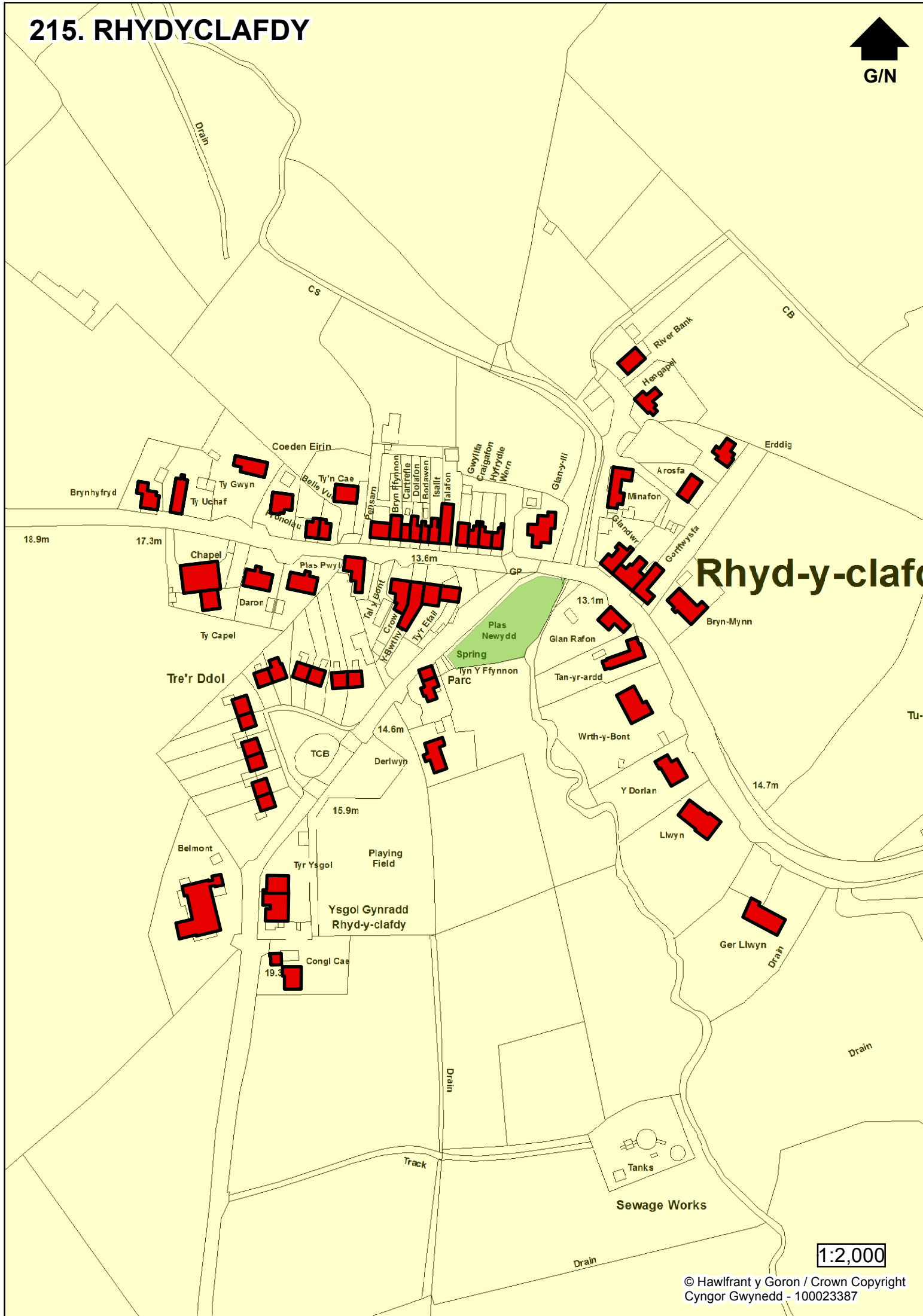
© Hawffrant y Goron / Crown Copyright
Cyngor Gwynedd - 100023387

214. RHOSLAN



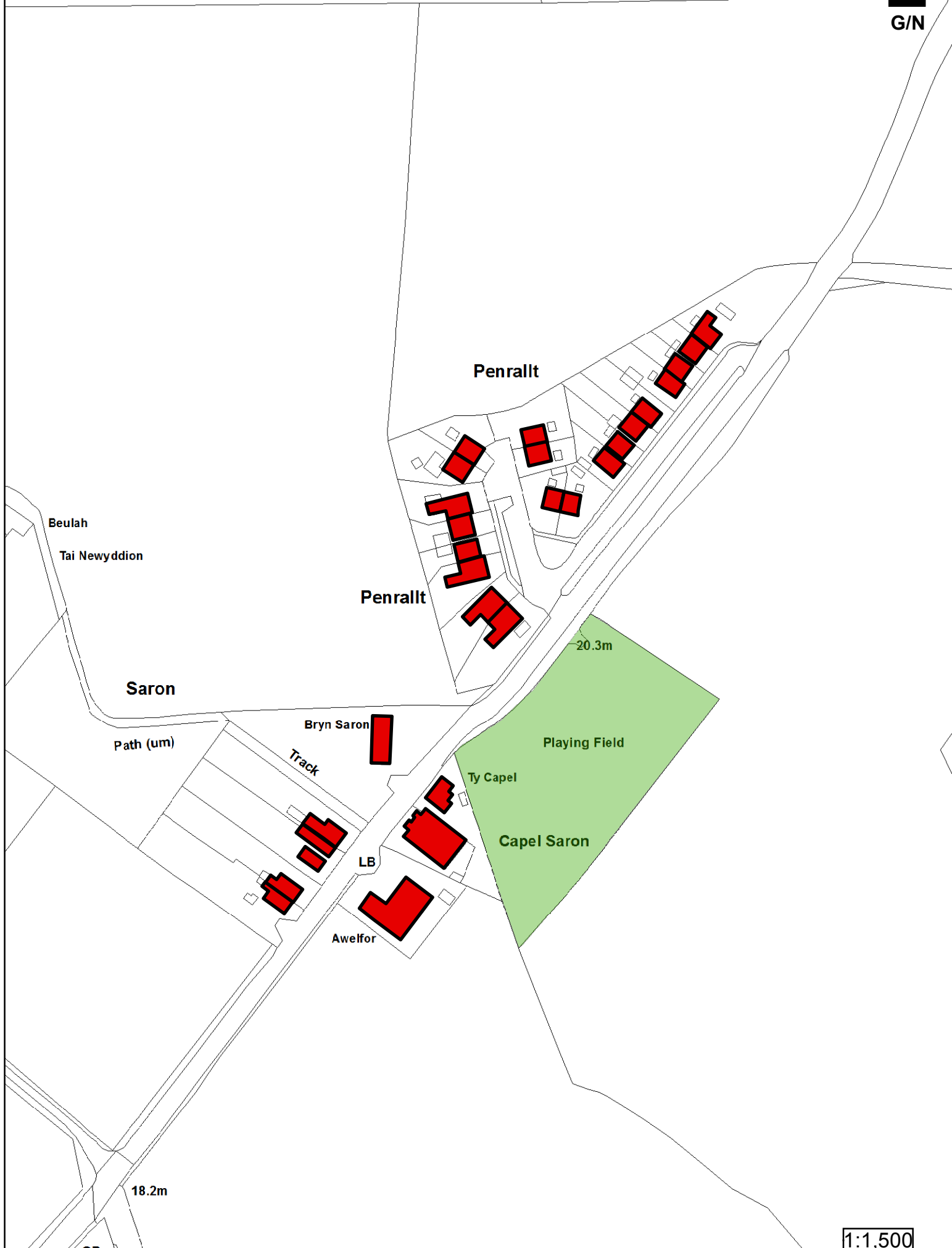
1:2,000

215. RHYDYCLAFDY



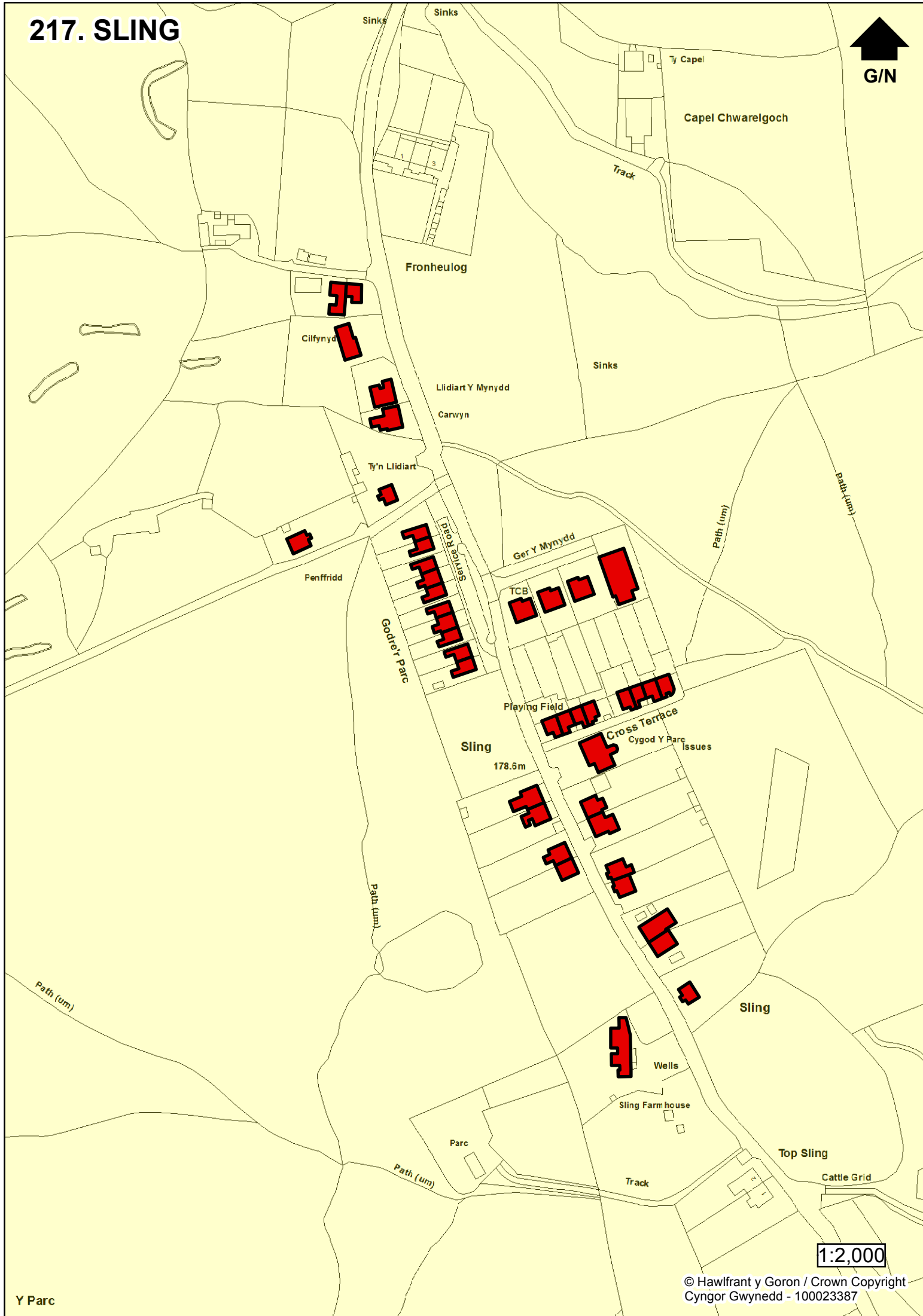
1:2,000

216. SARON (LLANWENDA)

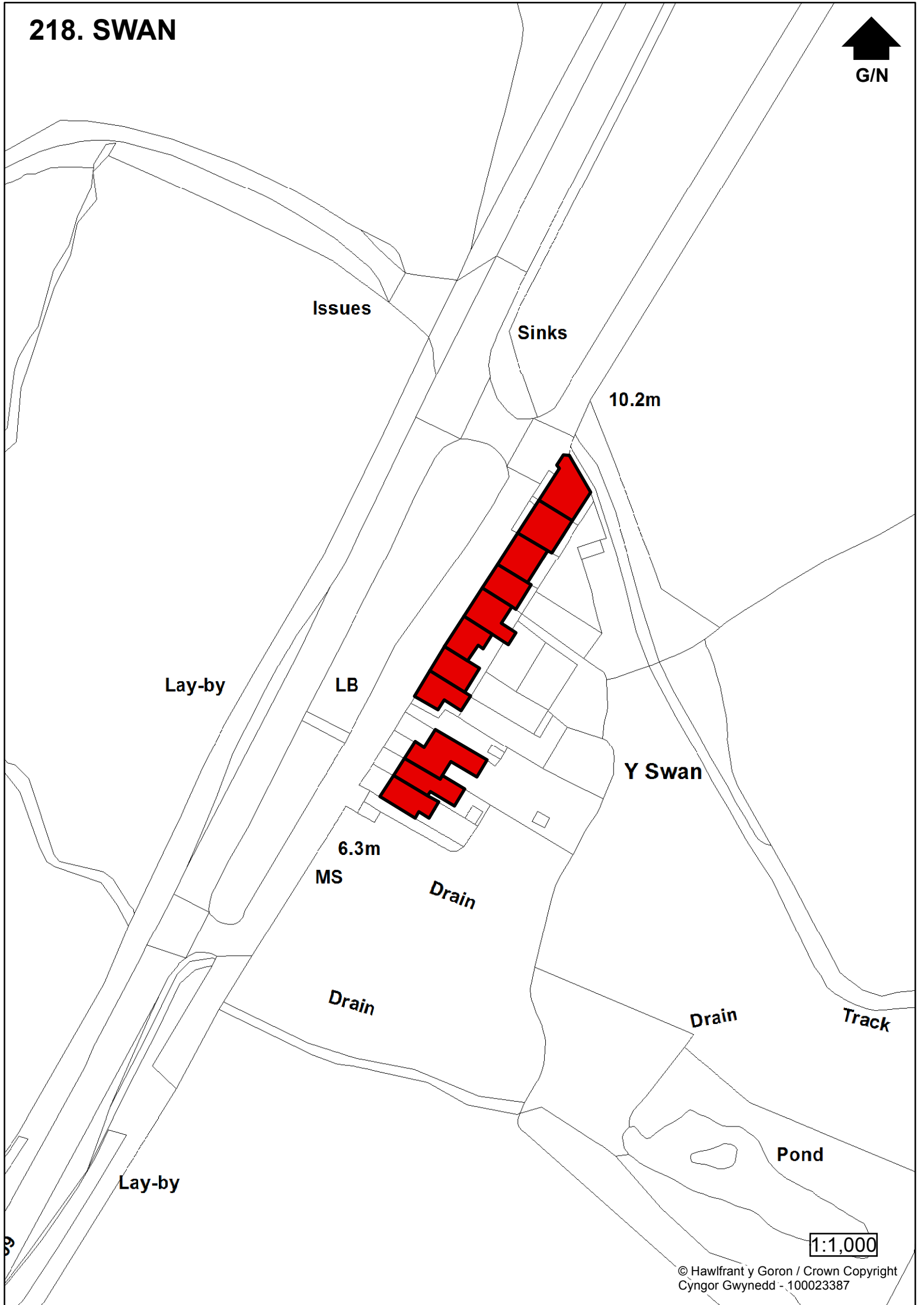


1:1,500

217. SLING



218. SWAN



1:1,000

219. TAI'N LON

Issues



70.3m

Issues

Spring

Llechnant

Can Yr Aderyn

Tai'n-lon

Tai Nlon
(Stables)

FB

Drws Y
Nant

Tŷ Croes

Tai Lon Uchaf

71.4m

FB

Minafon

Tŷ Uchaf

Yr
Hen
Efail

LB

Yr Hen Felindy

Felin Wlan
Olwyn Ddwr

TCB

Aber Rheon

Drain
Drain

75.8m

Pond

Drains

1:1,500

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82.9m

220. TALWAENYDD



ir Shaft

Mount View
Mount Pleasant

Blaenau Tunnel

Oakeley Terrace

287.2m

Tal-y-waenydd

LB

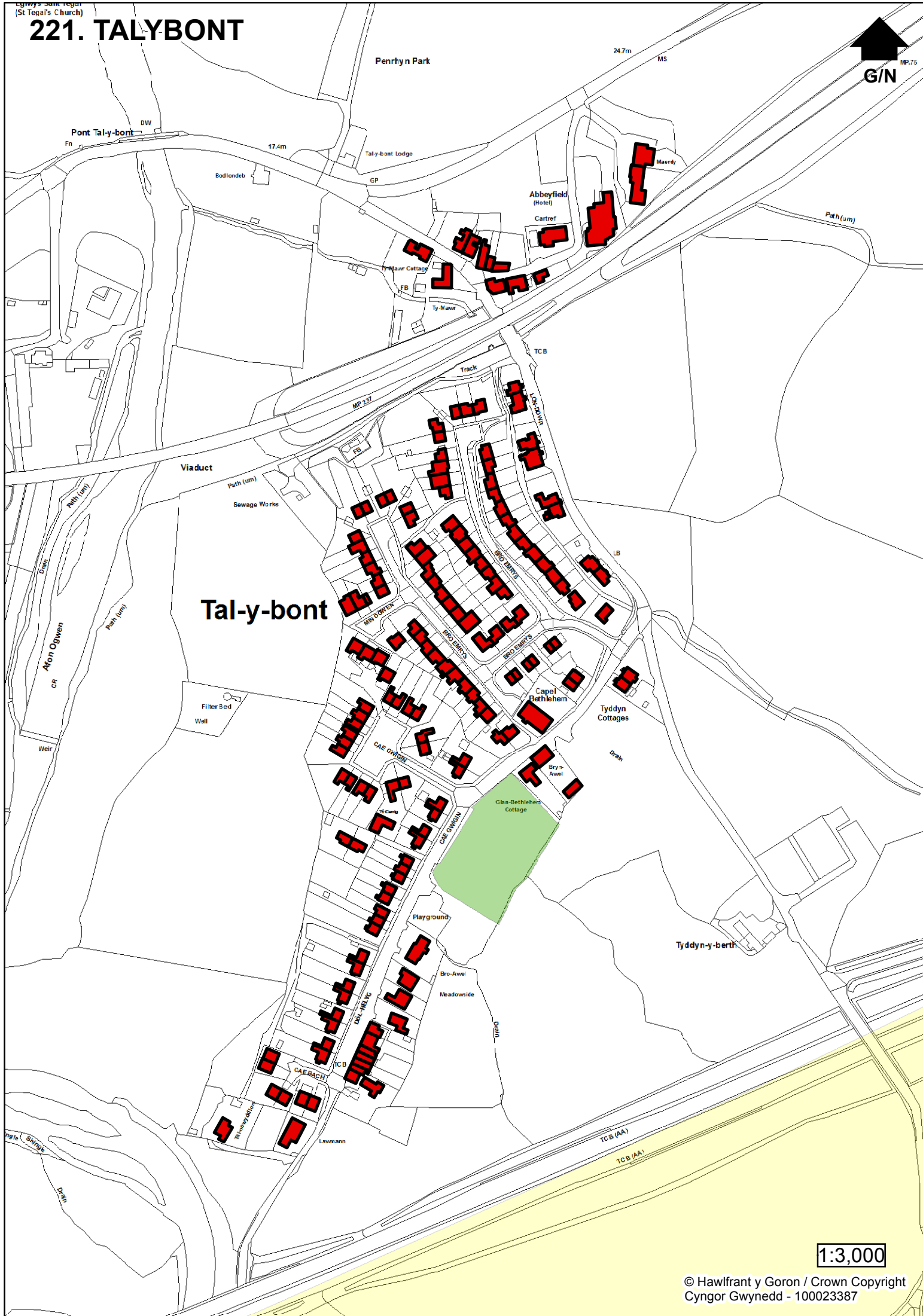
TCB

Hafodlas

Ty Mawr

1:1,000

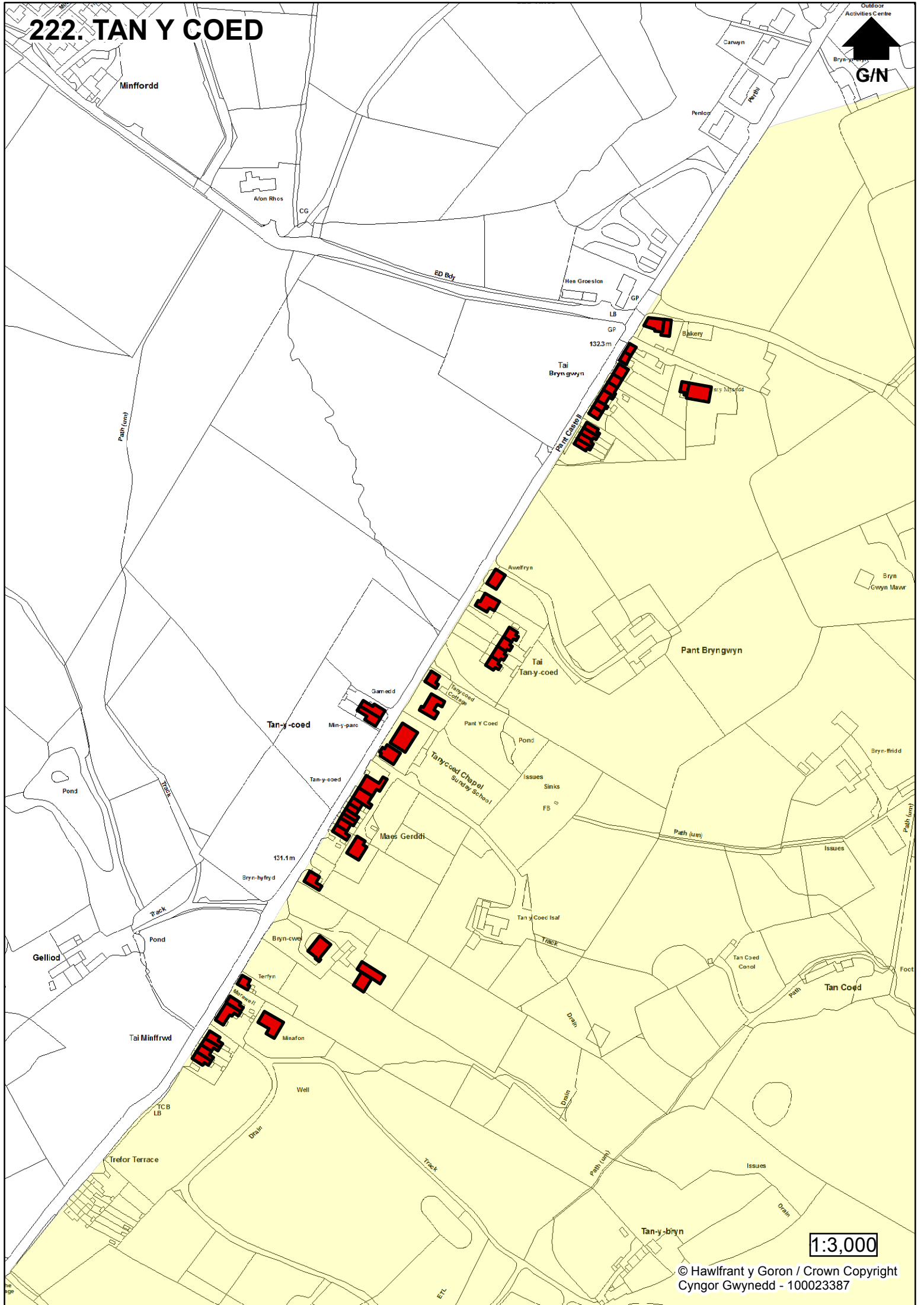
221. TALYBONT



Tal-y-bont

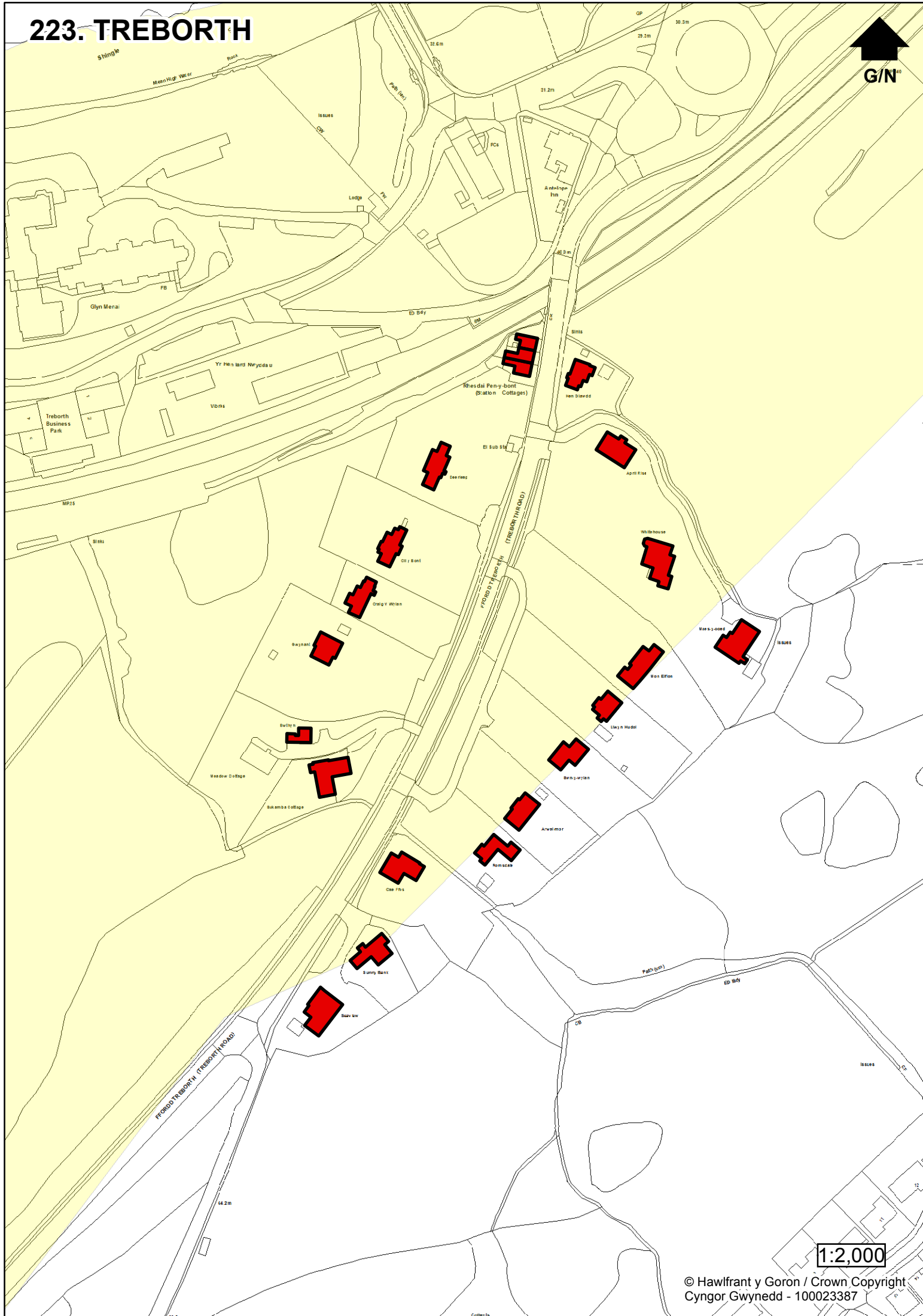
1:3,000

222. TAN Y COED



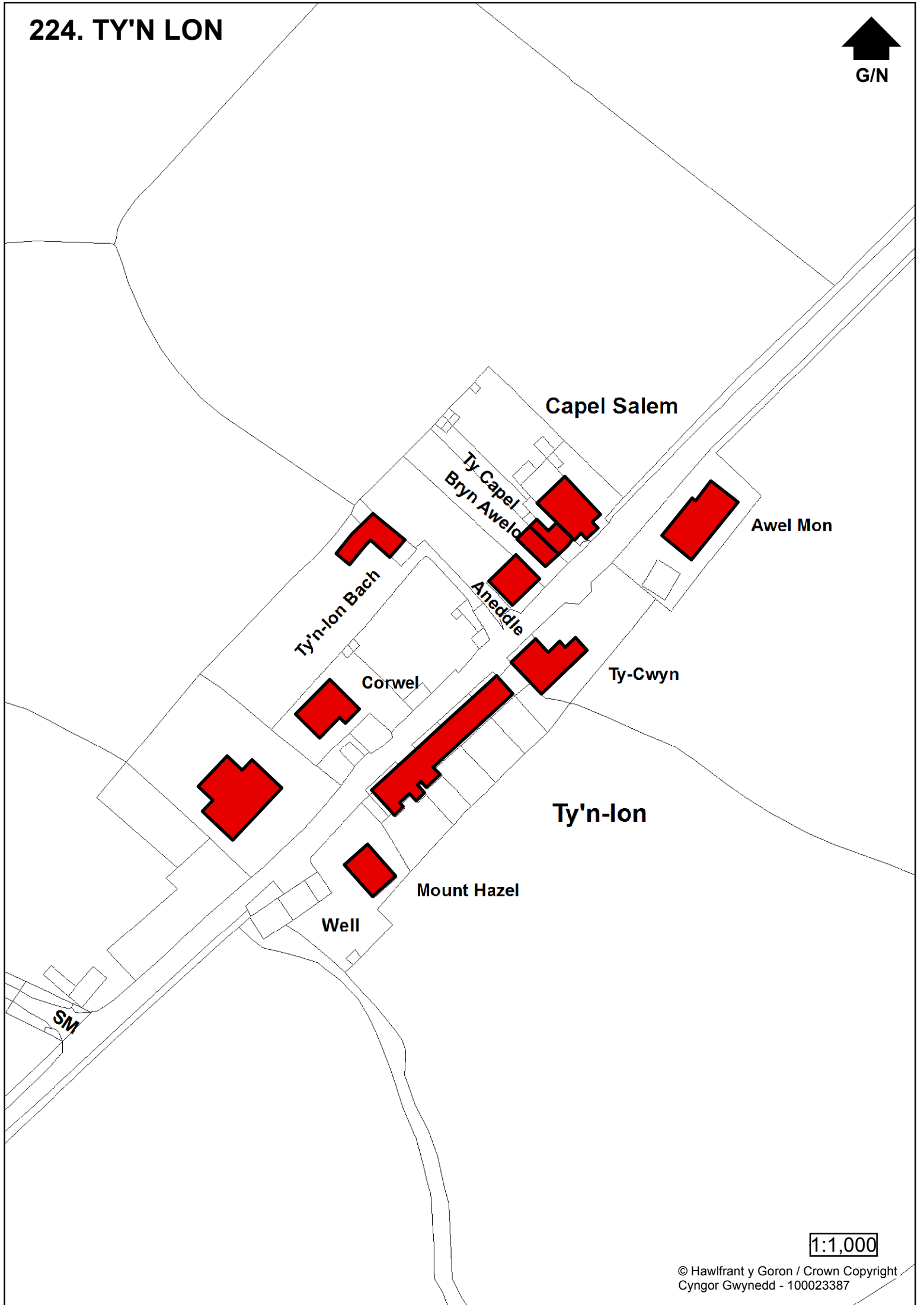
1:3,000

223. TREBORTH



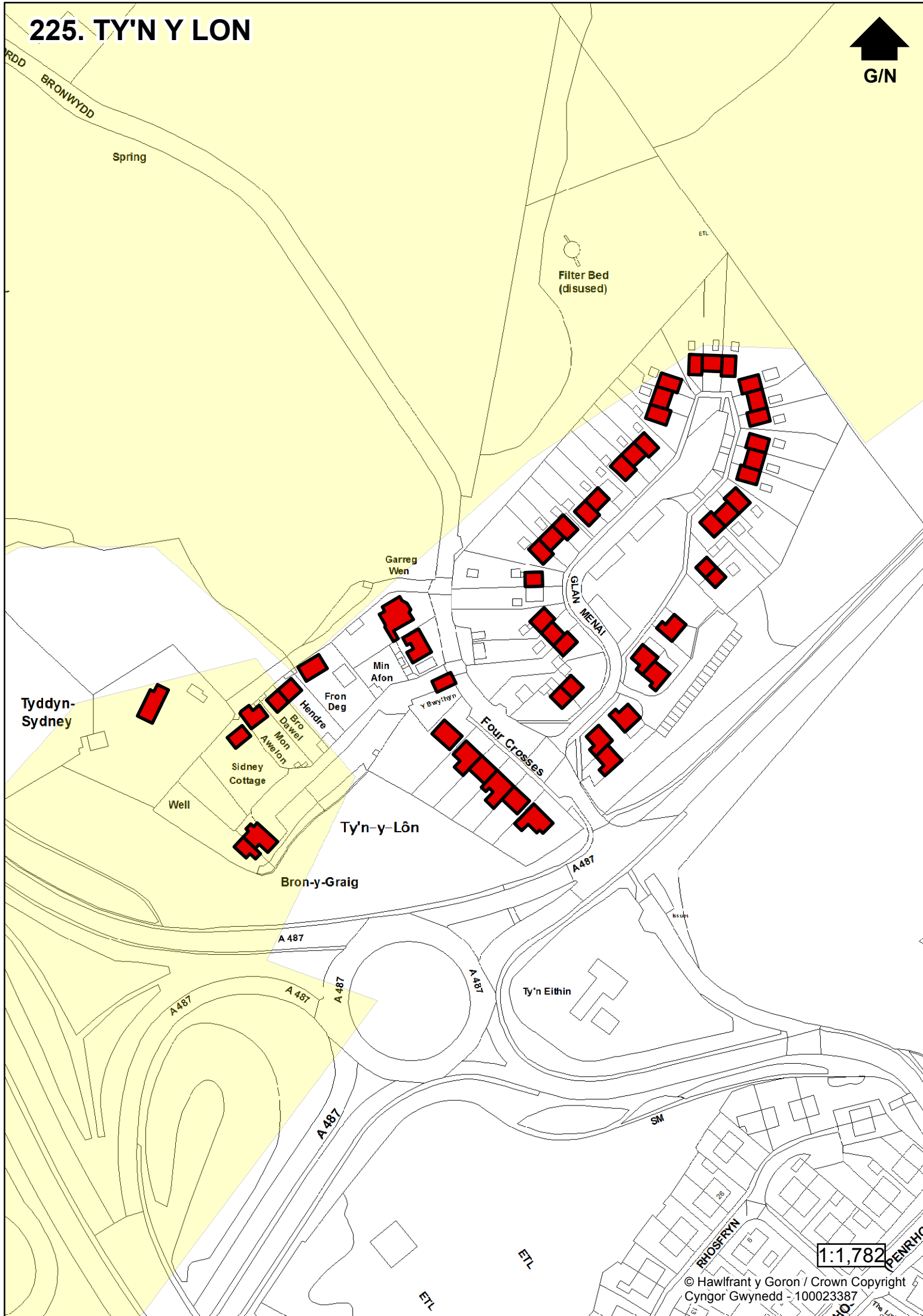
1:2,000

224. TY'N LON



1:1,000

225. TY'N Y LON



1:1,782

226. WAUN (PENISARWAUN)



1:1,500

APPENDIX 4

OVERVIEW OF THE RESULTS OF A VARIETY OF APPRAISALS

PART 1: SUSTAINABILITY APPRAISAL

In accordance with the Planning and Compulsory Purchase Act (2004) the emerging Anglesey and Gwynedd Joint Local Development Plan is required to be subject to a Sustainability Appraisal (SA). A Sustainability Appraisal seeks to ensure that LDP's policies and proposals are consistent with the principles of sustainable development. This part contains the SA of sites and detailed policies contained in the Deposit Plan. A full SA report will be consulted upon alongside the Deposit Plan.

PART 2: LANGUAGE IMPACT ASSESSMENT

The Welsh language is an integral element in the fabric of communities in Gwynedd and Anglesey and is a reflection of their traditions and culture. Development can have a profound effect on the viability of the Welsh language. Undertaking a Welsh Language Impact Assessment of the JLDP will ensure that any adverse effects of development will be minimised and mitigated. This part contains an overview of the Language Impact Assessment of the Deposit Plan, focusing in particular on sites and detailed policies.

PART 3: EQUALITY IMPACT ASSESSMENT

Equality Impact Assessments (EqIA's) of certain documents are required in law by the Equality Act 2010. EqIA is a tool that helps local authorities make sure that the Council does not discriminate, promotes equality wherever possible and fosters good community relations. This part contains the Equality Impact Assessment of the Deposit Plan.

PART 4: HEALTH IMPACT ASSESSMENT

Health Impact Assessment (HIA) is a tool that can be used to assess the health impact of a physical development, a proposed change to service delivery or a policy or strategy. This part contains the Health Impact Assessment of the Deposit Plan.

DRAFT SA of the Deposit Joint Local Development Plan - Policies

Introduction

This Section sets out the findings of the SA of the Deposit JLDP. It is structured according to 12 key topics which have been linked to relevant SA Objectives as well as SEA Directive topics. The appraisal of each topic has been divided into a number of sub-headings to ensure that each aspect of the emerging JLDP is considered, including policies and site allocations, as well as the interrelationships between topics and cumulative effects of the Plan as a whole.

In accordance with the SEA Directive and Regulations any likely significant effects are identified along with any mitigation measures necessary to address them. The SA does not therefore provide a narrative on the nature and significance of effects for each policy within the Local Plan, as a policy might not be relevant to a particular topic or is considered unlikely to have a significant effect.

SA of the Deposit JLDP

Housing

SEA Directive Topics: Population & Human Health

Relevant SA Objectives:

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

Appraisal of Deposit JLDP Policies

Strategic policies contained within the JLDP support the topic of housing through ensuring:

- Adequate provision of new dwellings (as determined by the full Objectively Assessed Need for housing [current figure 7,902 dwellings during the life of the Plan]);
- An appropriate mix of types and tenures (including gypsy and traveller sites, student accommodation, HMOs, and accommodation for the elderly);
- The delivery of Affordable Housing; and
- Pursuing high quality design to meet the needs of the whole community.

Policy PS11 seeks the provision of 7,902 dwellings during the life of the Plan, which has the potential for major positive effects against SA Objective 7. A range of housing types are also proposed which will help to meet the needs of the whole community, enhancing these positive effects. An appropriate mix of housing is sought through Policy TA1/1 to help meet the needs of the whole community. There are also specific policies relating to care homes for the elderly (Policy TA1/3), student accommodation (Policy TA1/5) and gypsy and travellers (Policies TA19/A and TA10/B).

Housing development will be distributed according to the settlement hierarchy set out in Policy PS3. The strategy is based on a settlement's levels of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development. This means that development will primarily be focussed in and around the Main Centres (55% of growth), Local Service Centres (20% of growth) and Villages and Clusters (25% of growth) during the life of the Plan. This will help to meet the housing needs in urban and rural areas with long term positive effects on this topic. Policy TA1/4 restricts the level of development in sensitive rural areas that are

Appendix 4 – Part 1 SUSTAINABILITY APPRAISAL POLICIES

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

Policies TA1/10 to TA1/12 sets out the precise distribution of housing growth during the life of the Plan. Policy PS12 ensures that sufficient land is identified to deliver a minimum target of 1400 new affordable homes during the life of the Plan with Policy TA1/8 setting out thresholds for provision. This will have long term positive effects on this topic.

The potential for HMOs to lead to negative effects and alter the social character of an area is recognised, and Policy TA1/2 seeks to restrict this type of development to areas that are appropriate and that does not impact on the amenity of the area, or force families out, with the conversion of houses to HMOs is wholly restricted for two storey terraced housing. This pressure is shown to be most predominant in the University town of Bangor, where there is a need for controls over the change of use of residential properties to HMOs, which are outlined in policy TA1/2. This policy also seeks to enhance positive benefits arising from the development of HMOs by applying affordable housing provisions to HMOs that develop over one new unit where viable.

Synergistic and Cumulative Effects

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

Interrelationships with other Topics

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

Economy and Employment

SEA Directive Topics: Population & Human Health

Relevant SA Objectives:

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

Appraisal of Deposit JLDP Policies

Policy CYF1 has the potential for major long term positive effects against SA Objective 7 through the safeguarding of employments sites and provision of new employment land to meet the needs of

Appendix 4 – Part 1 SUSTAINABILITY APPRAISAL POLICIES

people within the JLDP area. The Employment Land Review¹ identifies that across the whole Plan area, 168ha of employment space will be required in the period up to 2026, split equally to 84ha in each authority area. Policies CYF2, CYF3, CYF4 and CYF6 support the potential for additional employment - not identified within Policy CYF1 - as well as ancillary and alternative uses on employment sites, subject to a number of criteria, which have the potential for a minor long term positive effect on the economy and employment. The conversion of rural buildings for business use is also supported (Policy CYF5), as well as agricultural diversification (Policy CYF7), which has the potential for minor long term positive effects on the rural economy. Policy CYF8 supports the regeneration of previously developed land within urban areas where possible.

Homeworking is supported in rural areas, for example Policy CYF5 permits the conversion of rural buildings for residential and business use to allow for home working (where appropriate and suitable). Further to this, Policy CYF7 supports the diversification of agricultural business (providing links to the existing business activity can be demonstrated) to retain agricultural uses and ensure their viability.

The baseline information indicates that a major problem for the area is the migration of young people. To target this problem the Plan seeks to improve the diversity of employment opportunities in the area, and provide new and innovative attractions for families, as well as evening activities.

A significant economic factor for the area is the development of a nuclear power station at Wylfa, which is likely to produce significant long term positive effects on employment opportunities in the area. The Plan seeks to deliver education and skills training to allow local residents to access the employment benefits generated by the development. This is considered to have major long term positive effects on the local economy and employment. Policy CYF1 also designates 'reserve sites' to meet the needs of the Energy Island Programme (EIP).

A further policy section on tourism supports this vital sector of the local economy. Policy TWR/1 supports new and extended / improved visitor attractions and facilities; within settlement boundaries, on previously developed land, close to existing tourist facilities or within locations deemed suitable by their intrinsic qualities (e.g. historical resources). Priority is given to the niche markets of Activity Tourism, Events Tourism and Cultural Tourism. Policy TWR/2 supports the development of high quality holiday accommodation, whilst Policy TWR/3 supports the protection of the area's most valuable landscapes (e.g. Anglesey Coast AONB, Llŷn AONB) by prohibiting caravan and chalet sites within these areas, and by supporting the relocation of such sites from the Coastal Change Management Zone towards more sustainable geographical areas. Overall, provided that negative effects are minimal, there is general support for small-scale development / extension of existing caravan and camping sites, and Policy TWR/4 ensures that any extended holiday seasons do not increase the consequences of an extreme flood event. The tourism policies have the potential for minor indirect positive effects against SA Objective 7.

There are two main Enterprise Zones affecting the Plan area; the Anglesey Enterprise Zone with a focus on the energy sector, and Gwynedd has been identified as a centre for the Snowdonia Enterprise Zone with a focus on ITC and digital enterprises. These areas could further support the retention of younger people through the provision of skilled employment opportunities and modern industries. There are further smaller Enterprise Zones in several areas of Holyhead, which continues to be one of the main employment areas within Anglesey.

¹ URS (2012) Economic and Employment Land Review Study for the Anglesey and Gwynedd Planning Authority Area [online]
http://www.gwynedd.gov.uk/upload/public/attachments/1179/Gwynedd_and_Anglesey_Employment_Land_Review.pdf [accessed October 2014]

In retail (Policies MAN/1 to MAN/7), Bangor continues to operate as a sub-regional shopping centre, and the Plan identifies a need for additional shopping floor space within some of the wider settlements, though largely the targeted efforts for retail lie in qualitative improvements to existing town centres, including; Bangor, Caernarfon, Holyhead and Llangefni, in a bid to address declining retailing circumstances. The policies further support local economies, for example Policy MAN/4 safeguards Village shops and public houses.

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

Synergistic and Cumulative Effects

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

Interrelationships with other Topics

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

Communities and Health

SEA Directive Topics: Population & Human Health

Relevant SA Objectives:

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

Appraisal of Deposit JLDP Policies

Policies that seek the provision of housing and employment have the potential for minor short term negative effects on health during construction phases, through increased levels of noise, light and air pollution. However, it is considered that there are suitable mitigation measures available through Development Management policies and at the site level (e.g. a Construction Environmental Management Plan) to address these short term effects. Alternatively, these same policies have the potential for indirect, long term major positive effects against SA Objective 2 through improved

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accessibility to a mix of different housing types and employment opportunities, as well as the associated services and facilities.

Policies PS5 and ISA/1 seek infrastructure provisions and developer contributions to ensure that development is supported in its receiving environment. Contributions can be sought for a range of purposes to support communities, including (but not limited to); affordable housing, educational facilities, recreational and open space, healthcare facilities, flood risk mitigation and broadband infrastructure. Policy CYFF2 also promotes safe environments, in accordance with the 'Secured by Design' principles. These have the potential for minor positive effects against SA Objective 2.

Policy ISA/2 supports the appropriate development of new community facilities where need is identified, as well as the retention of existing community facilities. Further to this Policy ISA/5 ensures suitable access to open spaces in new housing development in accordance with the Fields in Trust benchmark standards, encouraging active lifestyles. Policy MAN/4 enhances these positive effects by seeking to retain local economies and facilities that support village communities, which in this instance is village shops and pubs.

Deposit policies also seek to address inclusive communities, for example, in Policy CYFF2 which promotes high quality design and barrier free environments that cater for the disabled. It also expects development to integrate transport and communications networks and promoting the interests of pedestrians, cyclists and public transport as well as ensure linkages with surrounding communities. This should help to ensure the integration of new development with existing communities and have minor long term positive effects.

Synergistic and Cumulative Effects

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

Interrelationships with other Topics

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

Transport and Accessibility

SEA Directive Topics: Population & Human Health

Relevant SA Objectives:

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

Appraisal of Deposit JLDP Policies

Deposit JLDP housing and employment policies PS11 and CYF1 seek the provision of 7,902 dwellings and 168 ha of employment land during the life of the Plan. This could increase levels of traffic on the existing highway network with the potential for negative effects. Housing development will be distributed according to the settlement hierarchy set out in Policy PS3. The strategy is based on a settlement's levels of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development. This means that development will primarily be focussed in and around the Main Centres (55% of growth), Local Service Centres (20% of growth) and Villages and Clusters (25% of growth) during the life of the Plan. Policies TA1/10 to TA1/12 sets out the precise distribution of housing growth during the life of the Plan.

The Plan area consists of towns, villages and open countryside each presenting different transport and accessibility issues. The Sub-Regional Centre; Bangor, and the Urban Service Centres of; Amlwch, Holyhead, Llangefni, Blaenau Ffestiniog, Caernarfon, Porthmadog and Pwllheli are the areas which provide the best access to public transport, and the more rural Local Service Centres, Villages and Cluster Settlements are inevitably more reliant on the private car. The Plan recognises the need to reduce reliance on the private vehicle whilst at the same time delivering much needed housing and employment growth.

Policy TRA1 seeks improvements to existing infrastructure, as well as a transfer between transport modes to help minimise travel demand and car dependency, and transport assessments to accompany development proposals. The policy also seeks improvements to the strategic transportation network by safeguarding and providing land across three schemes; the A487 Caernarfon to Bontnewydd, the Llangefni Link-Road, and the A5025 Valley to Wylfa Newydd / Amlwch to Wylfa Newydd. These schemes strategically link the planned employment development at the Wylfa Project to the transport network and surrounding settlements, with the potential for long term positive effects.

Policy TRA4 has the potential for minor short to long term positive effects as it seeks to ensure that all new developments properly address the demand for travel impacts, contribute to reducing reliance on the private car, make satisfactory provision for access and avoid unacceptable harm to existing transport infrastructure. Other policies that are likely to have positive effects include Policy ISA/1, only permitting development where adequate transport infrastructure capacity exists or where it is delivered in a timely manner. Policy TRA3 protects existing disused railway lines so that lines can be reinstated for future use, this has the potential to improve the public transport network over the long term, which is will result in positive effects.

The transport policies are supported by general policies like Policy PS1 on sustainable development, which reiterates the aspiration for greater self-containment in Centres and Villages that are supported by a choice of travel modes, and Policy PS2 which seeks to reduce greenhouse gas emissions by encouraging travel other than by car.

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

Synergistic and Cumulative Effects

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

Interrelationships with other Topics

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

Air Quality

SEA Directive Topics: Air

Relevant SA Objectives:

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

Appraisal of Deposit JLDP Policies

Deposit JLDP housing and employment policies PS11 and CYF1 seek the provision of 7,902 dwellings and 168 ha of employment land during the life of the Plan. Proposed development has the potential to increase levels of traffic and therefore atmospheric pollution within the Plan area, which could have negative effects on air quality. In the short to medium term there may be minor negative effects on air quality in the areas that currently experience the most congestion, particularly within key employment and retail areas like Bangor and Holyhead which attract residents from all over the Plan area as well as the Britannia Bridge. This is likely to improve in the future as new vehicles meet strict EU emission control standards, however this is uncertain at this stage. Enhanced public transport connections to these areas are likely to reduce the negative effects, however it is still likely that there will be increased traffic within these areas.

Local Authorities (LAs) are periodically required to review the air quality in their area to ascertain if national air quality objectives are being met. The monitoring and reporting carried out by Anglesey² and Gwynedd Council's³ does not indicate that there are currently any significant issues with air quality within the Plan area.

² Isle of Anglesey County Council Air Quality. Available online: <http://www.anglesey.gov.uk/planning-and-waste/environmental-health/pollution/air-quality/>

³ Gwynedd Council Local Air Quality Management. Available online: http://www.gwynedd.gov.uk/gwy_doc.asp?doc=22183&Language=1&p=1&c=1

Appendix 4 – Part 1 SUSTAINABILITY APPRAISAL POLICIES

Policy PS2 seeks to minimise greenhouse gas emissions by encouraging travel other than by car, as well as by increasing the available carbon sinks, for example through the provision of trees and green infrastructure. Policy TRA1 seeks improvements to existing infrastructure, as well as a transfer between transport modes to help minimise travel demand and car dependency, and transport assessments to accompany development proposals. Policy TRA4 has the potential for minor short to long term positive effects as it seeks to ensure that all new developments properly address the demand for travel impacts, contribute to reducing reliance on the private car. The transport policies are supported by general policies like Policy PS1 on sustainable development, which reiterates the aspiration for greater self-containment in Centres and Villages that are supported by a choice of travel modes.

Given current evidence on air quality in the Plan area, it is considered that the policies within the Plan and proposed development will not have major negative effects on air quality in the long term. In the short term there is the potential for negative effects; however, JLDP policies seek to address the impacts of proposed development on the road network and improve access to sustainable transport modes. The positive effects and mitigation provided by Policy PS2 and transport policies should ensure that short term negative effects are not significant.

Synergistic and Cumulative Effects

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

Interrelationships with other Topics

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

Climate Change

SEA Directive Topics: Climatic Factors

Relevant SA Objectives:

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

Appraisal of Deposit JLDP Policies

Deposit JLDP housing and employment policies PS11 and CYF1 seek the provision of 7,902 dwellings and 168 ha of employment land during the life of the Plan. This has the potential for negative effects on climate change as the provision of new housing and employment could result in increased levels of traffic and therefore greenhouse gas emissions. However, given the findings of the SA for

Appendix 4 – Part 1 SUSTAINABILITY APPRAISAL POLICIES

the transport and accessibility and air quality topics above, it is considered unlikely that Local Plan policies will have negative effects on climate change through increased greenhouse gas emissions. Please refer to the transport and accessibility and air quality topics above.

There is also the potential for negative effects through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to improve reducing the amount of embodied energy used; however this is uncertain. The general policies are organised around the theme of living sustainably, which includes addressing the causes of climate change as well as adapting to the existing and increasing effects of climate change, as outlined in Policy PS1. Policy PS2 is dedicated to this aspect, requiring development to respond to / account for:

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

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

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

Synergistic and Cumulative Effects

There is the potential for long-term negative cumulative effects on climate change as a result of greenfield development to meet the identified growth targets within the Plan. Further negative cumulative effects may arise from the likely increases in population, waste, waste water, and traffic. There is also the potential for positive cumulative effects as a result of increased tree numbers and Green Infrastructure within urban areas, acting as carbon sinks and also providing shade.

Interrelationships with other Topics

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

Water Resources, Water Quality and Flood Risk

SEA Directive Topics: Water

Relevant SA Objectives:

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

Appraisal of Deposit JLDP Policies

Negative effects on biodiversity are most likely to arise as a result of policies that set out the quantum and location of proposed growth. Higher level policies, such as Policy PS1, are considered to have uncertain effects as the quantum and specific location of development are set out in other JLDP policies. Policies PS11 and CFY1 seek to the provision of 7,902 dwellings and 168 ha of employment land to meet the future needs of the District, which have the potential for significant long term negative effects on water resources and quality through increasing the levels of water abstracted for drinking and increasing the levels of consented discharges.

The increased area of impermeable surfaces as a result of development can also have impacts on water quality through the transfer of pollutants in surface water run-off. The location for development is set out in Policies CFY1 and TA1/10 to TA1/12 and while there is the potential for negative effects; these are more appropriately addressed through the consideration of specific site allocations.

The overarching Strategic Policy PS1 on Sustainable Development seeks to:

- Reduce the amount of water used and wasted;
- Reduce the effect on water resources and quality;
- Manage flood risk;
- Maximise use of sustainable drainage schemes; and
- Progress the objectives of the Western Wales River Basin Water Management Plan.

This is supported in further detail in Strategic Policy PS2, which seeks to address climate change impacts, of which flooding is a significant factor. The policy promotes sequential testing to avoid the areas most at risk from flooding, as well as high water efficiency standards, and measures to withstand drought and improve water quality. These standards are reiterated in Policies CYFF2 and CYFF3 on design, landscaping and place shaping, where development is expected to ensure surface water runoff is limited, and permeable surfaces are provided.

Policy CYFF5 seeks to ensure that development proposals incorporate water conservation measures and Sustainable Urban Drainage Systems (SuDS). It also seeks that development minimises flood risk and avoids displacing flood risks. Further to this Policy AMG3 seeks to protect the water quality along the valuable coastlines.

JLDP Policies are in line with the Water Strategy for Wales⁴, which sets out the Welsh Government's long-term policy direction for water and aims to balance the long-term needs of the environment with the need to ensure sufficient water resources and waste water services.

⁴ Welsh Government (2014) Water Strategy for Wales Consultation Draft.

Given the mitigation provided by JLDP policies above, current regulatory processes, such as the Water Resource Management Plan⁵ produced by Welsh Water, it is considered that any potential significant negative effects as a result of Plan Policies can be addressed. The residual effects are considered to be neutral with an element of uncertainty as they will be dependent on the implementation of mitigation measures.

It is considered that the various policies provide suitable mitigation to ensure that there will be no major negative effects on water resources, water quality or flood risk as a result of proposed development. Directing development away from areas of flood risk and potential for minor long term positive effects on water resources and quality.

It is recommended that Policy CYFF5 should set out specific targets for housing and employment developments in terms of water conservation.

Synergistic and Cumulative Effects

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

Interrelationships with other Topics

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

Landscape

SEA Directive Topics: Landscape

Relevant SA Objectives:

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

Appraisal of Deposit JLDP Policies

Policies setting out the overall quantum (Policies SP11 & CYF1), distribution and location (Policies PS3, TA1/10 to TA1/14) of development have the potential for negative effects on landscape. The

⁵ Welsh Water (April 2014) Final Water Resources Management Plan Technical Report.

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nature and significance of the effect will be dependent on a number of factors including the precise location, scale, density, layout and design of development as well as the sensitivity of the receiving landscape. There is also the potential for development to have positive effects on townscape or landscape through the regeneration of brownfield sites or buildings that are considered to be an eyesore.

Housing development will be distributed according to the settlement hierarchy set out in Policy PS3. The strategy is based on a settlement's levels of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development. Development will be focussed in and around the Main Centres (55% of growth), Local Service Centres (20% of growth) and Villages and Clusters (25% of growth). Some of these settlements lie within or in close proximity to the Anglesey and Llyn Areas of Outstanding Natural Beauty as well as the Snowdonia National Park. The precise location of development is set out in policies TA1/10, TA1/11 and CYF1 and while there is the potential for negative effects at a local level on landscape; these are more appropriately addressed through the consideration of specific site allocations.

Policies seek to restrict development in the open countryside and direct development towards the built up areas with suitable access to services and facilities, prioritising the use of previously developed land (e.g. Policies PS1 and CYFF1). Despite the prioritisation of brownfield land proposed development will inevitably result in the loss of some greenfield land, which could have negative effects on landscape.

JLDP policies seek to protect Special Landscape Areas (Policy AMG1), as well as enhance features and qualities that are unique to the local landscape character (Policy AMG2), including traditional townscape features like street patterns, structures and layout of settlements. Policy AMG2 recognises the wider setting of the AONBs and National Park, and seeks to protect the landscape character surrounding these nationally designated areas. The western border of the Plan area is a coastal edge and prominent feature of the landscape, and as such, is protected in Policy AMG3, which includes supporting the relocation of existing businesses within the Coastal Change Management Zone.

JLDP policies seek to enhance the landscape and townscape through quality design that protects valued landscapes, views, skylines and historical assets and settings and includes new open spaces (e.g. Policies CYFF2 and CYFF3). Strategic Policy PS2 seeks to protect the best and most versatile agricultural land to protect and enhance the rural environment, as well as ensuring that the ability of landscapes to adapt to climate change is not affected, and compensatory environments are provided if necessary.

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

Synergistic and Cumulative Effects

The level of growth proposed in the Plan has the potential for major long term negative effects on the landscape. To address this the Plan seeks to direct development away from the most sensitive receiving environments, supports the delivery of high quality development that respects and enhances the landscape as well as provides new open spaces and Green Infrastructure within new development. The mitigation provided by Plan policies and available at the project level should

reduce negative effects to ensure that they are not significant; however, the overall cumulative effect remains uncertain. Development is likely to lead to a loss of greenfield and agricultural land, and change the landscape to some degree, which could have minor negative effects in the long term.

Interrelationships with other Topics

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

Biodiversity

SEA Directive Topics: Biodiversity, Flora and Fauna

Relevant SA Objectives:

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

Appraisal of Deposit JLDP Policies

Negative effects on biodiversity are most likely to arise as a result of policies that set out the quantum and location of proposed growth. Higher level policies, such as Policy PS1, are considered to have uncertain effects as the quantum and specific location of development are set out in other JLDP policies. Policies PS11 and CFY1 seek to the provision of 7,902 dwellings and 168 ha of employment land to meet the future needs of the District, which has the potential for major long-term negative effects on the biodiversity.

Policy PS1 gives priority to the effective use of land, prioritising where possible the reuse of previously developed land within the settlement boundaries. This is positive for the biodiversity as while it is acknowledged that brownfield sites can be important, it is generally greenfield sites that have greater value. Housing development will be distributed according to the settlement hierarchy set out in Policy PS3. The strategy is based on a settlement's levels of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development. Development will be focussed in and around the Main Centres (55% of growth), Local Service Centres (20% of growth) and Villages and Clusters (25% of growth) during the life of the Plan. While it is acknowledged that there are a significant number of designated sites around the settlements, particularly in coastal locations, the distribution strategy will at least focus development in and around existing settlements avoiding the more sensitive undeveloped areas.

The precise location of development is set out in policies TA1/10, TA1/11 and CYF1 and while there is the potential for negative effects at a local level through the loss of habitats; these are more appropriately addressed through the consideration of specific site allocations. The key negative effect likely to arise as a result of development strategy policies is related to the overall loss and fragmentation of habitats. Important habitat corridors should be protected and maintained as the connectivity of habitats is important for the long-term integrity of biodiversity.

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JLDP policies seek to protect and enhance biodiversity, which has the potential for short to long-term positive effects. Policy PS1 seeks to protect and improve the areas of high biodiversity value, and direct development away from the most sensitive receiving environments. Policy PS2 acknowledges the role of biodiversity in climate change, and especially seeks the benefits that can be provided by certain natural features (e.g. cooling effects associated with trees). Policy CYFF3 seeks to identify and retain natural features like trees, hedgerows and water courses in development, or provide replacements where retention is not possible.

Policies AMG4 and AMG5 are dedicated to the protection and enhancement of international, national and local biodiversity conservation areas, and direct development away from these sensitive receiving environments. This includes Local Nature Reserves (LNRs) and Wildlife Sites (WSs). The policies also seek to secure a connected green infrastructure network that can support the movement of wildlife as well as support Local Biodiversity Action Plans (LBAP), seeking for development to contribute to LBAP targets. Where necessary, Policy EMG4 also requires an Ecological Assessment to accompany a planning application.

It is considered that the JLDP policies outlined above provide suitable mitigation to ensure that there are no significant negative effects as a result of the overall level of anticipated growth.

Synergistic and Cumulative Effects

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

Interrelationships with other Topics

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

Soil

SEA Directive Topics: Soil

Relevant SA Objectives:

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

Appraisal of Deposit JLDP Policies

Appendix 4 – Part 1 SUSTAINABILITY APPRAISAL POLICIES

The policies prioritise the use of previously developed land wherever possible (Policy PS1) and seek to avoid development in the open countryside and areas of high quality land, for example Strategic Policy PS2 seeks to protect the best and most versatile agricultural land.

A dedicated minerals policy section identifies Mineral Safeguarding Areas for the future (Policy MWYN/1) and a sustainable supply of mineral resources (Policy MWYN/2). Further to this Policy MWYN/3 identifies the Preferred Areas of Search for future supplies of sand, gravel and crushed rock. Other policies set the criteria for mineral developments (Policy MWYN/4) and support the production of local building stone (Policy MWYN/5) to maintain the style and appearance of traditional buildings in the area. Policy MWYN/6 ensures that buffer zones are maintained around mineral sites to minimise the effects of extraction. Policy MWYN/10 allows for the development of Borrow Pits where appropriate; as temporary supply mechanisms Borrow Pits can reduce transportation impacts and the associated environmental effects.

Growth in the Plan area will inevitably result in the loss of greenfield land, and some areas of quality agricultural land, which has the potential for long term negative effect on land and soils. However, it is considered that suitable mitigation exists within the policy framework to ensure that there will be no major negative effects.

Synergistic and Cumulative Effects

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

Interrelationships with other Topics

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

Cultural Heritage

SEA Directive Topics: Cultural Heritage

Relevant SA Objectives:

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

Appraisal of Deposit JLDP Policies

Appendix 4 – Part 1 SUSTAINABILITY APPRAISAL POLICIES

Policies PS11 and CFY1 seek to provide 7,902 dwellings and 168 ha of employment land to meet the future needs of the District. While there is the potential for significant negative effects as a result of the level of growth proposed, the nature and significance of the effect as a result of these policies is uncertain, as it is dependent on the precise location of proposed development which is set out in other policies.

Housing development will be distributed according to the settlement hierarchy set out in Policy PS3. The strategy is based on a settlement's levels of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development. Focussing development in and around the Main Centres (55% of growth) and Local Service Centres (20% of growth) has the potential for significant long-term negative effects on heritage in these areas, which includes Scheduled Monuments, Listed Buildings and Conservation Areas. Conversely, it also helps to avoid and minimise potential negative effects on designated heritage assets outside these areas. Development can also potentially have positive effects on heritage by helping to improve signage or access or regenerating a brownfield site that was previously having a negative impact on the landscape or townscape. The nature and significance of the effect is dependent on the precise location of proposed development.

Policies TA1/10 and TA1/11 set out the proposed sites to accommodate development in the sub-regional centre, urban service centres and local service centres. Proposed employment sites are set out in Policy CYF1. Issues for specific sites are more appropriately addressed through the consideration of specific site allocations, which are set out under a separate heading below.

The JLDP seeks to protect valuable heritage assets and their settings and minimise the impacts of development. Policy AT1 ensures that development considers adopted strategies, including; Conservation Area Appraisals, Plans and Delivery Strategies, World Heritage Site Management Plans, and the Register of Landscape, Parks and Gardens of Special Historic Interest in Wales. Where appropriate this includes a requirement for a Heritage Impact Assessment. Whilst protection of valuable assets is sought, Policy AT2 also recognises that development can secure the preservation and enhance some assets (for example redundant Listed Buildings) and therefore enhance their local environments and improve heritage settings, the policy therefore set the criteria for enabling development of historic assets.

Policy AT3 further accounts for non-designated heritage assets of local or regional significance, and seeks to conserve these assets and environments through sympathetic development that supports the local character and identity. The same approach is taken for the protection of non-designated archaeological sites, which may require archaeological assessments where deemed necessary. Cultural heritage includes in this instance the retention and promotion of the Welsh language as expressed in Policy PS1.

Local Plan policies seek to protect and enhance the historic environment and avoid development that would have an impact on the significance of heritage assets. There are measures in place to ensure that development proposals take account of potential impacts on heritage and provide appropriate mitigation where necessary. It is therefore considered that there are suitable mitigation measures available to ensure Deposit JLDP policies will not have major negative effects on heritage. However, there is still an element of uncertainty until project level assessments have been carried out and mitigation measures have been implemented.

Synergistic and Cumulative Effects

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

Interrelationships with other Topics

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

Waste and Recycling

SEA Directive Topics: Material Assets

Relevant SA Objectives:

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

Appraisal of Deposit JLDP Policies

The delivery of housing and employment growth (Policies PS11 and CYF1) has the potential for short to long term negative effects on waste. In the short term waste will be created during construction phases, and in the longer term as a result of the additional households and employment areas generating waste day to day.

The overarching Strategic Policy PS1 on Sustainable Development prioritises the effective use of land, especially previously developed land, and seeks to reduce the effect of development on local resources; avoiding pollution, incorporating sustainable building principles in order to contribute to energy conservation and efficiency, using renewable energy, reducing and recycling waste, and using materials from sustainable sources.

Policy CYFF1 ensures that development provides the appropriate amenity space and has regard to the generation, treatment and disposal of waste. The policy also protects the health, safety and amenity of those in the locality of development areas from unacceptable levels of disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution and nuisance. The efficient use of resources is iterated through many individual policies, and a dedicated policy section on waste ensures that there is sufficient waste management and recycling infrastructure over the Plan period (Policy G1), and that waste management development can occur outside of settlement boundaries or allocated sites where there is an identified need for such development (Policy G2). These policies provide appropriate strategic level mitigation to ensure that there are no significant negative effects as a result of the increased short to long term waste generated as a result of housing and employment growth.

It should also be noted that Policy G3 allows for the treatment, storage and disposal of Low and Very Low Level radioactive waste, and sets the criteria to make these operations acceptable. This policy supports the development of the energy sector that is of particular relevance in Anglesey and

Gwynedd. This policy is important given the potential development of a new nuclear power station at Wylfa in Anglesey.

Synergistic and Cumulative Effects

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

Interrelationships with other Topics

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

DRAFT

DRAFT SA of the Deposit Joint Local Development Plan – Sites

Site Options

Enfusion and the Councils worked together in the autumn/ winter of 2013 to integrate SA Objectives into the JLDP Candidate Site Process and Methodology¹. The purpose of this work was to clearly link the SA process to the Councils' own site appraisal method and to ensure that SA issues were being considered against all candidate sites. The candidate site process has allowed the Councils to identify a number of reasonable² site options.

At this stage, the majority of site options to be considered through the SA are not likely to have significant effects alone, which is not surprising given that the Candidate Site Process and Methodology takes constraints and sensitive receptors into account. This includes areas of high flood risk as well as areas designated for biodiversity, heritage or landscape importance. One of the key aspects of the ongoing SA work will be to consider and address potential cumulative effects of site options, in particular for settlements.

The SA Report that will accompany the Deposit JLDP on consultation will set out the findings of this work as well as provide the reasons for the selection or rejection of reasonable site options.

¹ Anglesey and Gwynedd Joint Planning Policy Unit (January 2014) JLDP Candidate Site Process and Methodology - Updated to include SEA Issues. Available online:

http://www.gwynedd.gov.uk/gwy_doc.asp?cat=8151&doc=29662&Language=1&p=1&c=1

² In terms of the JLDP and SA a reasonable site is one that is realistic and deliverable within the scope and timescales of the Plan.

LANGUAGE IMPACT ASSESSMENT OF THE ANGLESEY AND GWYNEDD JOINT LOCAL DEVELOPMENT PLAN

1. Introduction

- 1.1 The Welsh language is an integral element of the fabric of communities in Gwynedd and Anglesey and is a reflection of their traditions and culture. To ensure that communities develop in a sustainable manner, it is essential, when contemplating change, to consider all the factors influencing the situation and that new development being planned is appropriate and relevant. The town and country planning process regulates new developments and is therefore one important and influential element in the shaping of change in society.

2. Background

- 2.1 Whilst an established methodology exists for assessing the language impact of specific development proposals, it is recognised that the field of language assessments in the context of development plans is a speciality that is still being developed. For the purpose of assessing the emerging Anglesey and Gwynedd Joint Local Development Plan, a methodology has been created, which is based upon Gwynedd and Anglesey's *'Planning and the Welsh Language'* Supplementary Planning Guidance (SPG) and the *'Planning and the Welsh Language: The Way Ahead'* (2005) paper.
- 2.2 It is recognised that the Language Impact Assessment of the Plan is an iterative process and the assessment will need to be reviewed when aspects of the plan change. It should also be noted that the LIA methodology is a subjective process intended to establish the probable impacts stemming from a proposal or policy.
- 2.3 The LIA of the Plan can be broken down into three different stages of Plan development: the Preferred Strategy; Development Sites and the Detailed Policies contained in the Depsit Plan. This document summarises the results of the LIA of the Preferred Strategy and provides the results of the language assessment of the Development Sites and Detailed Policies.

3. LIA of Preferred Strategy

- 3.1 The Preferred Strategy (which provides the vision, aims of the emerging Plan, along with the preferred growth options) was subject to a Language Impact Assessment as part of the process of developing the Strategy. The results of the assessment are summarised in the following sections.

LIA of Housing Growth Option

- 3.2 The Preferred Strategy, which was subject to public consultation in May 2013, planned for 7,665 housing units in the Plan area during the Plan period (2011 – 2026). This equated to 3,373

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housing units in Anglesey and 4,252 in Gwynedd. With a slippage allowance of 10% the overall housing requirement increased to 8,431 units.

- 3.3 Concerns were expressed by the Welsh Government and other parties about these levels of housing growth. These range from Welsh Government seeking to ensure adequate justification was provided for a deviation from national projections to differing views mainly from the development industry and landowners that it should be higher and some local communities, individuals or groups that it should be lower.
- 3.3 In response to the comments and a review of local circumstances, the housing targets were revised. The amended housing figures were based on an analysis of a number of growth scenarios and the latest Welsh Government population and household projections (2011 base), as well as a consideration of influencing factors, which included updated mid-year estimates, changes in investor decisions which have led to a delay in certain projects e.g. Wylfa Newydd and post-recession growth which has been gradual.
- 3.4 The 2011 based projections suggest that whilst household growth will continue across Gwynedd, the level of change between 2011 and 2026 is projected to be lower than the previous 2008-based household projections suggested. There is a marked difference in the 2011 projections for Anglesey with the principal projection being 75% lower and the 10 year migration trend being 52% lower than the 2008-based principal projections.
- 3.5 The revised housing growth level for the area will see about 526 housing units a year on average during the life of the Joint LDP. This equates to a total of 7,902 additional housing units by 2026 (this includes a 10% slippage allowance). This figure reflects the anticipated transformational change to the local economy as a result of investment in major infrastructure projects within the Plan area and in adjoining areas. It is anticipated that much of the requirement for new housing will occur in the second half of the Plan period. The degree of change will be linked to the success of each Council's strategies to retain a higher proportion of local working age persons in the area. As such it is believed that this growth option will meet the needs of the local populations.
- 3.6 Due to the strategic nature of the housing growth option, it was difficult to accurately predict the exact range of possible impacts upon the Welsh language and culture. New housing can lead to the influx of a proportionally large number of non-Welsh speaking residents to an area and, depending on its spatial distribution, it could undermine predominantly smaller Welsh speaking communities. On the other hand, it may be possible that the level of growth will have indirect positive effects on the Welsh language as lower housing prices and more affordable homes help retain the existing population. However, baseline data shows that the majority of people who move into new homes, already live in either Gwynedd or Anglesey, which suggests that any impact upon the Welsh language is unlikely to be significant. Whether the pattern and rate of development affects the number of Welsh speakers depends to a great extent on the language profile of individual settlements to where development is directed, the availability of community infrastructure local that promote the use of the Welsh language, as well as, for

example, opportunities to see, hear and use the language in the workplace. Indeed, the precise impacts upon the language will depend on numerous factors, of which the location and scale of development are only part of the formula.

3.7 In order to assist the assessment of potential impact the Welsh language profile has been updated, settlement profiles have been drawn up and language impact appraisals of individual settlements as defined in the Preferred Strategy have been undertaken.

3.8 The revised housing growth level was considered to be realistic and is unlikely to have a negative impact upon the Welsh language for the following reasons:

- The level of housing growth proposed meets the need for the Plan area, whilst allowing sufficient numbers to support the aspirations of economic growth the provision of sufficient housing and economic growth are important elements of reducing out-migration of people (including Welsh speakers) from their communities.
- It is anticipated that the rate of housing growth will be gradual during early stages of Plan implementation, before increasing significantly during the last half of the plan period. This pattern of development will allow for communities to adapt to housing growth.
- The revised recommended housing target combines the most up to date economic and demographic forecasts in the context of the local housing market, community sustainability and environmental constraints in the Plan area, which means that the proposed number of housing is appropriate. The proportionate distribution of development afforded by the Preferred Strategy also means that excessive housing will not be guided to particular settlements. It is therefore very unlikely that the proposed housing growth will lead to either the overprovision or shortage of housing, both of which can have adverse impacts upon communities and subsequently the vitality of the Welsh language.
- Provision is based on objectively assessed, and prioritised, development needs across the Plan area. The Plan is also based on evidence from each Council's Joint Housing Land Availability Study, Housing Market Assessments, Affordable Housing Viability Study, Anglesey Construction Workers Accommodation Study, Energy Island Assumptions. The Local Housing Market Assessments and therefore the Housing Strategies also guide the Councils' approach to encouraging housing to meet local circumstances. This has further ensured that the number of housing proposed is appropriate which should contribute to the sustainable development of the Plan Area, and thus avoid adverse impacts upon Welsh language and culture.
- The process of establishing the level of growth has followed national planning policy requirements, reflects local circumstances and considers responses during public engagement and consultation periods. The figures are therefore based on a sustainable democratic process.

LIA of Housing Spatial Option

3.9 A Language Impact Assessment undertaken as part of the Preferred Strategy showed that the spatial strategy **is unlikely to have an adverse impact upon the Welsh language**. The proportionate distribution of development throughout the Plan area, including the countryside, should help support community vitality by providing housing, and support facilities and services locally. In turn, this should promote the retainment of the indigenous population and coupled with other measures (which include the Welsh language Charter in primary schools, initiatives by Hunanlaith and Menter Iaith Mon) therefore promote the use of the Welsh language. The preferred spatial distribution of housing will also mean that distribution of development in the settlements of the Plan area will be on a suitable scale in accordance with the settlement hierarchy, reflecting the size, functions and environmental and cultural capacity of the network of different settlements. This means an over provision of housing will not be guided to any one single settlement.

Summary

3.10 Due to the strategic nature of the plan at this stage, it was difficult to predict the exact range of possible impacts upon the Welsh language. The lack of specific policies and development proposals (including sites) meant that much of the assessment was based on presumptions. The precise impacts upon the language depends on numerous factors including the location and scale of development.

3.11 Overall, however, the assessment has shown that the Preferred Strategy is unlikely to have an adverse impact upon the Welsh language. The assessment has shown that the spatial and growth strategies are not likely to lead to significant changes in the socio-economic structure of the area that might affect the viability of the language. The range of opportunities provided by the emerging strategy including: a mix of housing types (including affordable housing) that meet local needs, local economic growth, community facilities, environmental improvements as well as the protection and enhancement of cultural assets including the Welsh language should improve the desirability of the area. In turn, this should help retain the existing Welsh speaking population and even attract Welsh speaking residents back to the area.

4. LIA of Development Sites

4.1 In order to assess the potential impact on the Welsh language as accurately as possible, it was essential that the cumulative effect of developing all potential sites in a particular settlement was appraised. All sites have been assessed on the assumption that a housing density of 30 units per hectare (uph) is developed on each site, which is used as the general development density for each allocated site in the adopted Gwynedd UDP and the stopped Anglesey UDP. It should be remembered however, that the actual density for a development site will depend on a number of factors including location, topography, and the general character of the surroundings. The assumption of a 30 uph density will therefore be applied loosely and used only as a guide.

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- 4.2 Assuming that a density of 30 units per hectare is applied to each site, the number of units that could occupy each candidate site can be estimated and a more accurate assumption can be made with regard to the potential impact on the Welsh language. In accordance with guidance contained in Gwynedd's and Anglesey's 'Planning and the Welsh Language' SPG, only sites which can accommodate 5 or more units based on the 30 units per hectare density guide, were subject to the Language Assessment.
- 4.3 In order to guide the assessment of development sites, consideration was given to specific criteria, adapted from the assessment framework for Linguistic Statements and Language Impact Assessment as outlined in the adopted 'Planning and the Welsh Language' Supplementary Planning Guidance (SPG).
- 4.4 In order to facilitate an informed assessment, decisions were made based on settlement profiles which were produced as part of the process. These profiles contained a range of statistics which were considered important in terms of influencing the use of vitality of the Welsh language. Ward level data was also used as part of the assessment process. All this would ensure that decisions were made based on robust, informed and accurate baseline data. Decisions were therefore made on the quantitative data, using professional judgement to determine the magnitude and probability of potential impact of development on the Welsh Language. It has been agreed through discussions with relevant language officers that areas where the proportion of Welsh speakers is less than 70% should be regarded as unsustainable to the Welsh language and this should be considered as part of the assessment process. A comprehensive assessment of all settlements is included in Appendix 1.

5. LIA of Detailed Policies

- 5.1 Detailed policies of the Plan provide more specific relevant requirements with regards to development, to achieve the objectives set out in the Preferred Strategy. A comprehensive assessment of the Detailed Policies is provided in Appendix 2.
- 5.2 The emerging Plan contains numerous detailed policies which will have positive effects on the Welsh language, whilst at the same time minimising any adverse effects on the vitality of the language. The provision of suitable and affordable housing is vital in keeping populations in their communities. Housing policies in the Plan, in particular, TAI/1 (Appropriate Housing Mix), TAI/4 (Local Market Housing) and TAI/8 (Affordable Housing Threshold & Distribution) aim to facilitate the development of the right type of housing that meets local needs which should encourage young people to remain in their communities. Such provision could also lead to encouraging Welsh speaking people who had previously left the area to return.
- 5.3 Community vitality and viability is also enhanced through various policies in the Plan. These will help support initiatives that build stable, safe, healthy and strong communities, which includes respecting and enhancing the Welsh language and culture. Policies ISA1 (Infrastructure Provision) and ISA2 (Community Facilities), for example, will protect and secure new and

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improved community services and facilities where appropriate, which should subsequently improve social cohesion and integration. Contributions to securing appropriate community infrastructure via planning mechanisms where appropriate would build on initiatives being promoted by the Council, Hunaniaith, and Menter Iaith Mon.

- 5.4 Employment opportunities will be facilitated via the Plan. Detailed policies promote employment opportunities in settlements within urban as well as rural areas which should contribute to diverse economic development. Rural economic development will also help retain rural Welsh-speaking residents in their communities, thus benefitting the Welsh language. A number of economic policies facilitate development for employment use including agricultural diversification and the regeneration of sites, which will ultimately raise the number of jobs as well as provide for the formation of new businesses. Appropriate employment opportunities could also lead to encouraging Welsh speaking people who had previously left the area in search of employment to return.
- 5.5 The policy framework of the emerging Plan creates the framework for the effective promotion of the Welsh language and culture. The range of opportunities provided by detailed policies including the provision of a range of housing types, local economic growth and the protection and enhancement of cultural heritage should all contribute to improving the vitality of the Welsh language. It is important to note that the Plan cannot influence the vitality of the Welsh language on its own. It is therefore of vital importance that it is developed in combination with other relevant plans and strategies, so that any potential adverse impacts are minimised and mitigated.

**APPENDIX 1: LIA OF DEVELOPMENT SITES WITHIN SETTLEMENTS
DISTRIBUTION OF GROWTH IN THE PORTHMADOG AREA**

Assessment of Urban Service Centres – Level 1

Porthmadog

- Because of the number of different services and facilities, Porthmadog has been identified as an Urban Service Centre.
- To concur with the Plan strategy and the present role of the centre a growth level of **301** housing units was identified for Porthmadog (this includes a 10% slippage figure) during the Plan period (2011 – 2026).
- A large part of the town and peripheral land suffer from risk of flooding and therefore it makes it challenging to address the expected growth within the centre.

KEY INDICATORS	Porthmadog	Gwynedd
% Welsh speakers (2011)	72.1	65.4
% Second/holiday homes (community council) (November, 2011)	13.3	8
% Change 2001-2011 (number of Welsh speakers) (ward)	East Porthmadog -2.4 West Porthmadog -14.5 Porthmadog-Tremadog -14%	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	East Porthmadog -4.9 West Porthmadog -12 Porthmadog-Tremadog -3.7	-4.8
Housing affordability (2012) (ward)	East Porthmadog 5.7 West Porthmadog 8 Porthmadog-Tremadog 8.1	6.1
Housing growth (new units between 2002 and 2011)* (community council)	3.9%	3.5%

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*- number of new units built between 2002 and 2011 as a percentage of the housing stock.

Key points

- The expected level of growth in the Plan = 301 units based on its role as an Urban Service Centre, which equates to an average of 20 housing units per annum during the Plan period.
- Higher proportion of the population speaks Welsh 72.1%, which is 2.1% higher than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- A relatively large reduction in the percentage of Welsh speakers between 2001 and 2011 especially in West Porthmadog (-14.5%) and Porthmadog-Tremadog (-14%) wards.
- Housing affordability varies in the centre with housing less affordable than the Gwynedd average in West Porthmadog and Porthmadog-Tremadog.
- A slightly higher proportion of people born in Wales (71% compared to 66.8% in Gwynedd).
- 94 units were provided between 2002 and 2011 with new housing built during this period representing 3.9% of the housing stock in 2011.
- Ysgol Eifion Wyn provides Welsh medium education for children between 3 and 11 years old. According to 2012 figures there are 15 surplus places in the school.
- High rate of second homes in the area.
- Census figures show that 65.2% of the population between 16-74 years of age in Porthmadog are in work. This means that it is extremely important to retain this group in order to maintain the language in the area. Providing affordable housing is one way to do this. It is also noted that the percentage of the population between 3 and 64 years of age who speak Welsh has fallen since 2001 in the three wards, especially in West Porthmadog and Tremadog wards. It is therefore important to promote the development that would attract this population/retain the existing population in the community.

Conclusions

To concur with the Plan strategy and the present role of the centre a growth level of 301 housing units was identified for Porthmadog (this includes a 10% slippage figure) during the Plan period (2011 – 2026).

Porthmadog is a relatively large centre in Gwynedd, with a wide range of facilities and services as well as various employment opportunities. The status of the Welsh language is relatively healthy in Porthmadog with a high proportion of Welsh speakers living in the area - 72.1%, which is 2.1% above the level of 70% that has been identified as the level where the language is probably viable. However, a significant decrease was seen in the number of Welsh speakers in Porthmadog-Tremadog and Porthmadog West wards. Significant decreases were also seen in the proportion of Welsh speakers. It is noted that housing on average is less affordable than in Gwynedd as a whole. Second homes are a significant problem in Porthmadog and there is a possibility that new units will be used for this purpose. For these reasons, it is considered that specific mitigation measures should be incorporated in the area especially an adequate supply of affordable housing for local need.

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Subject to the successful implementation of appropriate mitigation measures, the expected level of growth of the centre should not have a negative influence on the language, and would contribute to keeping the Welsh speaking population in the area.

A large part of the town and surrounding land suffer the risk of flooding and this therefore makes it challenging to address the expected growth within the centre. Due to shortage of potential sites outside the flood risk area, a redistribution of approximately 180 of Porthmadog's growth units will need to be made to nearby Criccieth and Penrhyndeudraeth.

Assessment of Local Service Centres – Level 2

KEY INDICATORS	Penrhyndeudraeth	Criccieth	Gwynedd
% Welsh speakers (2011)	76.5	64.2	65.4
% Second/holiday homes (community council) (November, 2011)	Penrhyndeudraeth 4	8.6	8
% Change 2001-2011 (number of Welsh speakers) (ward)	Penrhyndeudraeth 2.2	-4.4	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Penrhyndeudraeth -2.5	-1.4	-4.8
Housing affordability (2012) (ward)	Penrhyndeudraeth 5.6	8.6	6.1
Housing growth (new units between 2002 and 2011)* (community council)	2.4%	4.8%	3.5%
*- number of new units built between 2002 and 2011 as a percentage of the housing stock.			

Penrhyndeudraeth

Key points

- The expected level of growth in the Plan = 68 units based on its role as Local Service Centre, which equates to an average of 4 housing units per annum.
- Self-sufficient centre with a variety of facilities and services.
- Higher proportion of the population speaks Welsh 74.8%, which is 4.8% higher than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- Increase of 2.2% in the number of Welsh speakers in the ward between 2001 and 2011.
- Higher proportion of people born in Wales (73.3% compared to 66.8% in Gwynedd).

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- 23 units were built in Penrhyndeudraeth community council area between 2002 and 2011 with new housing built during this period representing 2.4% of the housing stock in 2011.
- Housing affordability not a substantial problem in the area but there is a lack of variety in housing.
- Ysgol Gynradd Cefn Coch provides Welsh medium education for children between 3 and 11 years old.
- The percentage of the population between 20-29 years of age reduced by 6.1% while the proportion of the population over 65 years of age increased 16% between 2001 and 2011 in the ward.
- It is noted that the proportion of immigrants in Penrhyndeudraeth ward increased from 169 to 262 (+ 43.2%) between 1991 and 2001 (figures for 2011 are not yet available). However, immigration does not seem to be a problem given that the number of Welsh speakers increased significantly over the same period.

Conclusions

*The expected level of growth in the Plan = **68 units** based on its role as Local Service Centre, which equates to an average of 4 housing units per annum.*

The proximity of the centre to Porthmadog with its wide range of facilities and services makes the centre an attractive place to live. The status of the Welsh language in Penrhyndeudraeth is relatively healthy, with a high rate of speakers living in the centre - 76.5%, which is 6.5% above the level of 70% that has been identified as the level where the language is probably viable. Although the number of Welsh speakers increased between 2001 and 2011, there was a decrease in the proportion of speakers over the same period. There is a primary school here and opportunities to manage the construction phase on some sites, as well as the type of housing units. It is noted that construction growth has been lower than that of Gwynedd as a whole.

For these reasons, it is felt a higher than expected proportion of housing could be guided to the settlement, with a high certainty that the relevant scale of development would not have a negative influence on the language, subject to adequate provision of affordable housing for local need, and that development takes place in stages. Construction sites were identified in Penrhyndeudraeth that could be designated to provide **143 units** higher than expected growth, which is equivalent to **14 units** on average per annum.

Criccieth

Key points

- The expected level of growth in the Plan = 68 units based on its role as Local Service Centre which equates to an average of 4 housing units per annum.
- Popular tourist centre that serves the daily needs of the local population, as well as the needs of tourists.
- Above average proportion of second homes in the area.

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- Housing affordability a problem in the area.
- Smaller proportion of the population speaks Welsh – 64.2%, which is 5.8% lower than the threshold of 70%, compared to 65.4% in Gwynedd.
- Increase of 7.5% in the proportion of Welsh speakers in Llanystumdwy ward between 2001 and 2011.
- Smaller proportion of people born in Wales (61.9% compared to 66.4% in Gwynedd).
- Census figures show that the older population (over 65 years of age) in Llanystumdwy ward increased 10.8% between 2001 and 2011. On the other hand, there was a decrease of 5% in the population over 65 years of age who can speak Welsh. This suggests that there has been an immigration of older non-Welsh speakers.
- 63 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 6.3% of the housing stock in 2011.

Conclusions

*The expected level of growth in the Plan = **68 units** based on its role as Local Service Centre which equates to an average of 4 housing units per annum.*

On the whole, the picture in Criccieth reflects that of Gwynedd as a whole. However, housing affordability is a greater problem in Criccieth, and a greater decrease in the number of Welsh speakers was seen. For these reasons, it is considered that specific mitigation measures should be incorporated in the area especially an adequate supply of affordable housing for local need. Subject to the successful implementation of appropriate mitigation measures, the expected level of growth of the centre should not have a negative influence on the language, and would contribute to keeping the Welsh speaking population in the area. For these reasons, it is felt a higher than expected proportion of housing could be guided to the settlement, with a high certainty that the relevant scale of development would not have a negative influence on the language, especially with the incorporation of appropriate mitigation measures. Redistribution Growth = **60 units**, which equates to **8 units** on average per annum.

Assessment of Service Villages – Level 3

Tremadog

KEY INDICATORS	Tremadog	Gwynedd
% Welsh speakers (2011)	76.5	65.4
% Second/holiday homes (community council) (November 2011)	Porthmadog 13.3	+8

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% Change 2001-2011 (number of Welsh speakers) (ward)	Porthmadog-Tremadog -14	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Porthmadog-Tremadog -3.7	-4.8
Housing affordability (2012) (ward)	Porthmadog-Tremadog 8.1	6.1
Housing growth (new units between 2002 and 2011)* (community council)	3.9%	3.5%
*- number of new units built between 2002 and 2011 as a percentage of the housing stock.		

Key points

- The expected level of growth in the Plan = 40 units based on its role as a Service Village, which equates to 2 housing units per annum on average.
- Comparatively small settlement compared to Porthmadog.
- Limited level of services but accessible to Porthmadog centre.
- High proportion of the population speaks Welsh 76.5%, which is 6.5% above the level where it is believed the language is viable (that is 70%), compared to 65.4% in Gwynedd.
- Reduction of 14% in the number of Welsh speakers in Porthmadog-Tremadog ward between 2001 and 2011.
- Very high proportion of second homes (13.3% compared to 8% in Gwynedd).
- Housing less affordable than in Gwynedd as a whole.
- 14 units were built between 2002 and 2011 with new housing built during this period representing 3.9% of the housing stock in 2011.
- Census figures show that the population of Porthmadog-Tremadog ward between 0-19 and 20-29 years of age reduced by -21.8% and -30.3% respectively between 2001 and 2011. This means that it is extremely important to retain this group in order to maintain the language in the area.
- Ysgol Gynradd Y Gorlan, Tremadog provides Welsh medium education for children between 3 and 11 years of age.

Conclusions

*The expected level of growth in the Plan = **40 units** based on its role as a Service Village, which equates to **2 housing units** per annum on average. (It is noted that the lack of suitable land means that only **12 units** can be addressed in the settlement which means that the units that cannot be addressed (**28 units**) should be re-distributed to the settlement of Penrhyndeudraeth).*

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The picture shown in Tremadog is similar to that seen in Porthmadog. The status of the Welsh language is relatively healthy here with a high proportion of Welsh speakers living in the area - 76.5%, which is 6.5% above the level of 70% that has been identified as the level where the language is probably viable. However, a significant decrease was seen in the numbers of Welsh speakers in Porthmadog-Tremadog ward. Linked to this, the population under the age of 65 decreased significantly in the same period. It is noted that housing on average is less affordable than in Gwynedd as a whole. Second homes are also a significant problem in the area and there is a possibility that new units will be used for this purpose. All of this suggests that there is an inadequate supply of suitable housing for local young people and young families.

DISTRIBUTION OF GROWTH IN THE CAERNARFON AREA

Assessment of Urban Service Centres – Level 1

Caernarfon

- Because of the number of different services and facilities, it has been identified as an Urban Service Centre.
- To concur with the Plan strategy and the present role of the centre a growth level of **416** housing units was identified for Caernarfon (this includes a 10% slippage figure) during the Plan period (2011 – 2026).

KEY INDICATORS	Caernarfon	Gwynedd
% Welsh speakers (2011)	85.6	65.4
% Second/holiday homes (community council) (November, 2011)	0.5	8
% Change 2001-2011 (number of Welsh speakers) (ward)	Seiont -1.5 Peblig -2.2 Cadnant -2.6 Menai +3	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Seiont -2.1% Peblig -0.7% Cadnant +0.8 Menai +0.2	-4.8
Housing affordability (2012) (ward)	Seiont 6.1 Peblig 6.7 Cadnant 6.8 Menai (Caernarfon) 4.8	6.1

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Housing growth (new units between 2002 and 2011)* (community council)	2.5%	3.5%
*- number of new units built between 2002 and 2011 as a percentage of the housing stock.		

Caernarfon

Key points

- The expected level of growth in the Plan = 415 units based on its role as an Urban Service Centre, which equates to 27 housing units per annum on average during the Plan period.
- Higher proportion of the population speaks Welsh 85.6%, which is 15.6% higher than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- Variety in the viability of the Welsh language within Caernarfon. An increase in the proportion of Welsh speakers in Menai ward and a decrease in the proportion in Cadnant, Peblig and Seiont.
- Housing affordability similar to the situation in the County.
- Higher proportion of people born in Wales (85.7% compared to 66.8% in Gwynedd).
- 147 new housing units were provided between 2002 and 2011 with new housing built during this period representing 3.2% of the housing stock in 2011.
- It is noted that the percentage of immigrants in Caernarfon reduced by 1.8% between 1991 and 2001 (2011 ward level migration figures not available at present), which compares to an increase in Gwynedd of +47.5%. It is noted that the percentage of the population born in Wales and who speak Welsh is comparatively high (95%) compared to Gwynedd, which was 88.7% in 2011.
- Very low rate of second homes in the area.
- Census figures show that the proportion of the population between 0-19 years of age reduced in every ward in Caernarfon, especially Seiont and Menai wards (Caernarfon), which suggests that young families are moving from the area. This means that it is very important to retain this group in order to maintain the language in the area. Providing affordable housing is one way to do this.

Conclusions

*To concur with the Plan strategy and the present role of the centre a growth level of **416 housing units** was identified for Caernarfon (this includes a 10% slippage figure) during the Plan period (2011 – 2026).*

Caernarfon is a large centre in Gwynedd with a wide range of facilities and services as well as various employment opportunities. The status of the Welsh language is very healthy here with a high proportion of Welsh speakers living in the area – 85.6%, which is 15.6% above the level of 70% that has been identified as the level where the language is probably viable. In fact, Caernarfon is considered a stronghold of the Welsh language. On the whole, the affordability of housing is similar to the County as a whole, and there is no problem with the number of second homes in the area.

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Second homes are not a significant problem here and the possibility that the new units will be used for this purpose is low. The pattern of development in the centre over the past decade has been less than the growth seen in Gwynedd as a whole. Non-Welsh in-migrants do not appear to be a problem in the area. For these reasons, it is not considered that the expected level of growth in the centre is likely to have a negative influence on the language, especially with the incorporation of appropriate mitigation measures. It is possible that the opposite is more likely, with further residential facilities helping to keep the Welsh population in the area.

Opportunities to Address the Growth

- Initial work to Assess Potential Sites together with Urban Capacity and a review of the present Land Bank as well as the number of units has been completed since April 2011, meaning that it is possible to address approximately **415** units of the expected growth level which equates to building approximately 22 housing units per annum on average.

Defining the Area

- Previous discussions have reinforced the importance of keeping the growth of Urban Service Centres within the catchment areas of that centre.
- Sub-areas are based on distances from other Urban/Regional centres, Housing Market Areas, Travel to Work Areas, Secondary Schools Catchment areas and Wales Spatial Plan areas.
- By combining these, 3 Local Service Centres are obtained within or between Caernarfon and another Urban Centre, namely Llanberis, Llanrug and Penygroes.
- Also there are 3 Service Villages, namely Bethel, Bontnewydd and Deiniolen.

Assessment of Local Service Centres – Level 2

KEY INDICATORS	Llanberis	Llanrug	Penygroes	Gwynedd
% Welsh speakers (2011)	75.6	87.8	86.8	65.4
% Second/holiday homes (community council) (November, 2011)	Llanberis 3.8	Llanrug 1.9	Llanllyfni 3.1	8
% Change 2001-2011 (number of Welsh speakers) (ward)	Llanberis -6.1	Llanrug 7.4	Penygroes 1.4	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Llanberis -6.6	Llanrug 1.4	Penygroes -1.2	-4.8
Housing affordability (2012) (ward)	Llanberis 5.7	Llanrug 4.7	Penygroes 3.5	6.1
Housing growth (new units between 2002 and 2011)* (community council)	4%	3.4%	3.3%	3.5%
*- number of new units built between 2002 and 2011 as a percentage of the housing stock.				

Llanberis

Key points

- The expected level of growth in the Plan = 70 units based on its role as Local Service Centre, which equates to an average of 4 housing units per annum
- An important tourist centre that caters for the vital service needs of its population.
- Higher proportion of the population speaks Welsh 74.7%, which is 4.7% higher than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- Reduction of 6.6% in the proportion of Welsh speakers in Llanberis ward between 2001 and 2011.
- Higher proportion of people born in Wales (74.6% compared to 66.8% in Gwynedd).
- 44 units were built in the settlement between 2002 and 2011 with the new houses built during this period representing 3.2% of the housing stock in 2011.
- Housing affordability similar to the county pattern and a lack of variety in the types of houses available.
- High economically active population.
- Proportion of the population between 0-19 and 20-29 years of age reduced by 16% and 11.9% respectively. Coupled with this, a reduction of 23% was seen in the number of Welsh speakers between 3 and 15 years of age. This means it is very important to retain these groups in order to maintain the language in the area. The provision of suitable and affordable housing is one way of doing this.
- It is noted that the percentage of in-migrants in Llanberis ward increased from 176 to 204 (+15.9%) between 1991 and 2001, which compares to the increase in Gwynedd (9521 to 14,046 (47.5%)). It is noted also that the percentage of the population born in Wales and who speak Welsh is comparatively high (96.1% compared to 89.7% in Gwynedd), while the percentage of the population born outside Wales and who also speak Welsh is comparatively high (31.6% compared to 23.2% in Gwynedd). The above suggests that immigration of non-Welsh speakers is not a substantial problem in the area, and that there are opportunities to learn Welsh here.
- Ysgol Gynradd Dolbadarn provides Welsh medium education for children between 3 and 8 years of age. In 2012, there were 64 surplus places in the school.

Conclusions

*The expected level of growth in the Plan = **70 units** based on its role as Local Service Centre, which equates to an average of 4 housing units per annum (note that 5 units cannot be addressed within Llanberis settlement, which means that these units are to be re-distributed to Deiniolen settlement).*

The location of the centre, together with the good links to wider areas such as Caernarfon, makes Llanberis a popular place to live. Llanberis is a relatively large centre in Gwynedd with a wide range of facilities and services as well as various employment opportunities. The status of the Welsh language is healthy here with a high rate of Welsh speakers living in the area - 75.6%, which is 5.6%

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higher than the level of 70% that has been identified as the level where the language is probably viable. On the whole housing is slightly more affordable than the County average. There was a decrease in the number and proportion of Welsh speakers in the area between 2001 and 2011. Second homes are not a significant problem in Llanberis and the possibility that new units will be used for this purpose is low. Typically there has been a significant decrease in the younger population. This means that it is extremely important to retain this group in order to maintain the language in the area. The growth of housing developments in Llanberis is slightly higher than the growth for Gwynedd as a whole. Therefore, considering the above factors, it is not considered that the scale of growth proposed is likely to cause a significant growth in the population which may adversely affect the Welsh language.

Llanrug

Key points

- The expected level of growth in the Plan = 61 units based on its role as Local Service Centre which equates to an average of 4 housing units per annum.
- Strong Welsh culture which is very important to the community.
- High proportion of the population economically active.
- Low proportion of second homes in the area.
- Housing affordability not a substantial problem in the area.
- Very high proportion of the population speaks Welsh – 87.8%, which is 17.8% higher than the threshold of 70%, compared to 65.4% in Gwynedd.
- Increase of 1.4% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- Higher proportion of people born in Wales (72.5% compared to 66.4% in Gwynedd).
- 34 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 5.4% of the housing stock in 2011.
- It is noted that the number of Welsh speakers in the 3-15, 16-64 and 65+ age groups increased 5%, 4% and 27% respectively. It is also noted that the percentage of the population born in Wales and who speak Welsh is comparatively high (95.3% compared to 89.7% in Gwynedd). The above suggests that immigration of non-Welsh speakers is not a problem in the area.

Conclusions

*The expected level of growth in the Plan = **61 units** based on its role as Local Service Centre which equates to an average of 4 housing units per annum.*

This centre has the highest proportion of Welsh speakers in Gwynedd and is a major stronghold of the language. The percentage of Welsh speakers is 17.8% above the level of 70% that has been identified as the level where the language is probably viable. In addition, between 2001 and 2011, there was an increase in the number and proportion of Welsh speakers within the resident population. Housing affordability levels reflect that seen in Gwynedd as a whole. The Census figures show that the percentage of the younger population who speak Welsh is increasing; this suggests

that there has been an increase in young families. It is important that these remain in the area and that any new houses that are being built reflect local need.

Penygroes

Key points

- The expected level of growth in the Plan = 89 units based on its role as Local Service Centre which equates to 6 units per annum on average.
- Strong Welsh culture which is very important to the community.
- Lack of variety in the types of housing available.
- Housing affordability is not a substantial problem in the area.
- Very high proportion of the population speaks Welsh – 84.5%, which is 14.5% higher than the threshold of 70%, compared to 65.4% in Gwynedd.
- Reduction of 1.2% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- It is noted that that the percentage of immigrants in Penygroes ward increased from 100 to 184 (+84%) between 1991 and 2001, which compares to the increase in Gwynedd (9521 to 14,046 (47.5%) (2011 figures not available). It is also noted that the percentage of the population born in Wales and who speak Welsh is comparatively high (97.2% compared to 89.7% in Gwynedd). The above suggests that immigration of non-Welsh speakers is not a substantial problem in the area.
- 23 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 2.6% of the housing stock in 2011.

Conclusions

*The expected level of growth in the Plan = **89 units** based on its role as Local Service Centre which equates to **6 housing units** per annum on average.*

Like Llanrug, Penygroes is also important stronghold of the Welsh language with 86.8% of the population speaking the language, which is 16.8% higher than the level of 70% that has been identified as the level where the language is probably viable. However, it should be noted that the percentage of Welsh speakers has decreased slightly (-1.2%). Attention is drawn to the fact that this decrease is still much lower than the decrease seen in Gwynedd as a whole. Housing affordability is not a significant problem in this centre. It is felt that the expected level of growth is acceptable for the centre. Any potential risks can be minimised by ensuring that appropriate mitigation measures are incorporated into any plan for housing here particularly, thus ensuring that the type of housing units address the demands of households in the area and that an adequate supply of affordable housing is available to local people, and that development takes place in stages.

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KEY INDICATORS	Bethel	Bontnewydd	Deiniolen	Gwynedd
% Welsh speakers (2011)	87.3	85.9	81.2	65.4
% Second/holiday homes (community council) (November 2011)	Llanddeiniolen 2.3	Bontnewydd 0.8	Llanddeiniolen 2.3	+8
% Change 2001-2011 (number of Welsh speakers) (ward)	Penisarwaun -2.4	Bontnewydd -1.6	Deiniolen 7.1	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Penisarwaun -4.7	Bontnewydd -2.1	Deiniolen -1.6	-4.8
Housing affordability (2012) (ward)	Penisarwaun 4.3	Bontnewydd 6.4	Deiniolen 5.7	6.1
Housing growth (new units between 2002 and 2011)* (community council)	2.6	1.3	2.6	3.5%

**- number of new units built between 2002 and 2011 as a percentage of the housing stock.*

Bethel

Key points

- The expected level of growth in the Plan = 40 units based on its role as a Service Village, which equates to 2 housing units per annum on average.
- Welsh culture, which is important to the community.
- Variety of community facilities that meet the needs of the resident population.
- High proportion of the population speaks Welsh 87.3%, which is 17.3% above the level where it is believed the language is viable (that is 70%), compared to 65.4% in Gwynedd.
- Reduction of 0.3% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- Comparatively low proportion of second homes in the ward (2.3% compared to 8% in Gwynedd).
- Housing affordability is not a substantial problem.
- 7 units were built between 2002 and 2011 with new housing built during this period representing 1.5% of the housing stock in 2011.
- Census figures show (2011) that the proportion of the population between 20-29 years of age reduced by 20.3% between 2001 and 2011 while the proportion of the population over 65 years of age increased 55.9% during the same period. It is noted also that the percentage of Welsh speakers over 65 years of age increased 51% between 2001 and 2011.
- Ysgol Gynradd Bethel provides Welsh medium education for children between 3 and 11 years of age. 2012 figures show that there are 46 surplus places in the school.

Conclusions

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

*The expected level of growth in the Plan = **40 units** based on its role as a Service Village, which equates to **2 housing units** per annum on average.*

The status of the language is very healthy in Bethel (as it is in Bontnewydd and Deiniolen). 87.3% of the resident population are Welsh speakers, which is 17.3% higher than the level of 70% that has been identified as the level where the language is probably viable. However, there was a decrease of 2.4% and 4.7% in the number and proportion of Welsh speakers in Penisarwaun ward between 2001 and 2011. The largest increases were seen in the working-age population. Typically, 40.2% of the population born outside Wales can speak Welsh - the highest figure in Gwynedd. This suggests that there are good opportunities for in-migrants to learn the language. Indeed, the existence of a primary school and a range of social facilities mean that there are opportunities to speak Welsh outside the household. For these reasons, it is felt that the expected level of growth is suitable for the village. Any potential risks can be minimised by ensuring that appropriate mitigation measures are incorporated into any plan for housing here particularly, thus ensuring that the type of housing units address the demands of households in the area and that an adequate supply of affordable housing is available to local people, and that development takes place in stages.

Bontnewydd

Key points

- The expected level of growth in the Plan = 40 units based on its role as a Service Village, which equates to 2 units per annum on average.
- High proportion of the population speaks Welsh 85.9%, which is 15.9% higher than the level of 70% which is identified as the figure where the language is likely to be viable.
- Reduction of 2.1% in the number of Welsh speakers in the ward between 2001 and 2011.
- Comparatively low proportion of second homes (0.8% compared to 8% in Gwynedd).
- 4 units were built between 2002 and 2011 with new housing built during this period representing 1% of the housing stock in 2011.
- Housing affordability similar to the county situation.
- It is noted that the percentage of inmigrants in Bontnewydd ward reduced by 99 to 82 (-7.2%) between 1991 and 2001, which compares to the increase in Gwynedd (9521 to 14,046 (47.5%). It is also noted that the percentage of the population born in Wales and who speak Welsh is comparatively high (95.3% compared to 89.7% in Gwynedd). The above suggests that immigration of non-Welsh speakers is not a substantial problem in the area.
- Ysgol Gynradd Bontnewydd provides Welsh medium education for children between 3 and 11 years of age. 2012 figures show that there are presently no surplus places in the school.

Conclusions

*The expected level of growth in the Plan = **40 units** based on its role as a Service Village, which equates to **2 units** per annum on average.*

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

As in Bethel, a very high proportion of Bontnewydd residents are Welsh speakers - 85.9% of the population, which is 15.9% above the level of 70% that has been identified as the level where the language is probably viable. However, there was a slight decrease (2.1%) in the proportion and number (1.6%) of Welsh speakers between 2001 and 2011. There was a decrease in the proportion of the population under 65 years of age while the proportion of people over 65 increased. This suggests that out-migration is happening among the younger population due to lack of work or lack of suitable and affordable housing. It is noted that housing is slightly less affordable than in Gwynedd as a whole. It is also noted that the increase in the growth of new housing units has been limited over the last decade. It is felt that the expected level of growth is suitable for the village. Any potential risks can be minimised by ensuring that appropriate mitigation measures are incorporated into any plan for housing here particularly, thus ensuring that the type of housing units address the demands of households in the area and that an adequate supply of affordable housing is available to local people, and that development takes place in stages.

Deiniolen

Key points

- The expected level of growth in the Plan = 40 units based on its role as a Service Village, which equates to 2 housing units per annum on average.
- Lack of variety in the types of houses and substandard condition of houses generally.
- Settlement is larger than Botwnnog and Y Ffôr.
- High proportion of the population speaks Welsh 81.2%, which is 11.2% higher than the level of 70% which is identified as the figure where the language is likely to be viable, compared to 65.4% in Gwynedd.
- Reduction of 1.6% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- Comparatively low proportion of second homes (2.3% compared to 8% in Gwynedd).
- 9 units were built between 2002 and 2011 with new housing built during this period representing 1.5 % of the housing stock in 2011.
- Housing affordability is not a substantial problem compared to other areas in Gwynedd.
- It is noted that that the percentage of immigrants in Deiniolen/Bethel/Penisarwaun wards increased from 359 to 418 (+16.4%) between 1991 and 2001, which compares to the increase in Gwynedd (9521 to 14,046 (47.5%). It is also noted that the percentage of the population born in Wales and who speak Welsh is comparatively high (93.7% compared to 89.7% in Gwynedd). The above suggests that immigration of non-Welsh speakers is not a substantial problem in the area.
- Ysgol Gynradd Gwaun Gynfi provides Welsh medium education for children between 3 and 11 years of age. 2012 figures show that there are 24 surplus places in the school.

Conclusions

*The expected level of growth in the Plan = **40 units** based on its role as a Service Village, which equates to **2 housing units** per annum on average.*

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

The status of the Welsh language in the village of Deiniolen is healthy with 81.2% speaking Welsh, which is 11.2% above the threshold level of 70% that has been identified as the level where the language is probably viable. However, it is noted that although the proportion of Welsh speakers has decrease somewhat, there has been an increase in the number of speakers. In addition to this, second homes are not a significant problem in the area. It is noted that the percentage of in-migrants in Deiniolen/Bethel/Penisarwaun has increased from 359 to 418 (+ 16.4%) between 1991 and 2001, which compares with an increase in Gwynedd from 9521 to 14,046 (47.5%). It is also noted that the percentage of the population born in Wales who speak Welsh is relatively high (93.7% compared with 89.7% in Gwynedd). The above suggests that the in-migration of non-Welsh speaking people is not a significant problem in the area. It is considered that the provision of new housing would be very attractive in terms of attracting people to live here, because of the proximity to Caernarfon and Bangor which are important employment centres. Due to the linguistic nature of Bangor, where higher levels of the population do not have Welsh language skills, there is a potential, therefore, for the development to attract people who work there, who do not speak Welsh. However, it is felt that the expected level of growth is acceptable for the village. Any potential risks can be minimised by ensuring that appropriate mitigation measures are incorporated into any plan for housing here particularly, thus ensuring that the type of housing units address the demands of households in the area and that an adequate supply of affordable housing is available to local people, and that development takes place in stages.

For these reasons, the size of the village, and the low risk that some houses will be used as second homes, it is felt that the expected growth can be guided as well as a bit more for the village, without this having a negative influence on the language. **Redistribute growth of 5 units to the centre.**

DISTRIBUTION OF GROWTH IN THE BLAENAU FFESTINIOG AREA

Assessment of Urban Service Centres – Level 1

Blaenau Ffestiniog

- Because of the number of different services and facilities, it has been identified as an Urban Service Centre.
- To concur with the Plan strategy and the present role of the centre a growth level of **298** housing units was identified for Blaenau Ffestiniog (this includes a 10% slippage figure) during the Plan period (2011 – 2026).
- Because of the rocky nature of the topography, there is a lack of suitable land available in Blaenau Ffestiniog and therefore makes it challenging to address the expected growth in the centre.

KEY INDICATORS	Blaenau Ffestiniog	Gwynedd
% Welsh speakers (2011)	80.7	65.4
% Second/holiday homes	5.5	8

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

(community council) (November, 2011)		
% Change 2001-2011 (number of Welsh speakers) (ward)	Bowydd a Rhiw +0.8 Diffwys a Maenofferen -5.0 Teigl -2.1	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Bowydd a Rhiw -1.5 Diffwys a Maenofferen -5.2 Teigl -1.8	-4.8
Housing affordability (2012) (ward)	Bowydd a Rhiw 3.8 Diffwys a Maenofferen 3.9 Teigl 4.2	6.1
Housing growth (new units between 2002 and 2011)* (community council)	1.2%	3.5%
<i>*- number of new units built between 2002 and 2011 as a percentage of the housing stock.</i>		

Key points

- The expected level of growth in the Plan = 298 units based on its role as an Urban Service Centre, which equates to 20 housing units per annum on average during the Plan period.
- Higher proportion of the population speaks Welsh 80.7%, which is 10.7% higher than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- Variety in the viability of the Welsh language within Blaenau Ffestiniog. Increase of 0.8% in the number of Welsh speakers in Bowydd a Rhiw ward and a reduction of 5% in Diffwys and Maenofferen between 2001 and 2011.
- Housing is affordable in Blaenau Ffestiniog on the whole.
- Higher proportion of people born in Wales (77.6% compared to 66.8% in Gwynedd).
- 32 units were provided in the settlement between 2002 and 2011 with new houses built during this period representing 1.6% of the housing stock in 2011.
- It is noted that the percentage of immigrants to Blaenau Ffestiniog increased 29.2% between 1991 and 2001 (2011 ward level migration figures not available at present), which compares to an increase in Gwynedd of +47.5%. It is noted that the percentage of the population born in Wales and who speak Welsh is comparatively high (95%) compared to Gwynedd, which was 88.7% in 2011.
- The primary schools in Maenofferen, Manod and Tanygrisiau provide Welsh medium education for children between 3 and 11 years old. According to 2012 figures, there are 15, 23 and 51 surplus places in the schools respectively.
- Low rate of second homes in the area.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- Lack of variety in the types of housing and poor condition of housing.
- Census figures show that the population between 0-19 years of age reduced by 11.9%, 10.2% and 7.8% in Teigl, Maenofferen and Bowydd a Rhiw wards respectively between 2001 and 2011. It is likely therefore that young families are leaving the area due to lack of employment opportunities or suitable housing.

Conclusions

*To concur with the Plan strategy and the present role of the centre a growth level of **298 housing units was identified for Blaenau Ffestiniog (this includes a 10% slippage figure) during the Plan period (2011 – 2026).***

Blaenau Ffestiniog is a relatively large centre in Gwynedd, with a wide range of facilities and services as well as various employment opportunities. The status of the Welsh language is relatively healthy here with a high proportion of Welsh speakers living in the area - 80.7 %, which is 10.7% higher than the level of 70% that has been identified as the level where the language is probably viable. Therefore Blaenau Ffestiniog is considered as a stronghold of the Welsh language. Having said this, however, there has been a slight fall in the proportion of Welsh speakers. Housing is much more affordable in the centre than in Gwynedd as a whole, and the possibility that new units will be used for this purpose is low. It is also noted that the percentage of the population born outside Wales and Welsh speaking is very high compared with other areas in the County (31.7% in Bowydd and Rhiw, 32.5% in Diffwys and 31.9% in Teigl). The above suggests that non-Welsh people moving into the area tend to learn the language. In addition, the pattern of construction growth in Blaenau Ffestiniog has been lower than in Gwynedd as a whole over the past decade. For these reasons, it is not considered that the expected level of growth of the centre is likely to have a negative influence on the language, especially with the incorporation of appropriate mitigation measures. The shortage of land makes it difficult to address the expected growth with an emphasis on windfall opportunities, especially empty houses. We estimate that we are short of 20 units. However, it is not considered valid to redistribute these as there is no suitable centre nearby.

Defining the Area

- Previous discussions have reinforced the importance of keeping the growth of Urban Service Centres within the catchment areas of that centre.
- Sub-areas are based on distances from other Urban/Regional centres, Housing Market Areas, Travel to Work Areas, Secondary Schools Catchment areas and Wales Spatial Plan areas.
- By combining these there are 3 Local Service Centres within the catchment area of Blaenau Ffestiniog, namely Barmouth and Tywyn.
- We are not aware of a unique opportunity for development within this sub-area, e.g. strategic brownfield.

Assessment of Local Service Centres – Level 2

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

KEY INDICATORS	Abermaw	Tywyn	Gwynedd
% Welsh speakers (2011)	41.8	36.5	65.4
% Second/holiday homes (community council) (November, 2011)	Abermaw 10.5	Tywyn 10.9	8
% Change 2001-2011 (number of Welsh speakers)	Abermaw -1.6	Tywyn -6.4	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers)	Abermaw -4.6	Tywyn -7.3	-4.8
Housing affordability (2012)	Abermaw 6.5	Tywyn 7.2	6.1
Housing growth (new units between 2002 and 2011)* (community council)	5.5%	5.8%	3.5%
*- number of new units built between 2002 and 2011 as a percentage of the housing stock			

Barmouth

Key points

- The expected level of growth in the Plan = 91 units based on its role as Local Service Centre, which equates to 6 housing units per annum on average
- Major tourist destination with a high number of second homes in the centre.
- Very low proportion of the population speaks Welsh 30.5%, which is 39.5% below the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- Reduction of 4.6% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- Very low proportion of the population born in Wales (49.3% compared to 66.4% in Gwynedd).
- 65 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 4.8% of the housing stock in 2011.
- High proportion of second homes in the area.
- Housing affordability a problem in the area.
- Ysgol Gynradd Y Traeth provides Welsh medium education for children between 3 and 11 years old. Only 2% of the pupils are from Welsh-speaking homes.
- The percentage of the population between 20-29 years of age reduced by 20.3% and the percentage of the population over 65 years of age increased 55.9% between 2001 and 2011 in the ward (Census 2001 and 2011). Significantly it is noted that the percentage of the population over 65 years of age who can speak Welsh increased 51% between 2001 and 2011 in Barmouth ward, which suggests that the Welsh-speaking elderly have moved out of the area and/or that there has been an immigration of elderly people who do not speak Welsh into the area.

Conclusions

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

*The expected level of growth in the Plan = **91 units** based on its role as Local Service Centre, which equates to **6 housing units** per annum on average*

The percentage of Welsh speakers is 28.2% below the level of 70% that has been identified as the level where the language is probably viable. In addition, between 2001 and 2011, a decrease of -1.6% was seen in the number of Welsh speakers and -4.6% in the proportion of Welsh speakers in the centre. While housing affordability is not significantly worse than the Gwynedd ratio, Census figures show that the percentage of the population aged between 20-29 years and 30-64 years has decreased while the percentage of people aged over 65 has increased between 2001 and 2011 in Barmouth ward (2011 Census). This suggests that out-migration among the local working population is a problem, with the lack of affordable housing a possible factor. This means that it is extremely important to try to hold on to this group in order to maintain the language in the area. This is supported by the fact that so few school children come from homes where Welsh is the household language. There is a real need for affordable housing for local people (especially young families). Considering this, it is not appropriate to refer more growth than has been identified.

Tywyn

Key points

- The expected level of growth in the Plan = 103 units based on its role as Local Service Centre which equates to 7 housing units per annum on average.
- Age demographic of the area is unbalanced with a high proportion of elderly people.
- Above average proportion of second homes in the area.
- Housing affordability a problem in the area.
- Very low proportion of the population speaks Welsh – 36.5%, which is 33.5% below the threshold of 70%, compared to 65.4% in Gwynedd.
- Reduction of 7.3% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- The percentage of the population between 0-19 years of age reduced by 14% while the percentage of the population over 65 years of age increased 18% between 2001 and 2011 in the ward (Census 2001 & 2011). Significantly also, a reduction of 4% was seen in the population over 65 years of age who speak Welsh over the same period. This suggests that immigration of older people who do not speak Welsh is a problem in the area.
- 124 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 4.5% of the housing stock in 2011.

Conclusions

*The expected level of growth in the Plan = **103 units** based on its role as Local Service Centre which equates to **7 housing units** per annum on average.*

The percentage of Welsh speakers is 33.5% below the level of 70% that has been identified as the level where the language is probably viable. In addition, between 2001 and 2011, there was a

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

decrease of 6.4% in the number of Welsh speakers and a 7.3% decrease in the proportion of Welsh speakers in the centre. Housing affordability is a problem in the area. The high numbers of second homes/holiday homes are also a significant problem. Census figures show that the percentage of the population up to 20 years old decreased while the percentage of the population over 65 years increased between 2001 and 2011 in Tywyn ward (2011 Census). This suggests that out-migration among families with children is a problem, with the lack of affordable housing a possible factor. It is very important to try to hold on to this group in order to maintain the language in the area. It was also noted that the proportion of people born outside Wales and who are Welsh speaking is among the lowest in Gwynedd (12.3%). There is a real need for affordable housing for local people (especially young families). Considering this it is not appropriate to refer more growth than has been identified. It should be ensured that appropriate measures are incorporated into any plan for housing here, e.g. ensuring that an adequate supply of housing is affordable and available to local people, and that development takes place in stages.

DISTRIBUTION OF GROWTH IN THE BANGOR AREA

Assessment of Urban Service Centres – Level 1

BANGOR

- Because of the number of different services and facilities, it has been identified as a Sub-regional Centre
- To concur with the Plan strategy and the present role of the centre a growth level of **969** housing units was identified for Bangor (this includes a 10% slippage figure) during the Plan period (2011 – 2026).

KEY INDICATORS	Bangor	Gwynedd
% Welsh speakers (2011)	38.5	65.4
% Second/holiday homes (community council) (November, 2011)	0.8	8
% Change 2001-2011 (number of Welsh speakers) (ward)	Garth -34.4 Menai (Bangor) 10.1 Glyder -6.7 Dewi 6.6 Hendre -7.2 Deiniol 1.5 Marchog -11.5 Hirael -9.7	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Garth -33.9 Menai (Bangor) -32 Glyder -5.9	-4.8

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

	Dewi -10.7 Hendre -12.7 Deiniol -25 Marchog -7.2 Hirael -28.5	
Housing affordability (2012) (ward)	Garth 7 Menai (Bangor) 4.3 Glyder 6.6 Dewi 6.5 Hendre 5.5 Deiniol 4.8 Marchog 6 Hirael 7.5	6.1
Housing growth (new units between 2002 and 2011)* (community council)	2.8%	3.5%
* - number of new units built between 2002 and 2011 as a percentage of the housing stock.		

Key points

- The expected level of growth in the Plan = 969 units based on its role as an Urban Service Centre, which equates to 64 housing units per annum on average during the Plan period.
- Very low proportion of the population speaks Welsh 38.5%, which is 31.5% below the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- Variety in the viability of the Welsh language within Bangor. Increase of 10.1% in the number of Welsh speakers in Menai ward (Bangor) and a striking reduction of 34.4% in Garth between 2001 and 2011.
- Housing affordability varies within the centre with the most affordable housing in Menai (Bangor) and the least affordable housing in Garth.
- Low proportion of people born in Wales (41.2% compared to 66.8% in Gwynedd).
- 165 new units were built between 2002 and 2011 with new housing built during this period representing 2.8% of the housing stock in 2011.
- It is noted that that the percentage of immigrants in Bangor increased 174% between 1991 and 2001 (2011 ward level migration figures not available at present), which compares to an increase in Gwynedd of +47.5%. It is noted that the percentage of the population born in Wales and who speak Welsh is relatively low (64.4%) compared to Gwynedd, which was 88.7% in 2011. The above suggests that immigration of non-Welsh speaking students makes a substantial contribution to the non-Welsh speaking population in the ward.
- Comparatively low rate of second homes in the area.

Conclusions

*To concur with the Plan strategy and the present role of the centre a growth level of **969 housing units was identified for Bangor** (this includes a 10% slippage figure) during the Plan period (2011 – 2026).*

Bangor is Gwynedd's main centre, with a good range of facilities and services, and it is believed that these, along with policies to protect them and to promote appropriate new ones, will be sufficient to maintain the growth in population that may result from the proposed growth. The Welsh language is not viable in the town, with a very low rate of Welsh speakers living in the area - 38.5%, which is 31.5% below the level of 70% that has been identified as the level where the language is probably viable. Over the past decade, a decrease has been seen in the proportion of Welsh speakers in all wards within the town. It is clear, therefore, that the fragile condition of the language in the area has continued to decrease over this period. Second homes are not a significant problem in Bangor and the possibility that new units will be used for this purpose is low. It is also noted that the percentage of the population born in Wales and who speak Welsh is low in each ward in the town especially in Marchog (60%), and Menai (Bangor) (63%) compared to 88.8% in Gwynedd. This suggests that the Welsh language is not used within families who already live in the area. It is also noted that the percentage of people born outside Wales who speak Welsh is also low. It is noted that the percentage of migrants in Bangor has increased in all wards between 1991 and 2001. It is likely that this is due to students moving into the area. The above suggests that the area is very attractive to non-Welsh speaking households. It is reasonable to assume that a number of non-Welsh speaking households are students who stay in the city for about 3 years before being replaced by other students. It is noted that the rate of housing construction has been less than that seen in Gwynedd since 2002. In considering the above factors and patterns, especially the fact that the town is not a stronghold of the Welsh language, as well as the size of the centre, it is not considered that the expected level of growth centre will have an unacceptable negative influence on the language, especially with the incorporation of appropriate mitigation measures including an adequate element of affordable housing. In addition, it is considered that an adequate level in Bangor will mean less out-migration to the more Welsh-speaking communities in the catchment area of the centre.

Opportunities to Address the Growth

- Initial work to Assess Potential Sites together with Urban Capacity and a review of the present Land Bank as well as the number of units has been completed since April 2011, meaning that it is possible to address approximately **969** units of the expected growth level which equates to building approximately 64 housing units per annum on average.

Defining the Area

- Previous discussions have reinforced the importance of keeping the growth of Urban Service Centres within the catchment areas of that centre.
- Sub-areas are based on distances from other Urban/Regional centres, Housing Market Areas, Travel to Work Areas, Secondary Schools Catchment areas and Wales Spatial Plan areas.
- By combining these there are 2 Local Service Centres within the Bangor catchment area, namely Bethesda and Bangor.

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- We are not aware of a unique opportunity for development within this sub-area, e.g. strategic brownfield.

Assessment of Local Service Centres – Level 2

KEY INDICATORS	Bethesda	Rachub	Gwynedd
% Welsh speakers (2011)	77.5	68.2	65.4
% Second/holiday homes (community council) (November, 2011)	Bethesda 1	Bethesda 1	8
% Change 2001-2011 (number of Welsh speakers) (ward)	Ogwen 6.3 Gerlan 4.9	Gerlan 4.9	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Ogwen 2.8 Gerlan -0.8	Gerlan -0.8	-4.8
Housing affordability (2012) (ward)	Ogwen 5.9 Gerlan 5	Gerlan 5	6.1
Housing growth (new units between 2002 and 2011)* (community council)	4.6%	4.6%	3.5%
<i>*- number of new units built between 2002 and 2011 as a percentage of the housing stock.</i>			

Bethesda

Key points

- The expected level of growth in the Plan = 99 units based on its role as Local Service Centre, which equates to 6 housing units per annum on average
- Strong Welsh culture that is important to the community.
- Higher proportion of the population speaks Welsh 77.5%, which is 7.5% higher than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- It is noted that 81.2% of the population of Ogwen ward speaks Welsh compared to 65.4% in Gwynedd – increase of 5.8%, showing that the Welsh language is in a strong position here.
- 101 units were built in Bethesda community council between 2002 and 2011 with new housing built during this period representing 4.6% of the housing stock in 2011.
- Housing affordability is not a substantial problem in the area.
- Ysgol Gynradd Abercaseg, Ysgol Gynradd Penybryn and Ysgol Gynradd Llanllechid provide Welsh medium education for children between 3 and 11 years old.
- Census figures show (2011) that 78% of the population between 16-64 years of age (that is, working age) in Ogwen ward can speak Welsh, which is considerably higher than the County

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

average (62.5%). This means that it is extremely important to retain this group in order to maintain the language in the area. Providing affordable housing is one way to do this.

- It is noted that the percentage of immigrants in Ogwen ward increased from 196 to 236 (+20.4%) between 1991 and 2001, which compares to the increase in Gwynedd (9521 to 14,046 (47.5%). It is also noted that the percentage of the population born in Wales and who speak Welsh is comparatively high (91.6% compared to 89.7% in Gwynedd). Also, the proportion of Welsh speakers in the ward increased 5.8% between 2001 and 2011. The above suggests that immigration of non-Welsh speakers is not a substantial problem in the area.

Conclusions

*The expected level of growth in the Plan = **99 units** based on its role as Local Service Centre, which equates to **6 housing units** per annum on average*

The location of the centre as well as the good links to wider areas like Bangor makes Bethesda a popular place to live. Bethesda is relatively large centre in Gwynedd with a wide range of facilities and services as well as various employment opportunities. The status of the Welsh language is very healthy here with a high proportion of Welsh speakers living in the area - 77.5%, which is 7.5% above the level of 70% that has been identified as the level where the language is probably viable. On the whole housing is slightly more affordable than the County average. An increase was seen in Welsh speakers in the area between 2001 and 2011. Second homes are not a significant problem in Bethesda and the possibility that new units will be used for this purpose is low. Census figures show (2011) that 78.1% of the population aged 16-64 (working age) in Ogwen ward are able to speak Welsh, which is higher than the County average (62.5%). This means that it is extremely important to retain this group in order to maintain the language in the area. Consequently it is extremely important to consider the potential for the growth level to attract non-Welsh speaking immigrants, especially so because of the proximity Bethesda to Bangor. However, on the whole, it is not considered that the scale of growth proposed is likely to cause significant growth in the population that could adversely affect the Welsh language. Providing affordable housing is one way to do this.

Rachub

Key points

- The expected level of growth in the Plan = 40 units based on its role as a Service Village, which equates to 2 housing units per annum on average.
- Comparatively small settlement compared to Bethesda.
- Limited number of services with a large number of houses, especially terraced housing.
- Slightly higher proportion of the population speaks Welsh 68.2%, which is 1.8% lower than the level where it is believed that the language is viable (that is 70%), compared to 65.4% in Gwynedd.
- Increase of 4.9% in the number of Welsh speakers in Gerlan ward between 2001 and 2011 but a reduction of 0.8% in the proportion of Welsh speakers as part of the population, which suggests

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that although the number of Welsh speakers increased, the numbers who do not speak Welsh increased even more.

- Very low proportion of second homes (1% compared to 8% in Gwynedd).
- Housing is more affordable than in Gwynedd as a whole.
- 29 units were built in Rachub settlement between 2002 and 2011 with new housing built during this period representing 9.1% of the housing stock in 2011.
- Ysgol Gynradd Llanllechid, Rachub provides Welsh medium education for children between 3 and 11 years of age. 2012 figures show that there are no surplus places in the school.

Conclusions

*The expected level of growth in the Plan = **40 units** based on its role as a Service Village, which equates to **2 housing units per annum on average**.*

Like Bethesda, the location together with the good links to wider areas like Bangor makes Rachub a popular place to live. Although the status of the Welsh language is similar to that of the County, Welsh speakers are 1.8% below the level of 70% that has been identified as the level where the language is probably viable. On the whole housing is slightly more affordable than the County average. An increase was seen in Welsh speakers in the area between 2001 and 2011. Second homes are not a significant problem in Rachub and the possibility that new units will be used for this purpose is low. There is a lack of variety in the types of houses in the village, and there is an opportunity for the proposed housing development to address this need. In considering the above factors, it is not considered that the expected level of growth of the centre is likely to have a negative influence on the language, especially with the incorporation of appropriate mitigation measures.

DISTRIBUTION OF GROWTH IN THE PWLLHELI AREA

Assessment of Urban Service Centres – Level 1

Pwllheli

- Because of the number of different services and facilities, it has been identified as an Urban Service Centre.
- To concur with the Plan strategy and the present role of the centre a growth level of **323** housing units was identified for Pwllheli (this includes a 10% slippage figure) during the Plan period (2011 – 2026).
- A large part of the town and peripheral land suffer from risk of flooding and therefore it makes it challenging to address the expected growth within the centre.

KEY INDICATORS	Pwllheli	Gwynedd
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Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

% Welsh speakers (2011)	78.7	65.4
% Second/holiday homes (community council) (November, 2011)	3.7	8
% Change 2001-2011 (number of Welsh speakers) (ward)	North Pwllheli +11.6 South Pwllheli -4.3	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	North Pwllheli -2.9 South Pwllheli -0.2	-4.8
Housing affordability (2012) (ward)	North Pwllheli 7.1 South Pwllheli 9.5	6.1
Housing growth (new units between 2002 and 2011)* (community council)	3.8%	3.5%
<i>*- number of new units built between 2002 and 2011 as a percentage of the housing stock.</i>		

Key points

- The expected level of growth in the Plan = 323 units based on its role as an Urban Service Centre, which equates to 21 housing units per annum on average during the Plan period.
- Higher proportion of the population speaks Welsh 78.7%, which is 8.7% higher than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- Variety in the viability of the Welsh language within Pwllheli. Increase of 11.6% in the number of Welsh speakers in North Pwllheli ward and a reduction of 4.3% in South Pwllheli ward between 2001 and 2011.
- Housing is on the whole less affordable in Pwllheli.
- Higher proportion of people born in Wales (77.6% compared to 66.8% in Gwynedd).
- 93 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 4.4% of the housing stock in 2011.
- Ysgol Gynradd Cymerau provides Welsh medium education for children between 3 and 11 years old. According to 2012 figures, there are 36 surplus places in the school.
- Low rate of second homes in the area.
- Census figures show that 76.3% of the population of South Pwllheli ward are aged between 25-64 (that is, working age) and are Welsh speakers, which is considerably higher than the County average (65.3%). This means that it is very important to retain this group in order to maintain the language in the area. Providing affordable housing is one way to do this.

Conclusions

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

To concur with the Plan strategy and the present role of the centre a growth level of **323** housing units was identified for Pwllheli (this includes a 10% slippage figure) during the Plan period (2011 – 2026).

Pwllheli in Gwynedd is a relatively large centre with a wide range of facilities and services as well as various employment opportunities. The status of the Welsh language is relatively healthy in Pwllheli with a high proportion of Welsh speakers living in the area - 78.7%, which is 8.7% above the level of 70% that has been identified as the level where the language is probably viable. Although on average housing is less affordable than in Gwynedd as a whole, the proportion of Welsh speakers has increased significantly in North Pwllheli while there has been a slight fall in South Pwllheli. Second homes are not a significant problem in Pwllheli and the possibility of new units being used for this purpose is low. An important factor to consider is that the places that are traditionally attractive as places for the location of holiday homes are also in a flood zone, which means that the Plan will not promote new housing there. It is also noted that the percentage of the population born in Wales who speak Welsh is relatively high (94.8% in North Pwllheli; 93.1% in South Pwllheli, compared with 89.7% in Gwynedd). This suggests that the in-migration of non-Welsh people is not a significant problem in the area. For these reasons, it is considered that the expected level of growth of the centre is unlikely to have a negative influence on the language, especially with the incorporation of appropriate mitigation measures.

Defining the Area

- Previous discussions have reinforced the importance of keeping the growth of Urban Service Centres within the catchment areas of that centre.
- Sub-areas are based on distances from other Urban/Regional centres, Housing Market Areas, Travel to Work Areas, Secondary Schools Catchment areas and Wales Spatial Plan areas.
- By combining these, 3 Local Service Centres are obtained within or between Pwllheli and another Urban Centre, namely Abersoch, Criccieth and Nefyn.
- Also there are 3 Service Villages, namely Botwnnog, Chwilog and Y Ffôr.
- We are not aware of a unique opportunity for development within this sub-area, e.g. strategic brownfield.

Assessment of Local Service Centres – Level 2

KEY INDICATORS	Nefyn	Abersoch	Criccieth	Gwynedd
% Welsh speakers (2011)	76.1	43.5	64.2	65.4
% Second/holiday homes (community council) (November, 2011)	18.6	39.8 (Llanengan Community council)	8.6	8

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

% Change 2001-2011 (number of Welsh speakers)	-2.7	-23.5	-4.4	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers)	-3	-13.4	-1.4	-4.8
Housing affordability (2012)	7.4	12	8.6	6.1
Housing growth (new units between 2002 and 2011)* (community council)	3.8%	5.3%	4.8%	3.5%
<i>*- number of new units built between 2002 and 2011 as a percentage of the housing stock.</i>				

Abersoch

Key points

- The expected level of growth in the Plan = 67 units based on its role as Local Service Centre, which equates to an average of 4 housing units per annum
- Major tourist destination with a high number of second homes in the centre.
- Lower proportion of the population speaks Welsh 43.5%, which is just over a quarter (26.5%) below the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- Reduction of 23.5% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- Very low proportion of the population born in Wales (44.7% compared to 66.4% in Gwynedd).
- 58 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 7.3% of the housing stock in 2011.
- Housing affordability is a substantial problem in the area.
- Ysgol Gynradd Abersoch provides Welsh medium education for children between 3 and 8 years of age.
- A much higher proportion of older people, over 65 years of age, live in Abersoch. Also Census figures show that the percentage of the population between 20 and 34 years of age reduced by 36.5% between 2001 and 2011 in Abersoch ward (Census 2011). This suggests that the outmigration of the local working population is a problem, with the lack of affordable housing one possible factor.

Conclusions

*The expected level of growth in the Plan = **67 units** based on its role as Local Service Centre, which equates to an average of **4 housing units** per annum*

The percentage of Welsh speakers is 26.5% below the level of 70% that has been identified as the level where the language is probably viable. In addition, between 2001 and 2011, there was a 23.5% decrease in the number of Welsh speakers in the centre. Housing affordability is a significant issue in Abersoch, with housing less affordable there than any other part of Gwynedd. The high number of

second homes/ holiday homes is also a significant problem. Census figures show that the percentage of the population aged between 20-29 years and between 30-64 years fell 30.6% and 21.4% respectively between 2001 and 2011 in Abersoch ward (2011 Census). This suggests that out-migration among the local working population is a problem, with the lack of affordable housing a possible factor. This means that it is extremely important to try to hold on to this group in order to maintain the language in the area. It is also noted that the proportion of people aged over 65 years who are Welsh speakers has increased 11.5% between 2001 and 2011. There is a real need for affordable housing for local people (especially young families). In view of this and because this centre falls within the Local Market Housing policy, it is not appropriate to refer more growth than has been identified. This will also protect new growth in the plan to address local market needs.

Nefyn

Key points

- The expected level of growth in the Plan = 73 units based on its role as Local Service Centre which equates to 5 housing units per annum on average.
- Above average proportion of second homes in the area.
- Housing affordability a problem in the area.
- Higher proportion of the population speaks Welsh - 76.1%, which is 6.1% higher than the threshold of 70%, compared to 65.4% in Gwynedd.
- Reduction of 2.7% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- A slightly higher proportion of people born in Wales (72.5% compared to 66.4% in Gwynedd).
- 34 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 4.5% of the housing stock in 2011.

Conclusions

*The expected level of growth in the Plan = **73 units** based on its role as Local Service Centre which equates to **5 housing units** per annum on average.*

The proportion of empty homes in the settlement is relatively high, and the centre is considered to be relatively isolated from other Centres. The status of the Welsh language is relatively healthy in Nefyn, with a high rate of speakers living in the centre - 76.1%, which is 6.1% above the level of 70% that has been identified as the level where the language is probably viable. Although housing is less affordable than in Gwynedd as a whole and although there is a high proportion of second homes in the area, the proportion of Welsh speakers has not reduced significantly here, especially when compared to the corresponding figures for Abersoch and Criccieth. There is a primary school here and opportunities to manage the construction phase on a few sites, as well as the type of housing units. Unlike Abersoch, there are year-round employment opportunities. For these reasons, we believe that the expected growth in Nefyn is acceptable.

Criccieth

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

Key points

- The expected level of growth in the Plan = 68 units based on its role as Local Service Centre which equates to an average of 4 housing units per annum.
- Proportion of second homes in the area similar to the county proportion.
- A slightly lower proportion of the population speaks Welsh – 64.2%, which is slightly lower (5.8%) than the threshold of 70%, compared to 65.4% in Gwynedd.
- Reduction of 4.4% in the number of Welsh speakers in the ward between 2001 and 2011.
- A slightly lower proportion of people born in Wales (61.9% compared to 66.4% in Gwynedd).
- Housing slightly less affordable than the County average.
- 63 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 6.3% of the housing stock in 2011.

Conclusions

*The expected level of growth in the Plan = **68 units** based on its role as Local Service Centre which equates to an average of **4 housing units** per annum.*

On the whole, the picture in Criccieth reflects that of Gwynedd as a whole. However, housing affordability is a greater problem in Criccieth, and a greater decrease in the number of Welsh speakers was noted. Although there are good transport links to Pwllheli, it would not be appropriate to redistribute Pwllheli's growth here because of the distance between the two centres. It would be more feasible to redistribute some of Porthmadog's growth if necessary. Based on the existing land bank and windfall opportunities, the centre can cope with around 60 units more than the expected level, equivalent to 8 units per annum.

Assessment of Service Villages – Level 3

KEY INDICATORS	Botwnnog	Y Ffôr	Chwilog	Gwynedd
% Welsh speakers (2011)	84.3	85.7	80	65.4
% Second/holiday homes (community council) (November 2011)	9.9	3.5 (Llannor community council)	5.1 (Llanystumdwy community council)	+8
% Change 2001-2011 (number of Welsh speakers)	+2.7	(Abererch Ward) -2.1	(Llanystumdwy Ward) +7.9	-0.6
% Change 2001-2011 (change)	-1.6	3.9	-0.4	-4.8

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

in the percentage of Welsh speakers)				
Housing affordability (2012)	8.1	(Abererch Ward) 6.4	(Llanystumdwy Ward) 6.4	6.1
Housing growth (new units between 2002 and 2011)* (community council)	5.6%	2.3%	3.1%	3.5%
*- number of new units built between 2002 and 2011 as a percentage of the housing stock.				

Botwnnog

Key points

- The expected level of growth in the Plan = 40 units based on its role as a Service Village, which equates to 2 housing units per annum on average.
- Comparatively small settlement compared to Chwilog and Y Ffôr.
- Number of services but not many houses.
- High proportion of the population speaks Welsh 84.3%, which is 14.3% above the level where it is believed the language is viable (that is 70%), compared to 65.4% in Gwynedd.
- Increase of 2.7% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- Comparatively high proportion of second homes (9.9% compared to 8% in Gwynedd).
- Housing less affordable than in Gwynedd as a whole.
- 18 units were built between 2002 and 2011 with new housing built during this period representing 10.8% of the housing stock in 2011.
- Housing affordability is a substantial problem in the area.
- Ysgol Gynradd Pont y Gof, Botwnnog provides Welsh medium education for children between 3 and 11 years of age. 2012 figures show that there are 23 surplus places in the school.

Conclusions

*The expected level of growth in the Plan = **40 units** based on its role as a Service Village, which equates to **2 housing units** per annum on average.*

The status of the language is very healthy in Botwnnog (as it is in Y Ffôr and Chwilog) and the number of Welsh speakers increased 2.7% in the area between 2001 and 2011. It is noted that the percentage of second homes is higher than the County average and that housing is less affordable than the average for Gwynedd. The existence of a primary school, secondary school, and surgery means that there are opportunities to speak Welsh outside the household. Twelve affordable homes were built recently and the evidence to date shows that this has not led to a negative influence on the language. For these reasons, the size of the village, and the low risk that some houses will be used as second homes, it is felt that the expected growth of the village can be guided without this having a negative influence on the language. To minimise the potential risks it should also be ensured that an adequate percentage of new housing is affordable.

Y Ffôr

Key points

- The expected level of growth in the Plan = 40 units based on its role as a Service Village, which equates to 2 units per annum on average
- High proportion of the population speaks Welsh 85.7%, which is 15.7% higher than the level of 70% which is identified as the figure where the language is likely to be viable.
- Reduction of 2.1% in the number of Welsh speakers in the ward between 2001 and 2011.
- Comparatively low proportion of second homes (3.5% compared to 8% in Gwynedd).
- 6 units were built between 2002 and 2011 with new housing built during this period representing 2.4% of the housing stock in 2011.
- Housing affordability similar to the county situation.
- Ysgol Gynradd Bro Plenydd, Y Ffôr provides Welsh medium education for children between 3 and 11 years of age. 2012 figures show that there are 69 surplus places in the school.

Conclusions

*The expected level of growth in the Plan = **40 units** based on its role as a Service Village, which equates to **2 units** per annum on average*

As shown in Botwnnog and Chwilog, a very high proportion of residents in Y Ffôr are Welsh speakers. However, there has been a slight decrease (2.1%) in the proportion of Welsh speakers since 2001. On the other hand, housing affordability is not a major problem and the percentage of second homes in the village is relatively low. Therefore the possibility that new houses will be used as second homes is low. It is also noted that the increase in the growth of new housing units has been limited over the last decade. Any potential risks can be minimised by ensuring that appropriate mitigation measures are incorporated into any plan for housing here particularly, thus ensuring that the type of housing units address the demands of households in the area and that an adequate supply of affordable housing is available to local people, and that development takes place in stages.

Chwilog

Key points

- The expected level of growth in the Plan = 40 units based on its role as a Service Village, which equates to 2 housing units per annum on average.
- Settlement is larger than Botwnnog and Y Ffôr.
- High proportion of the population speaks Welsh 80%, which is 10% higher than the level of 70% which is identified as the figure where the language is likely to be viable, compared to 65.4% in Gwynedd.
- Reduction of 0.6% in the number of Welsh speakers in the ward between 2001 and 2011.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- Comparatively low proportion of second homes (5.1% compared to 8% in Gwynedd).
- 13 units were built between 2002 and 2011 with new housing built during this period representing 4.2% of the housing stock in 2011.
- Housing affordability similar to the county situation.
- Ysgol Gynradd Chwilog provides Welsh medium education for children between 3 and 11 years of age. 2012 figures show that there are 13 surplus places in the school.

Conclusions

*The expected level of growth in the Plan = **40 units** based on its role as a Service Village, which equates to **2 housing units** per annum on average.*

The status of the Welsh language is relatively healthy in Chwilog with 80% speaking Welsh, and the proportion of speakers has increased significantly between 2001 and 2011. In addition, second homes are not a significant problem in the area. Therefore it is considered that the expected growth is acceptable without having a negative influence on the Welsh language. It should be ensured that appropriate measures are incorporated into any plan for housing here, e.g. ensuring that an adequate supply of housing is affordable and available to local people, and that development takes place in stages.

DISTRIBUTION OF GROWTH IN THE MENAI AREA

Assessment of Urban Service Centres – Level 1

Opportunities to Address the Growth

- Work to Assess Potential Sites together with Urban Capacity and a review of the present Land Bank as well as the number of units has been completed since April 2011, meaning that it is possible to address approximately 293 units of the expected growth level which equates to building approximately 22 housing units per annum on average.

Defining the Area

- Previous discussions have reinforced the importance of keeping the growth of Urban Service Centres within the catchment areas of that centre. However, it is noted that such a centre has not been identified in this catchment area.
- Sub-areas are based on distances from other Urban/Regional centres, Housing Market Areas, Travel to Work Areas, Secondary Schools Catchment areas and Wales Spatial Plan areas.
- By combining these, 3 Local Service Centres are obtained within the catchment area, namely Menai Bridge, Llanfairpwll and Beaumaris.
- We are not aware of a unique opportunity for development within this sub-area, e.g. strategic brownfield.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

KEY INDICATORS	Menai Bridge	Llanfairpwll	Beaumaris	Anglesey
% Welsh speakers (2011)	55.9	71.8	38.3	57.2
% Second/holiday homes (community council) (November, 2011)	Menai Bridge 3.3	Llanfairpwll 1.6	Beaumaris 8.8	6.2
% Change 2001-2011 (number of Welsh speakers) (ward)	Cadnant 5.9	Gwyngyll -2.2	Beaumaris -5.4	-0.8
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Cadnant -4.4	Gwyngyll -3.4	Beaumaris -0.2	-2.9
Housing affordability (2012) (ward)	Cadnant 7	Gwyngyll 6.1	Beaumaris 8.3	6.3
Housing growth (new units between 2002 and 2011)* (community council)	6.3	3.4	3.6	5.6%
*- number of new units built between 2002 and 2011 as a percentage of the housing stock.				

Menai Bridge

Key points

- The expected level of growth in the Plan = 115 units based on its role as Local Service Centre, which equates to 7 housing units per annum on average.
- Lower proportion of the population speaks Welsh 55.9%, which is 14.1% below the threshold of 70% (the level where it is foreseen that the language is viable), compared to 57.2% in Anglesey.
- A smaller proportion of children in primary school speak Welsh fluently at home (20.5% compared to 35.1% in Anglesey as a whole).
- Multiracial society.
- Second homes not a substantial problem in the area.
- Variety of services and facilities that meet the needs of the local population.
- Reduction of 5.2% in the proportion of Welsh speakers in Tysilio ward between 2001 and 2011.
- 101 units were built in the community council area between 2002 and 2011 with new housing built during this period representing 6.3% of the housing stock in 2011.
- Housing affordability a problem in the area.
- The percentage of the population between 20-29 years of age increased 29.8% between 2001 and 2011 (Census 2001 and 2011). Significantly also, an increase of 47.5% was seen in the population over 65 years of age over the same period. However it must be remembered that possibly student numbers influenced this figure.

Conclusions

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

*The expected level of growth in the Plan = **115 units** based on its role as Local Service Centre, which equates to **7 housing units** per annum on average.*

The proportion of Welsh speakers in the centre is below the County figure and 14.1% below the level of 70% that has been identified as the level where the language is probably viable. Although housing is less affordable than in Anglesey as a whole and although there is a high proportion of second homes in the area, the number of Welsh speakers has increased here, while there was a small decrease in the proportion of speakers. There is a primary school and secondary school here and opportunities to manage the construction phase on some sites as well as the type of housing units. It is felt that the expected level of growth is acceptable for the village. Any potential risks can be minimised by ensuring that appropriate mitigation measures are incorporated into any plan for housing here particularly, thus ensuring that the type of housing units address the demands of households in the area and that an adequate supply of affordable housing is available to local people, and that development takes place in stages.

Llanfairpwll

Key points

- The expected level of growth in the Plan = 82 units based on its role as Local Service Centre which equates to 5 housing units per annum on average.
- High working population with young families.
- Lower than average proportion of second homes in the area.
- Higher proportion of the population speaks Welsh - 71.8%, which is 1.8% higher than the threshold of 70%, compared to 57.2% in Anglesey.
- Reduction of 3.4% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- Slightly higher proportion of people born outside the UK (5.1% compared to 3.4% in Gwynedd).
- The percentage of the population over 65 years of age reduced by 37.5% between 2001 and 2011 in the ward (Census 2001). Significantly also, an increase of 35% was seen in the percentage of Welsh speakers. However, a reduction was seen in the percentage of Welsh speakers in the 3-15 and 16-64 age groups (-20% and -8% respectively) over the same period.
- 70 units were built in the Llanfairpwll community council area between 2002 and 2011 with new housing built during this period representing 3.4% of the housing stock in 2011.

Conclusions

*The expected level of growth in the Plan = **82 units** based on its role as Local Service Centre which equates to **5 housing units** per annum on average.*

Llanfairpwll has a strong Welsh culture. The location of the centre near to the Menai Straits makes the area an attractive place to live. The percentage of Welsh speakers is 1.8% above the level of 70% that has been identified as the level where the language is probably viable. However there was a decrease in the number and percentage of Welsh speakers in the centre between 2001 and 2011. The fact that a percentage of the younger population who speak Welsh has fallen suggests that

there is no suitable housing to keep young families in the area. In view of the above and the fact that construction growth has been less than the average for the County, it is not considered that the expected level of growth of the centre is likely to have a negative influence on the language, especially with the incorporation of appropriate mitigation measures.

Beaumaris

Key points

- The expected level of growth in the Plan = 96 units based on its role as Local Service Centre which equates to 6 housing units per annum on average.
- Comparatively higher proportion of second homes in the area.
- Substantially lower proportion of the population speaks Welsh – 38.3%, which is much lower (31.7%) than the threshold of 70%, compared to 65.4% in Gwynedd.
- Reduction of 5.4% in the number of Welsh speakers in the ward between 2001 and 2011.
- Substantially lower proportion of the population born in Wales (56.8% compared to 66.4% in Gwynedd).
- Housing less affordable than the County average.
- 66 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 3.6% of the housing stock in 2011.

Conclusions

*The expected level of growth in the Plan = **96 units** based on its role as Local Service Centre which equates to **6 housing units** per annum on average.*

The percentage of Welsh speakers is 31.7% below the level of 70% that has been identified as the level where the language is probably viable. In addition, between 2001 and 2011, there was a 5.4% decrease in the number of Welsh speakers in the centre. Housing affordability is a significant issue in Beaumaris. The high numbers of second homes/holiday homes are also a significant problem. Census figures show that the percentage of population aged 3-15 years who speak Welsh has fallen 10.8% between 2001 and 2011 in Beaumaris ward (2011 Census). This suggests that out-migration among local young families is a problem with the lack of affordable housing a possible factor. This means that it is extremely important to try to hold on to this group in order to maintain the language in the area. It is also noted that the proportion of people born outside Wales and who do not speak Welsh is low, suggesting that there is not a strong Welsh culture in the area and a lack of opportunities to learn Welsh. There is a real need for affordable housing for local people (especially young families). In view of this and because this centre is likely to fall within the Local Market Housing policy, it is not appropriate to refer more growth than has been identified.

DISTRIBUTION OF GROWTH IN THE AMLWCH AREA

Assessment of Urban Service Centres – Level 1

Amlwch

- Because of the number of different services and facilities, it has been identified as an Urban Service Centre.
- To concur with the Plan strategy and the present role of the centre a growth level of **533** housing units was identified for Amlwch (this includes a 10% slippage figure) during the Plan period (2011 – 2026).

KEY INDICATORS	Amlwch	Anglesey
% Welsh speakers (2011)	63.1	57.2
% Second/holiday homes (community council) (November, 2011)	3	6.2
% Change 2001-2011 (number of Welsh speakers) (ward)	Rural Amlwch -1.6 Amlwch Port (not available)	-0.8
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Rural Amlwch -2.7 Amlwch Port (not available)	-2.9
Housing affordability (2012) (ward)	Rural Amlwch 7.7 Amlwch Port 4.3	6.3
Housing growth (new units between 2002 and 2011)* (community council)	3.6	5.6
* - number of new units built between 2002 and 2011 as a percentage of the housing stock.		

Key points

- The expected level of growth in the Plan = 533 units based on its role as an Urban Service Centre, which equates to 35 housing units per annum on average during the Plan period.
- Higher proportion of the population speaks Welsh 63.1%, which is 6.9% less than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 57.2% in Anglesey.
- Small reduction of 1.6% in the number of Welsh speakers in the Rural Amlwch ward between 2001 and 2011.
- Housing affordability varies within the centre with housing less affordable in Rural Amlwch and more affordable in Amlwch Port.
- Slightly higher proportion of people born in Wales (67.5% in Amlwch; 66.4% in Anglesey).

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- Low rate of second homes in the area.
- Census figures show that the proportion of the population between 30-64 years of age (that is, working age) reduced by 10% in the Rural Amlwch ward between 2001 and 2011. This means that it is very important to retain this group in order to maintain the language in the area. Providing affordable housing is one way to do this.

Conclusions

To concur with the Plan strategy and the present role of the centre a growth level of 533 housing units was identified for Amlwch (this includes a 10% slippage figure) during the Plan period (2011 – 2026).

Amlwch is a relatively large centre in Anglesey with a variety of facilities and services as well as various employment opportunities. The status of the language is relatively healthy in Amlwch with a higher rate of Welsh speakers living in the area compared to Anglesey as a whole. However, the rate remains 7% below the threshold where the language is considered viable. Variation is seen in housing affordability in the centre, with housing less affordable in Amlwch Rural ward. Along with this, a decrease was seen in the proportion of Welsh speakers and also the number of speakers between 2011 and 2011. Second homes are not a significant problem in Amlwch and the possibility that new units will be used for this purpose is low. It is also noted that the percentage of the population born outside Wales and Welsh speaking is one of the highest in the island suggesting that in-migration of non-Welsh speakers is not a significant problem in the area with a high proportion choosing to learn Welsh. The construction growth seen in the centre since 2002 is relatively low. For these reasons, it is not considered that the expected level of growth of the centre is likely to have a negative influence on the language, especially with the incorporation of appropriate mitigation measures.

Defining the Area

- Previous discussions have reinforced the importance of keeping the growth of Urban Service Centres within the catchment areas of that centre.
- Sub-areas are based on distances from other Urban/Regional centres, Housing Market Areas, Travel to Work Areas, Secondary Schools Catchment areas and Wales Spatial Plan areas.
- By combining these, 3 Local Service Centres are obtained within or between Amlwch and another Urban Centre namely Cemaes, Benllech and Pentraeth.
- Also there is a Service Village, namely Llannerchymedd.
- We are not aware of a unique opportunity for development within this sub-area, e.g. strategic brownfield.

Assessment of Local Service Centres – Level 2

KEY INDICATORS	Cemaes	Benllech	Pentraeth	Anglesey
% Welsh speakers (2011)	50.5	43.3	60.5	57.2

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

% Second/holiday homes (community council) (November, 2011)	Llanbadrig 10	Llanfair ME 9.3	Pentraeth 6.3	6.2
% Change 2001-2011 (number of Welsh speakers) (ward)	Llanbadrig -6.3	Llanbedrgoch -7.9	Pentraeth -1.9	-0.8
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Llanbadrig -2	Llanbedrgoch -1.6	Pentraeth -3.4	-2.9
Housing affordability (2012) (ward)	Llanbadrig 7.4	Llanbedrgoch 7.8	Pentraeth 4.9	6.3
Housing growth (new units between 2002 and 2011)* (community council)	6.8	5.8	1.9	5.6
<i>*- number of new units built between 2002 and 2011 as a percentage of the housing stock.</i>				

Cemaes

Key points

- The expected level of growth in the Plan = 81 units based on its role as Local Service Centre, which equates to 5 housing units per annum on average.
- Lower proportion of the population speaks Welsh 50.5%, which is 19.5% below the threshold of 70% (the level where it is foreseen that the language is viable), compared to 57.2% in Anglesey.
- Reduction of 6.3% in the number of Welsh speakers in Llanbadrig ward between 2001 and 2011.
- Substantially lower proportion of the population born in Wales (53.1% compared to 66.4% in Anglesey).
- 52 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 6.8% of the housing stock in 2011.
- Housing affordability a problem in the area.
- Ysgol Gynradd Cemaes provides Welsh medium education for children between 3 and 8 years of age. Relatively high proportion of households where children do not use the Welsh language.
- The percentage of the population between 30-64 years of age reduced by 8.4% between 2001 and 2011 in the ward (Census 2011). Significantly also, an increase of 10% was seen in the population over 65 years of age over the same period. Given the potential employment opportunities with the development of Wylfa Newydd, it will be important to promote an adequate supply of housing units and the necessary types of housing, including affordable housing, to keep residents (especially young adults who are likely to start families) in the area and to attract a working population.
- It is noted that that the percentage of in-migrants in Llanbadrig ward reduced by 145 to 117 (-19.3%) between 1991 and 2001 (2011 figures not available yet), representing the largest drop of all the wards in Anglesey. This suggests immigration is not a significant problem in the area.

Conclusions

*The expected level of growth in the Plan = **81 units** based on its role as Local Service Centre, which equates to **5 housing units** per annum on average.*

On the whole, the status of the Welsh language is fragile at this centre, with the rate of Welsh speakers 20% below the level considered to be viable for the language. Housing affordability is a problem as well as the number of holiday homes, which means that the housing available to the local population is limited. For these reasons, it is considered that specific mitigation measures should be incorporated in the area, particularly an adequate supply of affordable housing for local need. Subject to the successful implementation of appropriate mitigation measures, the expected level of growth of the centre should not have a negative influence on the language, and would contribute to keeping the Welsh speaking population in the area.

Benllech

Key points

- The expected level of growth in the Plan = 90 units based on its role as Local Service Centre which equates to 6 housing units per annum on average.
- Above average proportion of second homes in the area. In November 2011, 9.3% of housing in the Llanfair ME community council area were holiday/second homes compared to 6.2% in Anglesey as a whole. This contributes to the reduction in the number of houses which are available to local residents.
- Housing affordability a problem in the area.
- Very low proportion of the population speaks Welsh – 43.3%, which is 26.7% below the threshold of 70%, compared to 57.2% in Gwynedd.
- Reduction of 7.9% in the number of Welsh speakers in Llanbedrgoch ward between 2001 and 2011.
- Substantially lower proportion of the population born in Wales (43.2% compared to 66.4% in Anglesey).
- 108 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 5.8% of the housing stock in 2011.
- The percentage of the population between 0-19 years of age reduced by 11.4% and the percentage of the population between 20-29 years of age reduced by 1.8% between 2001 and 2011 in the ward (Census 2001 & 2011), which suggests that young families are migrating out of the area.
- It is noted that the percentage of immigrants in Benllech ward increased from 94 to 164 (74.5%) between 1991 and 2001 (2011 figures not available yet). This suggests that immigration is a problem in the area.

Conclusions

*The expected level of growth in the Plan = **90 units** based on its role as Local Service Centre which equates to **6 housing units** per annum on average.*

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

The percentage of Welsh speakers is 26.7% below the level of 70% that has been identified as the level where the language is probably viable. In addition, between 2001 and 2011, a decrease of 7.9% was seen in the number of Welsh speakers in the ward. Housing affordability is a significant issue in Benllech. The high numbers of second homes/holiday homes are also a significant problem. Census figures show that the percentage of the population between 16-64 years fell 9.3% between 2001 and 2011 in Llanbedrgoch ward (2011 Census). This suggests that out-migration among the local working population is a problem, with the lack of affordable housing a possible factor. It is also noted that housing development growth is slightly above the level of growth in Anglesey as a whole. This means that it is extremely important to try to hold on to this group in order to maintain the language in the area. There is a real need for affordable housing for local people (especially young families).

Pentraeth

Key points

- The expected level of growth in the Plan = 57 units based on its role as Local Service Centre which equates to an average of 4 housing units per annum.
- Proportion of second homes in the area similar to the county proportion.
- Slightly higher proportion of the population speaks Welsh – 60.5%, which is 9.5% below the threshold of 70%, compared to 65.4% in Anglesey as a whole.
- Reduction of 1.9% in the number of Welsh speakers in the ward between 2001 and 2011.
- Housing slightly more affordable than the County average.
- 12 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 1.9% of the housing stock in 2011.
- Ysgol Gynradd Pentraeth provides Welsh medium education for children between 3 and 8 years of age. Relatively high proportion of households where the children use the Welsh language.
- The percentage of the population between 0-19 years of age reduced by 13.3% between 2001 and 2011 in Pentraeth ward. Significantly also, a reduction of 31% was seen in the percentage of Welsh speakers in the 3-15 years age group. It will be important to promote an adequate supply of housing units and the necessary types of housing, including affordable housing, to keep residents (especially young families) in the area and to attract a working population.

Conclusions

*The expected level of growth in the Plan = **57 units** based on its role as Local Service Centre which equates to an average of **4 housing units** per annum.*

The picture in Pentraeth reflects that of Anglesey as a whole. The status of the Welsh language is a little better than it is in the County, with a high rate of speakers living in the centre - 60.5%, which is 9.5% below the 70% threshold. The proportion of Welsh speakers has not reduced significantly here,

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

especially when compared to the corresponding figures for Rhosneigr and Benllech. There is a primary school here and opportunities to manage the construction phase on some sites as well as the type of housing units. Typically, however, attention should be drawn to the fact that the 3-15 year old population fell by 31% between 2001 and 2011 - the second highest on the island, suggesting that there is a lack of suitable housing for retaining families within the area. For these reasons, it is considered that specific mitigation measures should be incorporated in the area, especially an adequate supply of affordable housing for local need. Subject to the successful implementation of appropriate mitigation measures, the expected level of growth should not have a negative influence on the language, and would contribute to keeping the Welsh speaking population in the area.

Assessment of Service Villages – Level 3

Llannerchymedd

KEY INDICATORS	Llannerchymedd	Anglesey
% Welsh speakers (2011)	75.5	57.2
% Second/holiday homes (community council) (November 2011)	Llannerchymedd 2.6	6.2
% Change 2001-2011 (number of Welsh speakers) (ward)	Llannerchymedd 3.4	-0.8
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Llannerchymedd -2.4	-2.9
Housing affordability (2012) (ward)	Llannerchymedd 4.6	6.3
Housing growth (new units between 2002 and 2011)* (community council)	8.9	5.6
*- number of new units built between 2002 and 2011 as a percentage of the housing stock.		

Key points

- The expected level of growth in the Plan = 40 units based on its role as a Service Village, which equates to 2 housing units per annum on average.
- Situated within reasonable distance of a number of large centres.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- Comparatively high proportion of the population speaks Welsh 75.5%, which is 5.5% above the level where it is believed the language is viable (that is 70%), compared to 57.2% in Gwynedd.
- Increase of 3.4% in the number of Welsh speakers but reduction of 2.4% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- Comparatively low proportion of second homes (2.6% compared to 6.2% in Anglesey).
- Housing is more affordable than in Anglesey as a whole.
- 55 units were built between 2002 and 2011 with new housing built during this period representing 8.9% of the housing stock in 2011.
- Ysgol Gynradd Llannerchymedd provides Welsh medium education for children between 3 and 11 years of age. Very high proportion of households where children use the Welsh language.
- The proportion of the working population (20-30 years of age) increased 30% between 2001 and 2011 in Llannerchymedd ward, and over the same period the economically active proportion increased by around 27%. This suggests it is important that an adequate provision of suitable and affordable housing is available to this population.
- It is noted that that the percentage of immigrants to Llannerchymedd ward increased from 133 to 179 (35%) between 1991 and 2001. Having said this, only 10% of the ward's population are immigrants (2001) which suggests that immigration is not a substantial problem in the area.

Conclusions

*The expected level of growth in the Plan = **40 units** based on its role as a Service Village, which equates to **2 housing units** per annum on average.*

Llannerchymedd has a strong Welsh culture. A very high proportion of Llannerchymedd residents are Welsh speakers. However, there has been a slight decrease (2.9%) in the proportion of Welsh speakers since 2001. On the other hand, housing affordability is not a major problem and the percentage of second homes in the village is relatively low. The possibility that new houses will be used as second homes is therefore low. It is noted that the increase in the growth of new housing units has been slightly above average over the last decade. This suggests that suitable housing has contributed to keeping local people in the area. Any potential risks can be minimised by ensuring that appropriate mitigation measures are incorporated into any plan for housing here particularly, thus ensuring that the type of housing units address the demands of households in the area and that an adequate supply of affordable housing is available to local people, and that development takes place in stages.

DISTRIBUTION OF GROWTH IN THE HOLYHEAD AREA

Assessment of Urban Service Centres – Level 1

Holyhead

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- Because of the number of different services and facilities, it has been identified as an Urban Service Centre.
- To concur with the Plan strategy and the present role of the centre a growth level of **833** housing units was identified for Holyhead (this includes a 10% slippage figure) during the Plan period (2011 – 2026).

KEY INDICATORS	Holyhead	Anglesey
% Welsh speakers (2011)	42.2	57.2
% Second/holiday homes (community council) (November, 2011)	1.5	6.2
% Change 2001-2011 (number of Welsh speakers) (ward)	Parc a'r Mynydd -5.5 Porthyfelin -15.3 Maeshyfyrd -5 Holyhead Town -0.9 Morawelon -13.6 London Road -13.1 Kingsland -5	-0.8
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Parc a'r Mynydd -3.4 Porthyfelin -6 Maeshyfyrd -3.1 Holyhead Town -4.1 Morawelon -4.9 London Road -6.5 Kingsland -5.1	-2.9
Housing affordability (2012) (ward)	Parc a'r Mynydd 4.9 Porthyfelin 6.2 Maeshyfyrd 5.2 Holyhead Town 4.2 Morawelon 5.1 London Road 4.7 Kingsland 4	6.3
Housing growth (new units between 2002 and 2011)* (community council)	4.8%	5.6%
*- number of new units built between 2002 and 2011 as a percentage of the housing stock.		

Key points

- The expected level of growth in the Plan = 833 units based on its role as an Urban Service Centre, which equates to 55 housing units per annum on average during the Plan period.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- Lower proportion of the population speaks Welsh 42.2%, which is 27.8% less than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- Reduction in the proportion of Welsh speakers in every ward in Holyhead between 2001 and 2011. Reductions vary between -0.9% in Holyhead Town to -15.3% in Porthyfelin.
- Housing is affordable in Holyhead on the whole.
- Higher proportion of people born in Wales (74.8% compared to 66.4% in Anglesey).
- 271 units were provided in Holyhead community council area between 2002 and 2011 with new housing built during this period representing 4.8% of the housing stock in 2011.
- It is noted that the percentage of in-migrants in Holyhead increased 40.9% between 1991 and 2001 (2011 ward level migration figures not available at present). It is noted that the percentage of the population born in Wales and who speak Welsh is relatively low (52.8%) compared to Anglesey, which was 78.2% in 2011.
- Relatively low rate of second homes in the area.

Conclusions

*The expected level of growth in the Plan = **833 units** based on its role as an Urban Service Centre, which equates to **55 housing units** per annum on average during the Plan period.*

Holyhead is the largest centre on the island with a wide range of facilities and services as well as various employment opportunities. The status of the Welsh language is fragile in Holyhead with a low rate of Welsh speakers living in the area – 42.2%, which is 27.8% below the level of 70% that has been identified as the level where the language is probably viable. There has been a decrease in the proportion of Welsh speakers in all wards in the town over the past decade. It is clear, therefore, that the fragile condition of the language has continued to decrease in the area over this period. Second homes are not a significant problem in Holyhead and the possibility that new units will be used for this purpose is low. It is also noted that the percentage of the population born in Wales and Welsh speaking is low in each ward in the town especially Morawelon (49%), Holyhead Town (50%) and Maeshyfyd (50%) compared to 78.2% in Anglesey. This suggests that the Welsh language is not used within families already living in the area. There are areas within Holyhead with relatively high percentages of in-migrants, particularly Holyhead Town (13.4%) and Kingsland (13.1%) wards (figures for 2001) which suggest that rate of in-migrants is relatively high. Considering the above patterns, especially the fact that the town is not a stronghold of the Welsh language, as well as the size of the centre and low rates of Welsh speakers, it is not considered that the expected level of growth in the centre is likely to have an unacceptable negative influence on the language, especially with the incorporation of appropriate mitigation measures including adequate element of affordable housing.

Defining the Area

- Previous discussions have reinforced the importance of keeping the growth of Urban Service Centres within the catchment areas of that centre.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- Sub-areas are based on distances from other Urban/Regional centres, Housing Market Areas, Travel to Work Areas, Secondary Schools Catchment areas and Wales Spatial Plan areas.
- By combining these, 3 Local Service Centres are obtained within or between Holyhead and another Urban Centre namely Valley, Rhosneigr and Bodedern.
- Also Gwalchmai is a Service Village.

Assessment of Local Service Centres – Level 2

KEY INDICATORS	Valley	Rhosneigr	Bodedern	Anglesey
% Welsh speakers (2011)	54.7	36	70.7	57.2
% Second/holiday homes (community council) (November, 2011)	Valley 2.7	Llanfaelog 25.5	Llanfihangel Ysgeifiog 3.5	6.2
% Change 2001-2011 (number of Welsh speakers) (ward)	Valley -2.3	Rhosneigr -13.5	Llanfair yn Neubwll 4.1	-0.8
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Valley -0.3	Rhosneigr -6.6	Llanfair yn Neubwll -1	-2.9
Housing affordability (2012) (ward)	Valley 5.6	Rhosneigr 10.2	Llanfair yn Neubwll 3.5	6.3
Housing growth (new units between 2002 and 2011)* (community council)	2.9%	9.5%	11.6%	5.6%
*- number of new units built between 2002 and 2011 as a percentage of the housing stock.				

Valley

Key points

- The expected level of growth in the Plan = 84 units based on its role as Local Service Centre, which equates to 5 housing units per annum on average
- Provides for essential service needs for itself and its immediate catchment population.
- A slightly lower proportion of the population speaks Welsh 54.7%, which is 15.3% below the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Anglesey.
- Reduction of 2.3% in the number of Welsh speakers and a reduction of -0.3% in the proportion of Welsh speakers in Valley ward between 2001 and 2011.
- 32 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 2.9% of the housing stock in 2011.
- Housing affordability similar to the county pattern.
- Ysgol Gynradd Y Fali provides Welsh medium education for children between 3 and 8 years of age. Low rate of households where children use the Welsh language.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- A significant increase was seen in the proportion of the population over 65 years of age (44.5%) between 2001 and 2011 while a reduction was seen in the proportion of younger age groups. Coupled with this, the percentage of the population over 65 years of age who are Welsh speakers increased as much as 32% while a reduction was seen in the working age population who are Welsh speakers (-8%). It will be important to promote an adequate supply of housing units and the necessary types of housing, including affordable housing, to keep residents (especially young adults who are likely to start families) in the area and to attract a working population.

Conclusions

*The expected level of growth in the Plan = **84 units** based on its role as Local Service Centre, which equates to **5 housing units** per annum on average*

The status of the Welsh language is relatively fragile compared with the County as a whole, with a low rate of 54.7% Welsh speakers living in the centre, which is 15.3% below the level of 70% that has been identified as the level where the language is probably viable. The proportion of Welsh speakers has not decreased significantly here, especially when compared to the corresponding figure for Rhosneigr. There is a primary school here and opportunities to manage the construction phase on some sites as well as the type of housing units. Unlike Rhosneigr, there are limited employment opportunities which are year-round opportunities. It should be noted, however, that there has been a significant increase in the population over 65 years of age over the past decade, while there has been a decrease in the working-age population. This suggests the need for suitable housing for young families in the area. In considering the above factors and patterns, especially the fact that the town is not a stronghold of the Welsh language, it is not considered that the expected level of growth in the centre is likely to have an unacceptable negative influence on the language, especially with the incorporation of appropriate mitigation measures including adequate element of affordable housing.

Rhosneigr

Key points

- The expected level of growth in the Plan = 70 units based on its role as Local Service Centre which equates to an average of 4 housing units per annum.
- Important tourism area.
- Age profile of the population is unbalanced with a high proportion of retired people.
- Very high proportion of second homes in the area, with 1/5 of all houses being second homes. Therefore the possibility of new units being used for this purpose is high.
- Housing affordability is a major problem in the area.
- Very low proportion of the population speaks Welsh - 36%, which is 34% below the threshold of 70%, compared to 57.2% in Gwynedd.
- Reduction of 13.5% in the number of Welsh speakers and a reduction of 6.6% in the proportion of Welsh speakers in the ward between 2001 and 2011.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- A slightly higher proportion of people born in Wales (72.5% compared to 66.4% in Gwynedd).
- 117 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 9.5% of the housing stock in 2011.
- Ysgol Gynradd Y Borth provides Welsh medium education for children between 3 and 8 years of age. Low rate of households where children use the Welsh language. Relatively high proportion of households where children do not use the Welsh language.
- The percentage of the population between 0-19 years of age reduced by 16.5% while the percentage of the older population, over 65 years of age increased 10.2% between 2001 and 2011 in the ward (Census 2001 & 2011). Significantly also, a reduction of 10% was seen in the number of Welsh speakers over 65 years of age. This suggests that immigration of non-Welsh speakers to the area is a problem, especially as regards older people. It will be important to promote an adequate supply of housing units and the necessary types of housing, including affordable housing, to keep residents (especially young adults who are likely to start families) in the area and to attract a working population.

Conclusions

*The expected level of growth in the Plan = **70 units** based on its role as Local Service Centre which equates to an average of **4 housing units** per annum.*

The percentage of Welsh speakers is 34%, below the level of 70% that has been identified as the level where the language is probably viable. In addition, between 2001 and 2011, there was a decrease of 13.5% in the number of Welsh speakers in the centre. Housing affordability is a significant issue in Rhosneigr, with less affordable housing there than anywhere else in. The high numbers of second homes/holiday homes are also a significant problem. Census figures show that the percentage of population aged 0-19 years decreased by 16.5% in Rhosneigr ward between 2001 and 2011 (Census 2011). This suggests that out-migration among families with children is a problem with the lack of affordable housing a possible factor. This means that it is extremely important to try to hold on to this group in order to maintain the language in the area. It is also noted that the proportion of people over 65 years who are Welsh speakers has increased by 10.2% between 2001 and 2011. There is a real need for affordable housing for local people (especially young families). In view of this and because this centre falls within the Local Market Housing policy it is not appropriate to refer more growth than has been identified.

Bodedern

Key points

- The expected level of growth in the Plan = 57 units based on its role as Local Service Centre which equates to an average of 4 housing units per annum.
- Proportion of second homes in the area is lower than the county proportion.
- Higher proportion of the population speaks Welsh – 70.7%, which is slightly higher (0.7%) than the threshold of 70%, compared to 57.2% in Anglesey.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- Increase of 4.1% in the number of Welsh speakers but reduction of 1% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- Higher proportion of people born in Wales (74.9% compared to 66.4% in Anglesey).
- Housing slightly more affordable than the County average.
- 56 units built in the settlement between 2002 and 2011 with new housing built during this period representing 11.6% of the housing stock in 2011. .
- The percentage of the population between 0-19 and 20-29 years of age reduced by 14.5% a 14.1% respectively between 2001 and 2011 in the ward (Census 2001). Significantly also, an increase of 44.5% was seen in the population over 65 years of age over the same period. It is therefore important that the young population between 0-29 years of age which represents young families are kept in the area, and one way of doing this is through the provision of suitable housing.

Conclusions

The expected level of growth in the Plan = 57 units based on its role as Local Service Centre which equates to an average of 4 housing units per annum.

On the whole, the status of the Welsh language is relatively strong in Bodedern with a proportion of Welsh speakers above the island average. Bodedern is considered a stronghold of the Welsh language and therefore the impact of housing development on the area should be carefully considered. However, the decrease in the proportion of the young population causes concern. Housing affordability reflects the County as a whole. It is important, therefore, that the provision of housing meets the needs of the population, including young families.

Assessment of Service Villages – Level 3

KEY INDICATORS	Gwalchmai	Anglesey
% Welsh speakers (2011)	67.1	57.2
% Second/holiday homes (community council) (November 2011)	Tregwalchmai 1.9	6.2
% Change 2001-2011 (number of Welsh speakers) (ward)	Bryngwran 6.2	-0.8
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Bryngwran -4.9	-2.9
Housing affordability (2012) (ward)	Bryngwran 5.1	6.3
Housing growth (new units between 2002 and 2011)*	Tregwalchmai 7.4	5.6

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

(community council)		
*- number of new units built between 2002 and 2011 as a percentage of the housing stock.		

Gwalchmai

Key points

- The expected level of growth in the Plan = 40 units based on its role as a Service Village, which equates to 2 housing units per annum on average.
- Located at a reasonable distance to Llangefni and Holyhead where there is a wider variety of employment opportunities, services and facilities.
- Comparatively high proportion of the population speaks Welsh 67.1%, which is 2.9% lower than the level where it is believed that the language is viable (that is 70%), compared to 57.2% in Anglesey.
- Increase of 6.2% in the number of Welsh speakers but a reduction of 4.9% in the proportion of speakers in the ward between 2001 and 2011.
- Low proportion of second homes (1.9% compared to 6.2% in Anglesey).
- Housing slightly more affordable than in Anglesey on the whole.
- 32 units were built between 2002 and 2011 with new housing built during this period representing 7.4% of the housing stock in 2011.
- The percentage of the population between 0-19, 20-29, 30-64 and 65+ years of age increased between 2001 and 2011. It is noted also that proportion Welsh speakers increased in the 3-15 years age group.

Conclusions

*The expected level of growth in the Plan = **40 units** based on its role as a Service Village, which equates to **2 housing units** per annum on average.*

A high proportion of Gwalchmai residents are Welsh speakers. However, there has been a slight decrease (4.9%) in the proportion of Welsh speakers since 2001. On the other hand, housing affordability is not a major problem and the percentage of second homes in the village is very low. Therefore the possibility that new houses will be used as second homes is low. It is also noted that the increase in housing growth proposed in the development plan is less than the rate seen in the village since 2002. It is felt that the expected level of growth is suitable for the village. Any potential risks can be minimised by ensuring that appropriate mitigation measures are incorporated into any plan for housing here particularly, thus ensuring that the type of housing units address the demands of households in the area and that an adequate supply of affordable housing is available to local people, and that development takes place in stages.

DISTRIBUTION OF GROWTH IN THE LLANGEFNI AREA

Assessment of Urban Service Centres – Level 1

LLANGEFNI

- Because of the number of different services and facilities, it has been identified as an Urban Service Centre.
- To concur with the Plan strategy and the present role of the centre a growth level of **673** housing units was identified for Llangefni (this includes a 10% slippage figure) during the Plan period (2011 – 2026).

KEY INDICATORS	Llangefni	Anglesey
% Welsh speakers (2011)	80.3	57.2
% Second/holiday homes (community council) (November, 2011)	1.1	6.2
% Change 2001-2011 (number of Welsh speakers) (ward)	Cyngar 10.6 Cefni 0.8 Tudur 1.4	-0.8
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Cyngar -3.9 Cefni -2.6 Tudur -2.9	-2.9
Housing affordability (2012) (ward)	Cyngar 6.8 Cefni 6.2 Tudur 5.9	6.3
Housing growth (new units between 2002 and 2011)* (community council)	9.9%	5.6%
*- number of new units built between 2002 and 2011 as a percentage of the housing stock.		

Key points

- The expected level of growth in the Plan = 673 units based on its role as an Urban Service Centre, which equates to 44 housing units per annum on average during the Plan period.
- Higher proportion of the population speaks Welsh 80.3%, which is 10.3% higher than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- Variety in the viability of the Welsh language within Llangefni. Increase of 10.6% in the number of Welsh speakers in Cyngar ward and an increase of 0.8% in Cefni ward between 2001 and 2011.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- Housing affordability similar to the county pattern.
- Higher proportion of people born in Wales (82.7% compared to 66.4% in Anglesey).
- 239 new housing units were provided in Llangefni community council area between 2002 and 2011 with new housing built during this period representing 9.9% of the housing stock in 2011.
- It is noted that that the percentage of immigrants in Llangefni increased 9.8% between 1991 and 2001 (2011 ward level migration figures not available at present), which compares to a reduction of 3.5% in Anglesey. It is noted that the percentage of the population born in Wales and who speak Welsh is comparatively high (92%) compared to Anglesey, which was 78.2% in 2011.
- Low rate of second homes in the area.

Conclusions

*To concur with the Plan strategy and the present role of the centre a growth level of **673** housing units was identified for Llangefni (this includes a 10% slippage figure) during the Plan period (2011 – 2026).*

The location of the centre, as well as good links to wider areas on the island, makes Llangefni a popular place to live. Llangefni is a relatively large centre in Anglesey with a wide range of facilities and services as well as various employment opportunities. The status of the Welsh language is very healthy in Llangefni with a high rate of Welsh speakers living in the area - 80.3%, which is 10.3% above the level of 70% that has been identified as the level where the language is probably viable. Although on average houses are less affordable than in Anglesey as a whole, the number of Welsh speakers has increased while there has been a slight fall in the proportion of speakers of the language. Second homes are not a significant problem in Llangefni and the possibility that new units will be used for this purpose is low. In considering the above factors, it is not considered that the expected level of growth of the centre is likely to have a negative influence on the language, especially with the incorporation of appropriate mitigation measures.

Defining the Area

- Previous discussions have reinforced the importance of keeping the growth of Urban Service Centres within the catchment areas of that centre.
- Sub-areas are based on distances from other Urban/Regional centres, Housing Market Areas, Travel to Work Areas, Secondary Schools Catchment areas and Wales Spatial Plan areas.
- By combining these, there is 1 Local Service Centre within or between Llangefni and another Urban Centre, namely Gaerwen.

Assessment of Local Service Centres – Level 2

KEY INDICATORS	Gaerwen	Anglesey
% Welsh speakers (2011)	76.5	57.2
% Second/holiday homes	Llanfihangel	6.2

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

(community council) (November, 2011)	Ysgeifiog 2.4	
% Change 2001-2011 (number of Welsh speakers) (ward)	Llanfihangel Ysgeifiog -3.2	-0.8
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Llanfihangel Ysgeifiog -2.5	-2.9
Housing affordability (2012) (ward)	Llanfihangel Ysgeifiog 4.4	6.3
Housing growth (new units between 2002 and 2011)* (community council)	4.8%	5.6%
<i>*- number of new units built between 2002 and 2011 as a percentage of the housing stock.</i>		

Gaerwen

Key points

- The expected level of growth in the Plan = 58 units based on its role as Local Service Centre, which equates to an average of 4 housing units per annum.
- Higher proportion of the population speaks Welsh 76.5%, which is 6.5% higher than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 57.2% in Anglesey.
- Reduction of 3.2% in the number of Welsh speakers in the ward between 2001 and 2011.
- Higher proportion of people born in Wales (78.1% compared to 66.4% in Anglesey).
- 65 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 8.6% of the housing stock in 2011.
- Housing is more affordable in the area than in the rest of Anglesey.
- Ysgol Gynradd Esceifiog provides Welsh medium education for children between 3 and 8 years of age, and in a comparatively high proportion of households the children use the language at home.
- The percentage of the population between 0-19 years of age reduced by 12.4% while the percentage of the population over 65 years of age increased 31.6% between 2001 and 2011 in the ward. Significantly also, a reduction of 21% was seen in the number of Welsh speakers between 3-15 years of age. It will be important to promote an adequate supply of housing units and the necessary types of housing, including affordable housing, to keep residents especially young adults and families in the area and to attract a working population.

Conclusions

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*The expected level of growth in the Plan = **58 units** based on its role as Local Service Centre, which equates to an average of 4 housing units per annum.*

The status of the Welsh language is relatively healthy in Gaerwen, with a high rate of speakers living in the centre - 76.5%, which is 6.5% above the level of 70% that has been identified as the level where the language is probably viable. In addition, it is noted that housing affordability is not a significant problem in the village. However, there was a slight decrease in the number and proportion of Welsh speakers between 2001 and 2011. There is a primary school here and opportunities to manage the construction phase on some sites as well as the type of housing units. Unlike centres from the same hierarchy level, there are wide employment opportunities in the area which are year-round opportunities. In view of the above, it is felt that the expected level of growth is acceptable for the village. Any potential risks can be minimised by ensuring that appropriate mitigation measures are incorporated into any plan for housing here particularly, thus ensuring that the type of housing units address the demands of households in the area and that an adequate supply of affordable housing is available to local people, and that development takes place in stages.

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APPENDIX 2 – LIA OF DETAILED POLICIES

1) Is the strategy likely to lead to a population increase / decrease that might:

Population movement has been considered in the preparation of the emerging Plan. There is a general need for more housing to satisfy the needs of the growing population. Certain types of development, particularly housing have a direct and indirect influence on an area’s population. New development, particularly housing, can lead to an influx of a proportionally large number of non-welsh speaking residents to an area and can undermine predominantly smaller Welsh speaking communities. On the other hand, it may be possible that the level of growth will have indirect positive effects on the Welsh language as lower housing prices and more affordable homes may help retain the existing population. The Plan places great emphasis on providing housing opportunities to meet the needs a of the local community particularly those of young people and the elderly.

Detailed housing policies (TAI/1 - TAI/14) directly facilitate an adequate amount of housing to satisfy the needs of local communities in terms of type and affordability. They also facilitate the development of a range of housing types and tenures to meet the needs of all sections of the population including older people’s housing. This will help create sustainable and inclusive communities helping to retain the existing population and reduce out-migration.

Policies relating to economic development facilitate the provision of economic opportunities throughout the area. This should also help retain young people in communities, particularly some of the more rural ones, thus sustaining or improving the demographic balance within communities.

Overall, therefore, it is considered that the detailed policies as outlined in the emerging Plan are not likely to cause a significant population increase/decrease that might affect the balance of English / Welsh speakers.

2) Is the strategy likely to lead to increased in-migration?

The proportionate distribution of development throughout the Plan area, including the countryside, should help support community vitality by providing housing, facilities and services locally, where they are required and accesssible by a variety of modes of transport. In turn, this should promote the retainment of the indigenous population and therefore the use of the Welsh language.

Detailed housing policies (TAI/1 - TAI/14) directly facilitate an adequate amount of housing to satisfy the needs of local communities in terms of type and affordability. They also facilitate the development of a range of housing types and tenures to meet the needs of all sections of the population including older people’s housing. This will help create sustainable and inclusive communities helping to retain the existing population and reduce out-migration.

Employment policies also aim to safeguard sites or make specific employment allocations.

Appropriate small scale opportunities are also supported in and around villages, clusters and the countryside. This should help retain young people in their communities, thus benefitting the Welsh language.

3) Is the strategy likely to lead to out-migration?

See criterion 2 above.

4) Is the strategy likely to lead to a changing age structure of the community?

Detailed policies in the Plan aim to address the needs of various age groups within communities. Housing policies will ensure that the housing needs of different age groups will be addressed. A proportion of new homes will be ‘affordable housing’ subject to viability. Of particular relevance are policies TAI/1 (Appropriate Housing Mix), TAI/4 (Local Market Housing) and TAI/8 (Affordable Housing Threshold & Distribution) which promote sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Policy – TAI/3 (Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the elderly) directly addresses the housing requirements of older people. Infrastructure policies will facilitate the provision of appropriate services and facilities for people of different age groups which should improve community well-being and vitality.

The Plan aims to safeguard employment sites (Policy CYF1) and facilitates economic growth in both urban and rural areas which should help retain the working age population as well as young people in their communities thus improving community well-being. Sustainable transport policies will benefit both younger and older age groups by making access to services easier, particularly in rural communities.

5) Is the strategy likely to have an impact on the health of local people?

The Plan facilitates the development of sites for housing and employment purposes to meet the identified need. It is not considered that the developments proposed are likely to impact negatively on the health and well-being of the local population. The majority of the Plan’s policies should further protect and enhance the health and well-being of the resident population by strengthening communities, providing services and infrastructure and facilitating economic development.

The facilitation of an improved lifestyle for the population of Anglesey and Gwynedd is an important objective of the Plan. Through the implementation of detailed policies, the JLDP will directly and indirectly affect health and well-being of residents through the impact of development, including the provision of new housing and employment developments, transport schemes, new community facilities and other land uses.

The Plan will also include design and access policies to help achieve healthy and sustainable environments. Policies ISA1 (Infrastructure Provision) and ISA2 (Community Facilities) will take account of the impact of additional developments by securing new and improved community services and facilities where appropriate.

Potential positive outcomes of the Plan on individual lifestyles will be the encouragement and promotion of physical activity via improving access to open spaces and also by protecting such recreational resources (Policy ISA/4 Safeguarding Existing Open Space). This will improve the physical and mental health of the population. In addition, facilitating development in rural areas will allow better access to the countryside which should benefit overall health and well-being.

Policies which improve transport links and promote sustainable transport (Policies TA1 - Transport Network Developments and TRA/4 - Managing Transport Impacts) will also have a positive impact upon individual physical and mental health. Detailed policies recognise the need to provide viable alternative methods of transport to facilitate a reduction in car use and the promotion of cycling and walking which should contribute to improving the physical health of residents.

6) Is the strategy likely to have an impact on the amenity of the local area?

The Plan will ensure that development is compatible in terms of its proximity to adjoining land uses and follows the principles of sustainable development, for example, by prioritising the development of brownfield land over greenfield land, and encouraging sustainable transport use. The Plan aims to maintain the plan area’s special mixed urban / rural character as well as its distinctive linguistic and cultural character. The individual character and complementary roles of town centres will be enhanced through development, improvements to the public realm and to public transport facilities.

Detailed policies within the Plan address the need to protect and improve the quality of the existing built environment. Of particular relevance is Policy AT2 (Enabling Development) which secures the preservation of important listed buildings. Policy CYFF2 (Design and Place Shaping) also aims to improve the existing built environment where priority is given to developing brownfield land in preference to greenfield land where possible. Such policies should have a beneficial impact upon the built environment. The Plan aims to maintain the area’s special mixed urban / rural character and complementary roles of town centres will be enhanced through development and improvements to the public realm.

Policy ISA/1 Infrastructure Provision facilitates the development of various public amenities by developers where their provision is inadequate. In addition Policy ISA/5 directly facilitates the development of open spaces in new housing of developments of 10 or more dwellings. Both policies should lead to a positive effect against this character.

7) Is the strategy likely to lead to the threat of increased crime or violence in the community?

It is not anticipated that the Plan’s detailed policies are likely to lead to the threat of increased crime or violence in the community. Policies contained in the Plan, in particular Policy CYFF/2 (Design and Place Shaping) directly address issues such as design, the public realm, public transport and fear of crime.

8) Is the strategy likely to have a detrimental impact on local businesses?

The lack of economic opportunities is one of the main reasons why young people migrate, so the provision of new opportunities will help retain the young population in their communities. Detailed economic and retail policies (in particular policies CYF/1, CYF/6, CYF/7 and CYF/8) support economic

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development throughout the Plan Area, which will have a direct positive effect. These policies will increase economic output from a variety of sectors, increasing the number of jobs as well as provide for the formation of new businesses. Tourism policies will help promote and sustain a prosperous tourism industry that provides employment opportunities for local communities. New attractions and facilities will help in securing employment and generate income. These should have a direct positive effect on income related groups including low income groups, and the unemployed and will ultimately help retain the existing Welsh-speaking workforce.

9) Is the strategy likely to have a detrimental impact on local jobs?

See criterion 8 above.

10) Is the strategy likely to lead to greater economic diversity?

See criterion 8 above.

11) Is the strategy likely to have an impact on local wage/salary levels?

See criterion 8 above.

12) Is the strategy likely to have an impact on the average cost of housing?

It is difficult at this stage to determine the exact impact the emerging Plan will have upon house prices in the Plan Area. However, the Plan should increase the availability, affordability and range of housing in the Plan Area.

The housing strategy facilitates the provision of affordable houses of an appropriate design and size. Based on the preferred growth scenario (7902 with the 10% slippage) additional homes during 2011-2026 in the plan area, which provides opportunities for a realistically/ manageable higher rate of development than delivered during the last decade. A proportion of new homes will be affordable housing subject to viability. This should make it easier for prospective homeowners to purchase or rent new homes, especially therefore, residents with local connections. The facilitation of housing across the Plan Area will provide more choice and greater flexibility for people to remain in their communities. The following detailed policies contained in the Plan should help promote the development of affordable housing that meets the requirements of the local population:

The Plan places great emphasis on providing housing opportunities to meet the needs of the local community. A proportion of new homes will be 'affordable housing' subject to viability. Of particular relevance are policies TAI/1 (Appropriate Housing Mix), TAI/4 (Local Market Housing) and TAI/8 (Affordable Housing Threshold & Distribution) which promote sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. The Councils will 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 PS12.

13) Is the strategy likely to have an impact on local schools?

Retaining younger people in their communities and increases in the workforce coupled with the provision of housing in different areas can impact on education provision. The Education Services of both Councils have been consulted to ensure that development does not overload school capacities in the Plan area.

Development of additional houses in the catchment areas of schools can place excessive and unacceptable pressure on their ability to operate effectively, due to the additional children that will need to be supported. In order to overcome this, Policy ISA/1 ensures that where development generates a directly related need for new or improved education facilities, then it will be funded by the development in the form of planning obligations and/or conditions. Furthermore, Policy ISA/3 supports development proposals for new facilities or extensions to existing buildings for academic and support purposes. The overall impact on this criterion is, therefore, generally positive.

14) Is the strategy likely to have an impact on health care provision?

It is recognised that an increase in the resident population is likely to put additional pressure on the capacity of existing healthcare facilities. As a result, there is the potential for this increase in residents to place unacceptable pressure upon health services, this leading to a poorer service. On the other hand, health care provision has been an important consideration as part of the process of developing the Plan. The Plan contains a number of policies which facilitate access to facilities and services. The Plan seeks to protect community facilities through its infrastructure policies. Additionally, new or enhanced services and facilities will be sought where new development places increased demand on existing facilities, and or when a shortage of facilities is identified in accordance with Policy ISA2 (Infrastructure Provision). The Plan also aims to locate development within sustainable locations in areas with existing services and facilities.

With regards to other caring services, Policy TAI/3 facilitates the development of residential care homes, extra care housing and specialist care accommodation.

15) Is the strategy likely to have an impact on the provision of local services such as shops?

Detailed economic and retail policies (in particular policies CYF/1, CYF/6, CYF/7 and CYF/8) support economic development throughout the Plan Area, which will have a direct beneficial effect on local services and shops. These policies will increase economic output from a variety of sectors, increasing the number of jobs as well as provide for the formation of new businesses. Tourism policies will help promote and sustain a prosperous tourism industry that provides employment opportunities for local communities. New attractions and facilities will help in securing employment and generate income. These should have a direct positive effect on income related groups including low income groups, and the unemployed.

16) Will the strategy potentially lead to social tensions, conflict or serious divisions within the Welsh-speaking community?

The Plan seeks to ensure that development will be distributed to strengthen the network of settlements in accordance with the roles that will be set out in the Plan's settlement hierarchy. This approach will help maintain the plan area's special mixed urban / rural character as well as its distinctive linguistic and cultural character.

The Plan, through various land allocations aims to meet local needs, and in the case of housing, by ensuring there is an adequate range and choice of housing available to meet local requirements. The provision of affordable housing facilitated via Policy TAI/8 (Affordable Housing Threshold and Distribution) will enable various groups to have suitable homes and thus become integrated within communities, thus reducing conflicts and divisions within communities. Housing Policy TAI/1 (Appropriate Housing Mix) promotes sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Policy TAI/4 (Local Market Housing promotes only local market housing and affordable housing within certain settlements with the objective of tackling the imbalance within the local housing markets and to sustain and strengthen fragile communities. This should help reduce social tensions within communities.

In addition, policies relating to community facilities and infrastructure should facilitate improved social interaction subsequently improving cohesion within communities. Of particular relevance are Policies ISA2 (Community Facilities and ISA1 (Infrastructure provision) which facilitate the protection and development of community facilities and infrastructure in the Plan area.

17) Will the strategy potentially lead to changes in local Welsh traditions / cultures?

Overall, the Policies contained in the Plan are unlikely to lead to significant changes in local Welsh traditions and cultures that may detrimentally impact upon the language. As discussed in previous sections, the emerging Plan helps retain young Welsh speaking residents in their communities by facilitating the development of affordable housing and by providing employment opportunities.

Housing policies facilitate the proportionate development of housing in both rural and urban areas which will strengthen the network of settlements in accordance with their roles. This approach will help maintain the Plan area's distinctive cultural character. The provision of affordable housing facilitated via Policy TAI/8 will enable various groups to have appropriate homes and thus become integrated within communities.

Community vitality and viability is also enhanced through various policies in the Plan. These should help support initiatives that build stable, safe, healthy and strong communities, which means respecting and enhancing the Welsh language and culture. Of particular relevance are Policies ISA2 (Community Facilities and ISA1 (Infrastructure provision) which facilitate the protection and development of community facilities and infrastructure in the Plan area.

EQUALITY IMPACT ASSESSMENT

1) AUTHOR(S) OF THE ASSESSMENT

Joint Planning Policy Unit (JPPU)

2) PARTNERS

Note all the individuals and groups who need to be included in the assessment process: These could include front line staff, partner organisations, specialist organisations etc.

Equality and Language Equality Officers (Gwynedd Council & Anglesey County Council)

3) START DATE

January 2012 (Pre-deposit stage)

4) END DATE

Anglesey and Gwynedd Joint Local Development Plan (JLDP) Adoption

5) AIMS AND OBJECTIVES OF THE POLICY/ SERVICE/ PROCEDURE

Note the reason for the policy and what the Authority aims to achieve through it

The JLDP is a land use development strategy for a period of 15 years which concentrates on sustainable development. It will aim to achieve the following:

- Guide the development of housing, retail, employment and other uses;
- Include policies which will aid the Local Planning Authority's decision with regard to planning applications;
- Protect areas to ensure the maintenance and enrichment of the natural and built environment.

6) INVOLVEMENT AND CONSULTATION

What involvement and consultation exercises were conducted in relation to the policy/ service/ procedure and what were the outcomes?

The Regulations of the LDP require that Councils work in partnership with stakeholders and communities early on in the process of preparing the Joint LDP and throughout the process thereafter. The main principles which are the basis for engaging with communities in the Joint LDP process are defined in 'LDP Wales' (2005) as follows:

- To create circumstances that allow early participation and feedback at a time when people can see that an opportunity exists to influence the Plan;
- To encourage the commitment of all stakeholders to an open and honest discussion on other practical development options when seeking consensus; and
- To acknowledge the need to adopt methods of involving the community, including businesses, whilst also seeking the opinion of those people that would not usually participate.

The Delivery Agreement formed an important and legal part of the process of preparing the Joint Local Development (JLDP). The Delivery Agreement established how the Plan was to be prepared. The draft Delivery Agreement was subject to a public consultation period between 14 April and 2nd June, 2011.

A key element in developing the LDP is to identify potential sites for a range of land uses including housing, employment and other uses such as community and recreation. The Candidate Sites register was opened on the 11 October 2011. Developers, landowners, community groups and members of the public were invited to formally submit sites for potential inclusion within the Joint Local Development Plan (JLDP). Although the formal 'call for sites' process closed on 13 February 2012 additional late entries submitted before 31 October, 2012 were also been placed on the Candidate Site Register.

The Preferred Strategy provided an outline of the plan's vision and objectives. Public consultation on this document lasted for 6 weeks and ended on 27 June 2013. This stage was a key stage for members of the public along with other stakeholders to comment on the Plan.

7) AVAILABLE EVIDENCE

Evidence can be based on local or national data, on consultation, monitoring, staff comments etc.

- Quantitative data from the 2001 and 2011 Census
- Information and data based websites e.g. StatsWales, Office of National Statistics
- Regional and local data analysis and engagement/ consultation reports produced as part of the development of Gwynedd and Ynys Mon's Strategic Equality Plans
- Qualitative information from relevant equality officers of both Councils

8) EVIDENCE GAPS

Note any evidence gaps and how these will be filled.

Information relating to gender re-assignment and pregnancy and maternity

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9) WHAT IS THE ACTUAL/ LIKELY IMPACT?

This should outline the relevance of the policy/ service/ function to the general duties of the Equality Act and to each of the equality groups (protected characteristics). You should clearly note what the actual or likely impact will be. It may be that there is no relevance or effect in relation to all the duties and characteristics, but if a relevance and/or effect is found in relation to one or more duty or characteristic, then it will be necessary to proceed with the assessment.

9a)

General Duties of the Equality Act	Relevance to the general Duties	The actual or likely impact
Promoting equality positivley	Yes	The consultation process and the final outcomes have the potential to promote equality positivley: The process must acknowledge and act upon this potential.
Elimimating illegal discrimination, harassment and victimisation	Yes	The consultation process and the final outcomes have the potential to eliminate illegal discrimination, harassment and victimisation: The process must acknowledge and act upon this potential.
Promoting equal opportunities	Yes	Consideration of equality needs at early planning stages should lead to the promotion of equal opportunities as part of the process and Plan outcomes.
Promoting good relationships	Yes	The consultation process and the final outcomes have the potential to promote good relationships between different groups: The process must acknowledge and act upon this potential.

Appendix 4 – Part 3 EQUALITY IMPACT ASSESSMENT

9b)

Characteristics	Relevance to characteristics	The actual or likely impact
Race	Yes	<p>The analysis of race in Anglesey and Gwynedd has shown that there has been a significant increase in the proportion of ethnic minorities over the past decade or so. It is also noted that the greatest variation in ethnicity is seen in the Bangor area. This can be attributed to the University and Ysbyty Gwynedd to a degree. Consultation with the ISL (Intercultural Skills Group) in Bangor highlighted the requirement for suitable accommodation in Bangor, particularly for families from foreign countries who attend the University or come here to work.</p> <p>It is not anticipated that the detailed policies contained in the Plan are likely to have an adverse effect on race. Conversely, the emerging Plan should impact positively upon race via implementation of its policies. Housing policies could potentially have an affect on some groups by imposing restrictions on certain housing developments e.g. suitable accommodation for families from foreign countries who attend the University or come here to work. However, it is considered that the range of policies relating to housing development provide the scope to develop a variety of housing suitable for different ethnic groups.</p> <p>Numerous policies also facilitate social inclusion which will aid the integration of groups into local communities. Improving accessibility is also an important theme in the Plan, which will help integrate minority groups, including Gypsies and Travellers into society.</p> <p><u>Relevant Policies</u></p> <ul style="list-style-type: none"> • Policies TAI9/A a TAI10/B Gypsy and Travellers – safeguards existing land and provides for additional land. • Policy TAI/1 - Appropriate Housing Mix - promotes sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. • Policy TAI/2 - Subdivision of existing properties to self-contained flats & Houses in

Appendix 4 – Part 3 EQUALITY IMPACT ASSESSMENT

		<p>Multiple Occupation (HMOs) – facilitates the sub-division of existing properties to self-contained flats and HMOs.</p> <ul style="list-style-type: none"> • Policy ISA/2 – Community Facilities - encourages the development of appropriate community infrastructure to cater for the needs of vulnerable groups in the community. • Policy ISA/1 – Infrastructure Provision - ensures that community infrastructure, services and facilities such as sustainable transport transport networks, affordable housing and health facilities are provided as part of certain types of development. • Policy TRA4 – Managing Transport Impacts – promotes the provision of safe, convenient and sustainable transport developments.
Disability	Yes	<p>As the Plan Area is generally rural in nature, with settlements dispersed throughout both Anglesey and Gwynedd, access to services and economic opportunities can be difficult to disabled people. It is important, therefore that services and facilities are accessible. The Plan facilitates the development of a sustainable transport system which improves access to all which, in turn will strengthen communities and allow people with disabilities to integrate better with the wider society.</p> <p>The various housing policies in the Plan facilitate the development of good quality housing which are appropriate for the needs of disabled people. In support of these policies, Policy CYFF2 (Design and Place Shaping) ensure that all development achieves inclusive design by ensuring barrier free environments, allowing access by all and making full provision for people with disabilities.</p> <p>The Plan also supports the notion of working from home, in particular in rural areas which are less accessible to places of work particularly for people with mobility issues.</p> <p><u>Relevant Policies</u></p> <ul style="list-style-type: none"> • Policy ISA/1 – Infrastructure Provision – ensures that community infrastructure, services and facilities such as sustainable transport transport networks, affordable

Appendix 4 – Part 3 EQUALITY IMPACT ASSESSMENT

		<p>housing and health facilities are provided as part of certain types of development.</p> <ul style="list-style-type: none"> • Policy ISA/2 – Community Facilities – encourages the development of appropriate community infrastructure to cater for the needs of vulnerable groups in the community. • Policy CYF/5 – Reuse and Conversion of Rural Buildings for Residential Use - encourages working from home which should benefit disabled people. • Policy TRA4 – Managing Transport Impacts – promotes the provision of safe, convenient and sustainable transport developments. • Policy TAI/1 - Appropriate Housing Mix - promotes sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. • Policy CYFF/2 – Design and Place Shaping – facilitates access by all and making full provision for people with disabilities.
Sex	Yes	<p>Safety in the community is an issue that may affect certain groups such as women and younger men, who may be more vulnerable to violent crime. It is not anticipated that the detailed policies are likely to have a significant adverse effect on these groups. Policies contained in the Plan directly address issues such as design, the public realm, public transport and fear of crime which may affect certain groups such as women. The Plan also facilitates easy access to health facilities and access to those facilities for both men and women.</p> <p><u>Relevant Policies</u></p> <ul style="list-style-type: none"> • Policy CYFF/2 – Design and Place Shaping – aims to achieve and create attractive, safe places and public spaces, taking account of 'Secured by Design' principles. • Policy TRA/4 –Managing Transport Impacts- facilitates the development of an efficient transport network that can benefit both men and women, particularly women or men who may have childcare responsibilities and no form of private transport.
Gender reassignment	Yes	<p>The Plan has limited scope to influence these groups. However, safety in the community may be an issue which affects this group. Policies contained in the Plan</p>

Appendix 4 – Part 3 EQUALITY IMPACT ASSESSMENT

		<p>directly address issues such as design, the public realm, public transport and fear of crime.</p> <p><u>Relevant Policies</u></p> <ul style="list-style-type: none"> • Policy CYFF/2 – Design and Place Shaping – aims to achieve and create attractive, safe places and public spaces, taking account of 'Secured by Design' principles.
Sexual orientation	Yes	See assessment of 'Gender Reassignment' above.
Religion or belief	Yes	<p>It is not anticipated that the detailed policies are likely to have a significant adverse effect on this group. The availability and accessibility of certain community facilities is an important consideration with regards to religious groups. The JLDP facilitates the development of appropriate facilities (including housing, leisure facilities and community facilities) suitable for all religions. The Plan also facilitates the development of a mix of housing types which is suitable to a wide range of groups. This should benefit some religious groups which may have specific housing requirements including purpose built accommodation.</p> <p><u>Relevant Policies</u></p> <ul style="list-style-type: none"> • Policy ISA/2 – Community Facilities - encourages the development and protection community facilities. • Policy TAI/1 - Appropriate Housing Mix - promotes sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community
The Welsh language	Yes	See Linguistic Impact Assessment for a more detailed assessment on the Welsh language.
Age	Yes	Detailed policies in the Plan aim to address the needs of various groups within

Appendix 4 – Part 3 EQUALITY IMPACT ASSESSMENT

		<p>communities. Housing policies will ensure that the housing needs of different age groups will be addressed. A proportion of new homes will be ‘affordable housing’ subject to viability. Of particular relevance are policies TAI/1 (Appropriate Housing Mix), TAI/4 (Local Market Housing) and TAI/8 (Affordable Housing Threshold & Distribution) which promote sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Policy – TAI/3 (Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the elderly) directly addresses the housing requirements of older people. Infrastructure policies will facilitate the provision of appropriate services and facilities for people of different age groups which should improve community well-being and vitality.</p> <p>The Plan aims to safeguard employment sites (Policy CYF1) and facilitates economic growth in both urban and rural areas which should help retain the working age population as well as young people in their communities thus improving community well-being.</p> <p>Sustainable transport policies will benefit both younger and older age groups by making access to services easier, particularly in rural communities.</p> <p><u>Relevant Policies</u></p> <ul style="list-style-type: none"> • Policy TAI/1 - Appropriate Housing Mix - promotes sustainable mixed communities by providing a mix of housing types including affordable housing and residential homes which meets the needs of both young and elderly people alike. • Policy TAI/3 - Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the elderly. • Policy CYF/1 – CYF/8 – policies which facilitate economic growth will help retain the working age population as well as young people in their communities. • Policy TRA4 – Managing Transport Impacts –will improve accessibility to key services and facilities for elderly people.
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Appendix 4 – Part 3 EQUALITY IMPACT ASSESSMENT

		<ul style="list-style-type: none"> • Policy ISA/2 – Community Facilities –should facilitate the provision of appropriate services and facilities for people of different age groups, which should improve community well-being and vitality.
Pregnancy and maternity	Yes	<p>This group will be affected mostly by the location of housing in relation to health care facilities and employment opportunities. It is important that this group has easy access to such facilities and opportunities so that they are not isolated from their communities.</p> <p>Housing policies will facilitate the proportionate distribution of development to where it is needed. Indeed, a key aim of the Plan is to seek to ensure a reasonable geographical spread of housing and employment development, maximising access to jobs and key services and facilities.</p> <p>Sustainable transport policies will also benefit this group by making access to services easier, particularly in rural communities. The Plan also facilitates the development of health care facilities that are accessible to all in the Plan Area.</p> <p><u>Relevant Policies</u></p> <ul style="list-style-type: none"> • Policy ISA/2 – Community Facilities - directly facilitates the provision of new health care facilities. • Policy TRA4 – Managing Transport Impacts – supports transport improvements that maximise accessibility by different transport modes.
Marriage and civil partnership	Unlikely	No impacts identified.

10) ADDRESSING THE IMPACT

a)	Note any possible equality impact(s) No significant adverse impacts have been identified.
b)	What steps could be taken to reduce or improve these impacts? As the work progresses we must ensure that our engagement and consultation process are accessible and appropriate for all protected characteristics: This can be achieved through appropriate support and interpretation and/or through targeting specific groups.
c)	Do we need to reconsider the plan? No

11) MONITORING AND REVIEWING ARRANGEMENTS

An Annual Monitoring Report (AMR) will be published, and every 4 years, a full review of the Plan will be undertaken.

12) ACTION PLAN

An action plan, outlining the actions, responsibilities, timescale and review and evaluation processes should be appended.

-

13) DECISION MAKING

-

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

Health Impact Assessment (HIA)

This HIA of the Deposit Plan follows on from the HIA of the Preferred Strategy and Strategic Options. The appraisal tool aims to ensure that all relevant determinants of health and target groups in the local population are considered. This HIA has been undertaken as a desk based exercise and has utilised a small officer steering group to explore the potential health impacts of the Deposit LDP. The structure of the assessment is based around a template which considers the possible positive and negative impact of policies in the LDP. Where negative effects have been identified, the Council has responded via proposed modifications to the LDP policies and supporting text.

IMPACT ASSESSMENT CATEGORIES KEY

1. Vulnerable Groups?		4. Living & environmental conditions affecting health?	
1a	Age related groups (e.g. children and young people, adults 18-64, older people)	4a	Built environment and / or Neighbourhood design
1b	Income related groups (e.g. families or individuals on low income / economically inactive / unemployed / unable to work due to ill health)	4b	Housing and / or Indoor environment
1c	Groups who suffer discrimination or other social disadvantage (e.g. people with disabilities / mental health groups / carers / refugee groups / people seeking asylum / travellers / single parent families / lesbian and gay people / ethnic, linguistic and cultural groups / religious groups)	4c	Noise and / or Smell / odour
1d	Geographical issues (e.g. people living in areas known to exhibit poor economic and/or health indicators / people living in isolated areas / people unable to access services and facilities)	4d	Air and water quality
		4e	Attractiveness of area
		4f	Community safety
		4g	Waste disposal
		4h	Road hazards
		4i	Injury hazards
		4j	Quality and safety of play areas
2. Individual Lifestyles?		5. Economic conditions affecting health?	
2a	Diet	5a	Unemployment and / or Economic inactivity
2b	Physical Activity	5b	Income
2c	Use of alcohol, cigarettes, non-prescription drugs	5c	Type of employment
2d	Sexual activity	5d	Workplace conditions
2e	Other risk-taking activity	5e	Procurement
3. Social & Community Influences on Health?		6. Access and quality of services?	
3a	Family organisation and roles	6a	Medical and Healthcare services
3b	Citizen power and influence	6b	Other caring services
3c	Wider social support, social networks and neighbourliness	6c	Careers advice
3d	Community identity and sense of belonging	6d	Shops and commercial services
3e	Divisions in community and peer pressure	6e	Public amenities
3f	Social isolation	6f	Transport
3g	Cultural and spiritual ethos	6g	Education and training
3h	Racism	6h	Information technology
3i	Other social exclusion		
3j	Anti-social behaviour & the Fear of Crime	7. Macro-economic, environmental and sustainability factors?	
		7a	Government policies
		7b	Gross Domestic Product
		7c	Economic development (rural & urban)
		7d	Social Justice and Equality issues
		7e	Biological diversity
		7f	Climate
		7g	Bilingualism and the Welsh Culture

++	Very Positive
+	Positive
0	Neutral
-	Minor Negative
--	Major Negative

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Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

VULNERABLE GROUPS			
HIA CRITERA	SCORE	RELEVANT POLICIES	ASSESSMENT
Age related groups	+	<p>TRA4 – Managing transport impacts</p> <p>TRA1 – Transport network developments</p> <p>TAI4 Local Market Housing</p> <p>TAI1 Appropriate Housing Mix</p> <p>TAI8 Affordable Housing Threshold & Distribution</p> <p>CYF1 - Protecting land and units for employment use</p> <p>CYF7 -Agricultural diversification</p>	<p>Detailed policies in the Plan aim to address the needs of various groups within communities. Housing policies will ensure that the housing needs of different age groups will be addressed. A proportion of new homes will be ‘affordable housing’ subject to viability. Of particular relevance are policies TAI/1 (Appropriate Housing Mix), TAI/4 (Local Market Housing) and TAI/8 (Affordable Housing Threshold & Distribution) which promote sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Policy – TAI/3 (Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the elderly) directly addresses the housing requirements of older people. Infrastructure policies will facilitate the provision of appropriate services and facilities for people of different age groups which should improve community well-being and vitality.</p> <p>The Plan aims to safeguard employment sites (Policy CYF1) and facilitates economic growth in both urban and rural areas which should help retain the working age population as well as young people in their communities thus improving community well-being.</p> <p>Sustainable transport policies will benefit both younger and older age groups by making access to services easier, particularly in rural communities.</p>
		<p>CYF6 - Employment in local service centres or villages</p> <p>CYF8 - Regeneration sites</p> <p>MAN6 - Retailing in the countryside</p> <p>ISA1 - Infrastructure</p>	<p>Detailed economic and retail policies (in particular policies CYF/1, CYF/6, CYF/7 and CYF/8) support economic development throughout the Plan Area, which will have a direct beneficial effect on this group. These policies will increase economic output from a variety of sectors, increasing the number of jobs as well as provide for the formation of new businesses. Tourism policies will help promote and sustain a prosperous tourism industry that provides employment opportunities for local communities. New attractions and facilities will help in securing employment and generate income. These should have a direct positive effect on income related groups including low income groups, and the unemployed.</p>

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

VULNERABLE GROUPS			
HIA CRITERA	SCORE	RELEVANT POLICIES	ASSESSMENT
Discrimination and social advantage	+	provision ISA2 - Community facilities	Socially disadvantaged groups should benefit from the implementation of community infrastructure and transport policies. Policies ISA1 (Infrastructure Provision) and ISA2 (Community Facilities) will protect and secure new and improved community services and facilities where appropriate, which should subsequently improve social cohesion and integration. Policy TRA1 (Transport Network developments) facilitates improvements to the existing transport network, whilst Policy TRA4 (Managing Transport Impacts) supports transport improvements that maximise accessibility, particularly by foot, cycle and public transport, which will subsequently contribute towards social inclusion and cohesion. The provision of a mix of housing, including affordable housing facilitated via Policy TAI/8 will also enable various groups to have appropriate homes and thus become integrated within communities.
Geographical issues	+/-		<p>Potential negative effects may arise where constraints are in place to limit development in open countryside. This may lead to some rural areas becoming isolated. However, this is deemed unavoidable as national planning policy dictates that development should secure a sustainable development pattern which seeks to reduce the need to travel whilst at the same time, protecting the environment. On the other hand, it is important to note that, many policies facilitate limited development in rural areas.</p> <p>Throughout the Plan, there is an emphasis on promoting and facilitating development throughout the area, both in rural and urban areas alike. This proportionate distribution of development will reduce inequalities by facilitating a more equal distribution of growth in spatial terms. Housing policies will facilitate the proportionate distribution of development to where it is needed. Indeed, a key aim of the Plan is to seek to ensure a reasonable geographical spread of housing and employment development, maximising access to jobs and key services and facilities. Of particular relevance are: Policies TAI/8 – TAI/14 which facilitate housing developments throughout the Plan area; Policies MAN/3 – MAN/6 which promote retail developments in both busy centres and the countryside; Policies CYF/5 – CYF/7 which facilitate economic development in rural areas; and Policy TRA/4 which aims to improve access to services via sustainable transport networks.</p>

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

VULNERABLE GROUPS			
HIA CRITERIA	SCORE	RELEVANT POLICIES	ASSESSMENT
<p>Recommendations</p> <ul style="list-style-type: none"> Insert additional criterion into Policy CYFF/2 to refer to the need to consider health and well-being as part of development proposals: <u>“It helps create healthy and active environments, and considers the health and well-being of future users.”</u> 			

INDIVIDUAL LIFESTYLES			
HIA CRITERIA	SCORE	RELEVANT POLICIES	ASSESSMENT
Physical Activity	+	CYFF 1 - Development criteria TRA4 – Managing	The facilitation of an improved lifestyle for the population of Anglesey and Gwynedd is an important objective of the Plan. Through the implementation of detailed policies, the JLDP will directly and indirectly affect health and well-being of residents through the impact of development, including the provision of new housing and employment developments, transport schemes, new community

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

		<p>transport impacts TRA1 – Transport network developments</p> <p>ISA/4 – Safeguarding existing open space ISA/5 – Provision of open spaces in new housing developments</p>	<p>facilities and other land uses.</p> <p>The Plan will also include design and access policies to help achieve healthy and sustainable environments. Policies ISA1 (Infrastructure Provision) and ISA2 (Community Facilities) will take account of the impact of additional developments by securing new and improved community services and facilities where appropriate.</p> <p>Potential positive outcomes of the Plan on individual lifestyles will be the encouragement and promotion of physical activity via improving access to open spaces and also by protecting such recreational resources. This will improve the physical and mental health of the population. In addition, facilitating development in rural areas will allow better access to the countryside which should benefit overall health and well-being.</p> <p>Policies which improve transport links and promote sustainable transport will also have a positive impact upon individual physical and mental health. Detailed policies recognise the need to provide viable alternative methods of transport to facilitate a reduction in car use and the promotion of cycling and walking which should contribute to improving the physical health of residents.</p>
Diet	0		No impacts identified
Use of alcohol and drugs	0		
Sexual Activity	0		
Other	0		
Recommendations			
No amendments to the Plan are proposed.			

SOCIAL AND COMMUNITY INFLUENCES ON HEALTH

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

HIA CRITERIA	SCORE	RELEVANT POLICIES	ASSESSMENT
Citizen power	+	<p>CYFF 1 - Development criteria</p> <p>CYFF 2 - Design and place shaping</p> <p>CYFF 3 - Design and landscaping</p> <p>TAI/4 Local Market Housing</p> <p>TAI/1 Appropriate Housing Mix</p> <p>TAI/8 Affordable Housing Threshold & Distribution</p>	<p>Throughout the Plan, there is an emphasis on promoting and facilitating development throughout the area, both in rural and urban areas alike. This proportionate distribution of development will reduce inequalities by facilitating a more equal distribution of growth in spatial terms. Housing policies will facilitate the proportionate distribution of development to where it is needed. This will most likely lead to an even distribution of citizen power and influence.</p> <p>The Plan contains specific policies which relate to sustainable communities which are inclusive and protect cultural heritage (Policies AT1 to AT4). The creation of community areas, open green spaces, play areas and community facilities have been identified in the Plan. Key themes within the JLDP. Which aim to further stimulate social cohesion and inclusion are the regeneration of town centres, improved accessibility and transport and a reduction of journeys by car.</p>
Social support and networks	+		<p>The Plan, through various land allocations aims to meet local needs, and in the case of housing, by ensuring there is an adequate range and choice of housing available to meet local requirements. In addition, policies relating to community facilities and infrastructure should facilitate improved social interaction subsequently improving cohesion within communities.</p>
Community identity	+		
Divisions in community	+		<p>Housing policies facilitate the proportionate development of housing in both rural and urban areas which will strengthen the network of settlements in accordance with their roles. This approach will help maintain the Plan area’s special mixed urban/rural character as well as its distinctive cultural character. The provision of affordable housing facilitated via Policy TAI/8 will enable various groups to have appropriate homes and thus become integrated within communities.</p>
Social isolation	+		
Cultural ethos	+		<p>Community vitality and viability is also enhanced through various policies in the Plan. These should help support initiatives that build stable, safe, healthy and strong communities, which means respecting community identity and sense of belonging. Of particular relevance are Policies ISA2 (Community Facilities and ISA1 (Infrastructure provision) which facilitate the protection and development of community facilities and infrastructure in the Plan area. It is recommended that</p>
Other social exclusion	+		

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

		amendments are made to the wording of policies ISA1 and ISA2 to improve access to community facilities and infrastructure (see recommendations below).
Anti-social behaviour	+	It is unlikely that the Plan will lead to the threat of increased crime or violence in the community. Social deprivation is inextricably linked to crime. Areas of deprivation are usually characterised by high unemployment rates, poor quality housing and lack of community services and facilities. The direct provision of housing, employment and community facilities, facilitated by detailed policies is likely to reduce deprivation in the Plan Area as a whole, which will help reduce crime, anti-social behaviour and the fear of crime. In addition, crime will be negated through criterion 5 of policy CYFF1 (Development Criteria) which specifically promotes high standards of design to reduce crime and the fear of crime.
Racism	0	No impacts identified.
Family organisation	0	
<p>Recommendations</p> <ul style="list-style-type: none"> • Insert additional criterion in part 1 of Policy ISA/2 to promote accessible development: <u>“v) the proposed development is easily accessible by foot, cycle and public transport”</u> • Insert text in Policy ISA/2 to encourage the co-location and integration of facilities: [New paragraph after final bullet point in criterion 5] <u>“The provision of new or enhanced multiuse community facilities, including the co-location of healthcare, school, library and leisure facilities in accessible locations will be encouraged.”</u> 		

LIVING AND ENVIRONMENTAL CONDITIONS AFFECTING HEALTH

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

HIA CRITERIA	SCORE	RELEVANT POLICIES	ASSESSMENT
Built environment	+	CYFF 1 - Development criteria	Detailed policies within the Plan address the need to protect and improve the quality of the existing built environment. Of particular relevance is Policy AT2 (Enabling Development) which secures the preservation of important listed buildings. Policy CYFF2 (Design and Place Shaping) also aims to improve the existing built environment where priority is given to developing brownfield land in preference to greenfield land where possible. Such policies should have a beneficial impact upon the built environment. The Plan aims to maintain the area’s special mixed urban / rural character and complementary roles of town centres will be enhanced through development and improvements to the public realm.
Attractiveness of area	+	CYFF 2 - Design and place shaping CYFF 3 - Design and landscaping TRA4 – Managing transport impacts TRA1 – Transport network developments	
Housing	++	TAI/4 - Local Market Housing TAI/1 - Appropriate Housing Mix TAI/8 - Affordable Housing Threshold & Distribution	The Plan places great emphasis on providing housing opportunities to meet the needs of the local community. A proportion of new homes will be ‘affordable housing’ subject to viability. Of particular relevance are policies TAI/1 (Appropriate Housing Mix), TAI/4 (Local Market Housing) and TAI/8 (Affordable Housing Threshold & Distribution) which promote sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. The Councils will 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 PS12.
Noise/smell	+/-		Certain types of development can create noise or other types of pollution. Development in itself is likely to increase noise although the magnitude of such an impact will depend on the type, scale and location of development. A general increase in development is also likely to lead to an increase in greenhouse gas emissions from buildings themselves as well as new traffic generated. The Plan aims to prevent unacceptable harm to health because of air, noise, light pollution or the presence of unacceptable levels of land contamination. In terms of air and water quality, the Plan places great emphasis on the importance of helping to tackle the challenges associated with the causes and effects of climate change. Policy TRA1 (Transport Network developments) facilitate improvements to the existing transport network, whilst Policy TRA4 (Managing Transport Impacts) supports transport improvements that maximise accessibility, particularly by foot, cycle and public transport, which will subsequently reduce the use of private transport, thus improving air quality. Renewable energy policies in the Plan encourage the use of renewable energy schemes which can have a significant
Air and Water	+/-	AMG2 - Protecting and enhancing features and qualities that are unique to the local landscape character ISA/2 - Community facilities ISA/1 - Infrastructure provision	

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

		ADN1 - On-shore wind energy	impact at a local level through ensuring that carbon energy emissions from new development are limited to the minimum practicable amount.
Community safety	+	ADN2 - Other renewable energy technologies	See 'Anti-social behaviour' criterion above.
Waste disposal	+/-	ISA/4 – Safeguarding existing open space ISA/5 – Provision of open spaces in new housing developments	A concentrated increase in development and a higher resultant resident population is likely to lead to an increase in the generation of waste. However, the plan facilitates the sustainable management of waste via Policies G1 and G2 which facilitate the development of waste management facilities. It is suggested that Policies G/1, G/2 and MWYN/4 are strengthened with respect to health considerations (see recommendations below)
Road hazards	+	CYFF5 - Water conservation	Transport policies in the Plan, particularly TRA/1 and TRA/4 facilitate the development of a safe and sustainable transport network which should improve safety on roads. It is suggested that the importance of incorporating road safety measures into the design of developments is emphasised in Policy CYFF2 (see recommendations below).
Injury hazards	0	G1 - Provision of waste management and recycling infrastructure	No impacts identified.
Quality/safety of play areas	+		Policy ISA/1 Infrastructure Provision facilitates development of recreational and open space via financial contributions by developers where the provision of play areas is inadequate. In addition Policy ISA/5 directly facilitates the development of open spaces in new housing of developments of 10 or more dwellings. This should lead to a positive effect against this character.
Recommendations			
<ul style="list-style-type: none"> • Insert text in criterion 6 in Policy CYFF/2 to refer to road safety: “It plays a full role in achieving and enhancing a safe and integrated transport and communications network promoting the interests of pedestrians, cyclists and public transport and ensures linkages with the existing surrounding community.” • In criterion 7 of Policy TAI/1, replace “encouraging” with “ensuring”: 7. encouraging ensuring high standards of design that create sustainable and inclusive communities in line with Policy CYFF2. 			

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

- In criterion 3 of Policy TAI/3, replace “should” with “must”:
3. In the case of residential care homes and extra care housing, the site ~~should~~ **must** be within reasonable walking distance...
- Insert reference to health in criterion 1 of Policy MWYN/4:
“1. There is no unacceptable harm to the amenity **or health** of local residents in terms of visual impact, levels of dust, vibration, odour and light as a result of the operation itself or the resulting traffic movements.”
- Insert new paragraph at end of Policy G/1 to restrict development which may have an impact upon health:
“Any new development must be suitable in terms of size and scale and must not have an adverse impact upon the landscape, the natural environment or the amenity and health of the local population.”
- Insert text into the 3rd bullet point of Policy G/2 to specify health and amenity:
“The proposal will have incorporated measures to mitigate impact upon the environment and **the health and amenity of the** local population”.

ECONOMIC CONDITIONS AFFECTING HEALTH			
HIA CRITERIA	SCORE	RELEVANT POLICIES	ASSESSMENT
Unemployment	+	CYFF 1 - Development criteria CYF1 - Protecting land and units for employment use CYF2: Ancillary uses on employment sites CYF3: New	Detailed economic and retail policies (in particular policies CYF/1, CYF/6, CYF/7 and CYF/8) support economic development throughout the Plan Area, which will have a direct beneficial effect on this group. These policies will increase economic output from a variety of sectors, increasing the number of jobs as well as provide for the formation of new businesses. Tourism policies will help promote and sustain a prosperous tourism industry that provides employment opportunities for local communities. New attractions and facilities will help in securing employment and generate income. These should have a direct positive effect on income related groups including low income groups, and the unemployed.
Income	+		
Type of employment	+		

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

		<p>industrial/business units for individual sites on sites which are not protected for employment purposes</p> <p>CYF4: Alternative uses of employment sites</p> <p>CYF5: Reuse and conversion of rural buildings for residential or business use</p> <p>CYF6: Employment in local service centres or villages</p> <p>CYF7: Agricultural diversification</p> <p>CYF8: Regeneration sites</p> <p>MAN6- Retailing in the countryside</p>	
Workplace conditions	0		No impacts identified.
Procurement	0		
Recommendations			
No amendments to the Plan are proposed.			

ACCESS AND QUALITY OF SERVICES

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

HIA CRITERIA	SCORE	RELEVANT POLICIES	ASSESSMENT
Healthcare	+/-	CYFF 1- Development criteria TRA4 – Managing transport impacts TRA1 – Transport network developments	It is recognised that an increase in the resident population is likely to put additional pressure on the capacity of existing healthcare facilities. As a result, there is the potential for this increase in residents to place unacceptable pressure upon health services, thus leading to a poorer service. On the other hand, health care provision has been an important consideration as part of the process of developing the Plan. The Plan contains a number of policies which facilitate access to facilities and services. The Plan seeks to protect community facilities through its infrastructure policies. Additionally, new or enhanced services and facilities will be sought where new development places increased demand on existing facilities, and or when a shortage of facilities is identified in accordance with Policy ISA2 (Infrastructure Provision). The Plan also aims to locate development within sustainable locations in areas with existing services and facilities.
Other caring services	+	ISA2- Community facilities ISA2 - Infrastructure provision	With regards to other caring services, Policy TAI/3 facilitates the development of residential care homes, extra care housing and specialist care accommodation.
Careers advice	0	CYFF 2 - Design and place shaping	No impacts identified.
Shops	+	CYFF 3 - Design and landscaping	The emerging Deposit Plan directly addresses the need to provide retail facilities where they are required. Retail policies facilitate retail developments in town centres of larger centres to developments of appropriate retail units in terms of size and scale in the countryside. However, there are restrictions on such development in open countryside. On the whole, the likely effect on this criterion will be positive.
Public amenities	+		Policy ISA/1 Infrastructure Provision facilitates the development of various public amenities by developers where their provision is inadequate. In addition Policy ISA/5 directly facilitates the development of open spaces in new housing of developments of 10 or more dwellings. Both policies should lead to a positive effect against this character.
Transport	++		Efficient access to services are facilitated via transport policies. Policy TRA1 (Transport Network developments) facilitate improvements to the existing transport network, whilst Policy TRA4 (Managing Transport Impacts) supports transport improvements that maximise accessibility,

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

			particularly by foot, cycle and public transport, which will subsequently reduce the use of private transport.
Education and training	+		Development of additional houses in the catchment areas of schools can place excessive and unacceptable pressure on their ability to operate effectively, due to the additional children that will need to be supported. In order to overcome this, Policy ISA/1 ensures that where development generates a directly related need for new or improved education facilities, then it will be funded by the development in the form of planning obligations and/or conditions. Furthermore, Policy ISA/3 supports development proposals for new facilities or extensions to existing buildings for academic and support purposes. The overall impact on this criterion is, therefore, generally positive.
Information technology	+		Policy ISA/1 directly supports the development of IT infrastructure developments as part of planning obligations where the current infrastructure is inadequate. The overall impact is therefore likely to be positive.
Recommendations			
<ul style="list-style-type: none"> Insert text in Policy ISA/5 to specify how provision of open spaces should be accessible: “Provide suitable off site provision which is close to and accessible to the development in terms of walking and cycling, or, where this is not feasible/practical” 			

MACRO-ECONOMIC, ENVIRONMENTAL AND SUSTAINABILITY FACTORS			
HIA CRITERIA	SCORE	RELEVANT POLICIES	ASSESSMENT
Government policies	++	CYFF 1 - Development criteria CYF7- Agricultural	As previously outlined, criteria based policies directly support economic development as well as providing for education and training opportunities, whilst also supporting tourism developments which should also benefit local communities and support the local economy. With regards to climate, the Plan places great emphasis on the importance of helping to tackle the challenges associated with

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

		<p>diversification CYF5: Reuse and conversion of rural buildings for residential or business use</p> <p>MAN6- Retailing in the countryside</p> <p>AMG4 – Local biodiversity conservation</p>	<p>the causes and effects of climate change. Policy TRA1 (Transport Network developments) facilitate improvements to the existing transport network, whilst Policy TRA4 (Managing Transport Impacts) supports transport improvements that maximise accessibility, particularly by foot, cycle and public transport, which will subsequently reduce the use of private transport, thus improving air quality. Renewable energy policies in the Plan encourage the use of renewable energy schemes which can have a significant impact at a local level through ensuring that carbon emissions from new development are limited to the minimum practicable amount. Another important element strongly emphasised is the protection of the natural environment, which is a key focus in the plan whilst the sustainable management. Detailed environmental protection policies provide for the protection and enhancement of biodiversity that has been identified as being important to the local area.</p>
GDP	+		See Economic Conditions criteria above.
Economic development	+	ADN1 - on-shore wind energy	
Social justice and equality	0	ADN2 - other renewable energy technologies	No impacts identified.
Biological diversity	-		Overall, the emerging Plan will have a negative effect on biodiversity due to the direct loss and fragmentation of habitats from development. An increase in development is likely to lead to a loss of habitats, and thus, biodiversity in the area is likely to decrease. On the other hand, environmental policies, in particular Policy AMG4 will help mitigate the impact of development on important biodiversity assets.
Climate	+/-		See 'Air and Water' Criterion above.
Welsh culture	0		See Welsh Language Impact Assessment for comprehensive assessment.
Recommendations			
No amendments to the Plan are proposed.			

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