



Anglesey and Gwynedd Joint Local Development Plan 2011 - 2026

Written Statement

31 July 2017

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YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

CYNGOR
GWYNEDD
COUNCIL

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Introduction

1.1 The Planning and Compulsory Purchase Act 2004 makes it a requirement for local planning authorities in Wales to prepare a Local Development Plan (LDP) for their areas. The Isle of Anglesey County Council and Gwynedd Council have decided to prepare a single Plan (the Plan) for Anglesey and Gwynedd Planning Authority areas.

1.2 The Anglesey and Gwynedd Joint Local Development was formally adopted on 31 July 2017 and the majority of decisions on planning applications in the two Planning Authority areas will be based on the contents of the Plan.

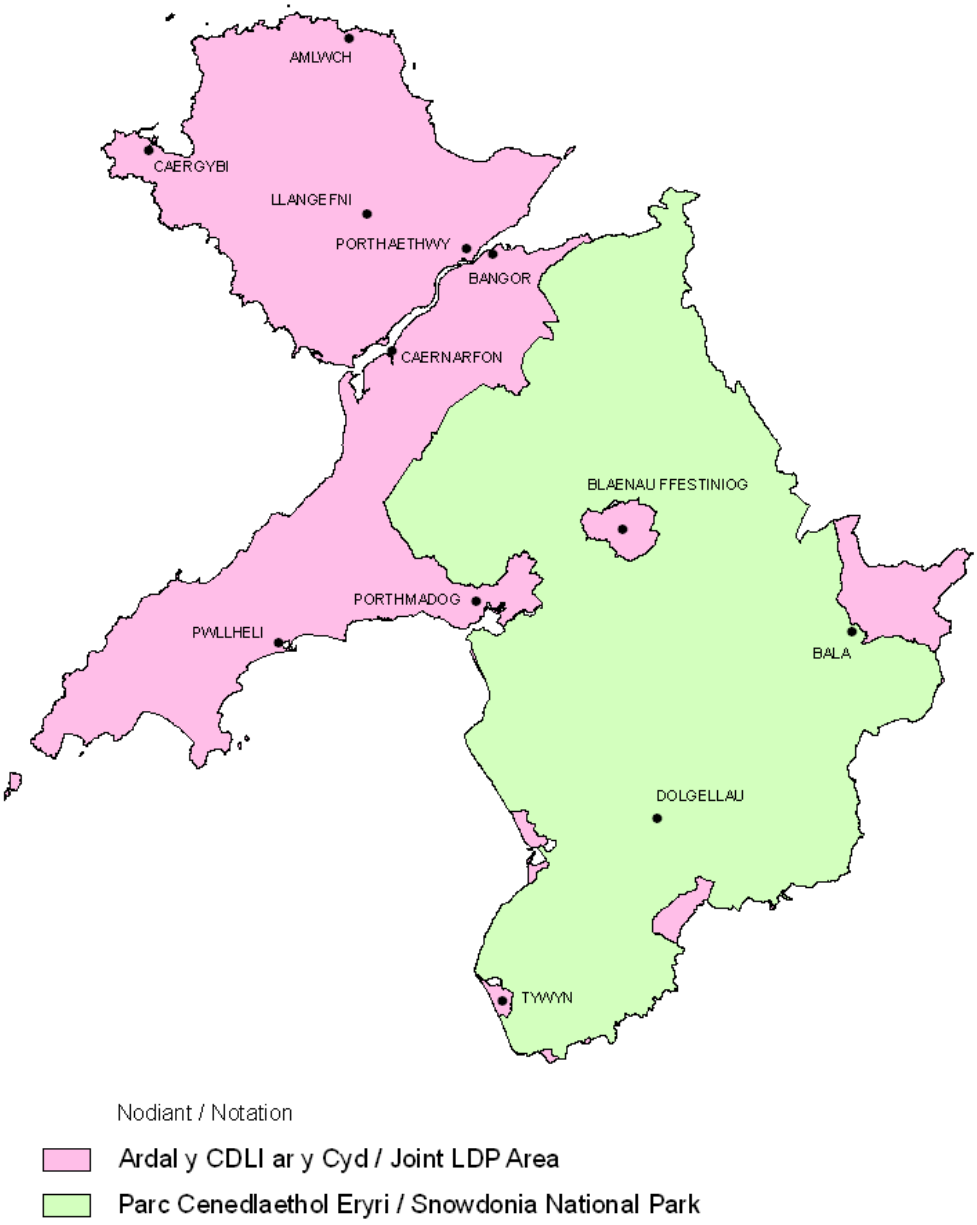
The benefit of joint working

1.3 The Plan deals with Anglesey and Gwynedd, but parts of Gwynedd within the Snowdonia National Park are not included. Map 1 shows the Plan area. It is neither a sub-regional nor a formal administrative area but whilst every area has its own special character, both Councils believe that there is a strong cross-boundary relationship between them in terms of function, economy, infrastructure and policy. This means that collaboration on a development plan made planning and economic sense.

1.4 Working together will enable both Councils to tackle complex issues together and it may provide a stronger voice for them when discussing issues with their partners. A review of information available has shown important cross-boundary issues which provide a robust base for preparing a Plan for the area in question. These are:

- Jobs - The demand for and supply of jobs create strong travelling patterns between Anglesey and north Gwynedd.
- Jobs – decommissioning work at Trawsfynydd (over 650 workers) and the electricity generation and decommissioning work at Wylfa (over 600 workers) completed during the Plan period – projects that employ workers from across the Plan area.
- Wales Spatial Plan (2008) – identifies 6 Zones, which were developed by the Area Groups following extensive collaboration and research. Each Zone approached the issue in different ways, which reflects their agreed regional priorities. The Plan area lies within 2 of the 6 Zones and further information can be seen in Chapter 2 of the Plan.
- Anglesey Energy Island Programme - a collaborative approach between a number of stakeholders in the public and private sectors (including the UK Government and the Welsh Government) to place Anglesey at the forefront in terms of energy research and development, generating and servicing, which will be a means of influencing major infrastructure projects bringing economic and social benefits to the Island and north west Wales.
- Road and Railway networks - Important elements of the road and railway networks cross the administrative boundaries of both areas.
- Cross- boundary Housing Market Areas which have common influences.
- Shopping – Bangor's influence as a sub-regional shopping centre.
- Infrastructure – the capacity of the road network, energy transmission network, the sewerage treatment network and works and water supply.
- Landscape – the relationship across the Menai Strait.

Map 1: Plan Area



What is the purpose of the Plan?

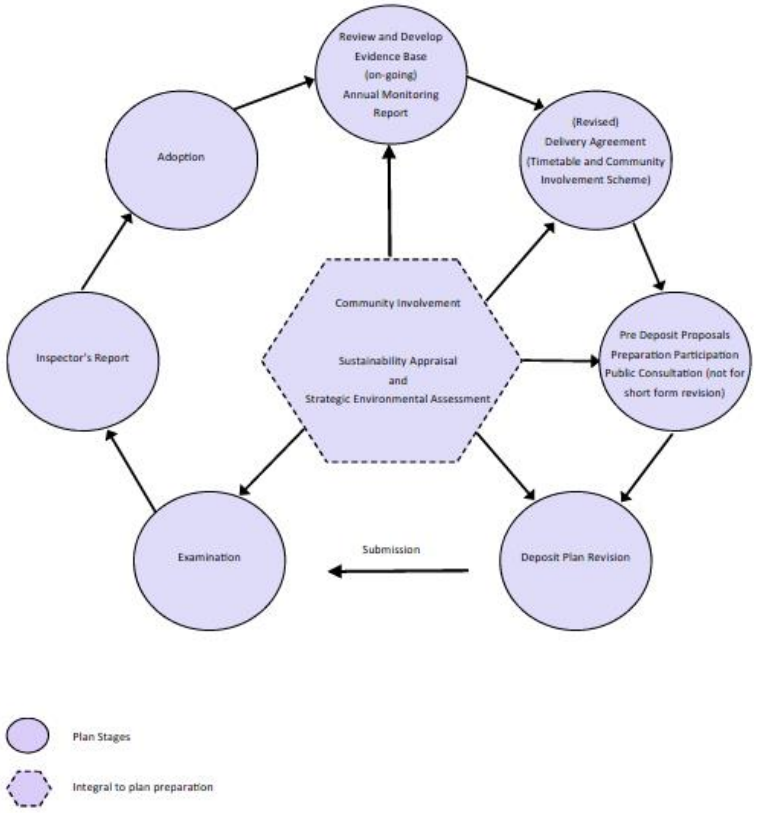
1.5 The Plan sets out the strategy and aims for development and land use in the area covered by the Anglesey and Gwynedd Planning Authorities and includes policies to implement the strategy and aims over a period of 15 years (2011 to 2026). The Plan will have a significant influence on development of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

The process of preparing the Plan

1.6 The process of preparing the Plan is shown in Figure 1, which shows that the Plan preparation process has a number of distinct but interrelated stages. In addition to fulfilling each of the stages in the plan making process the Councils were also required to undertake a combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Plan. This ensures that sustainability is at the heart of the plan preparation process and social, environmental and economic effects of policies and proposals are appraised to comply with the principles of sustainable development. A Welsh Language Impact Assessment informed the combined SA/ SEA, to ensure that the interests of the Welsh language were considered from the outset. The European Habitats Directive (92/43/EEC) also requires that a Habitat Regulation Assessment (HRA) is undertaken for the Plan. This ensures that the likely significant effects of the Plan on European sites of nature conservation value were considered.

1.7 The Plan has been assessed against the Tests of Soundness. These deal with the content of the Plan's policy, along with the processes for producing it. The Tests are reproduced in Appendix 1. Further information regarding the Plan preparation process can be found on the Councils' websites at www.gwynedd.llyw.cymru/ldp and www.ynysmon.gov.uk/ldp

Figure 1 Local Development Plan Preparation Process Diagram



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

How to use this document

1.9 The Plan includes a Vision and Objectives for the Plan, a Strategy and a series of Strategic and Detailed Policies and provides a monitoring framework. The framework includes indicators, policy targets and triggers for further action in relation to relevant policies and will form the basis on which to measure the effectiveness of the Plan's policies. This section of the Plan therefore provides a basis for the production of the Annual Monitoring Report. The Plan includes a Proposals Map, which illustrates each of the Plan's policies and proposals that have a spatial component, other than spatial delineations determined by other mechanisms, e.g. AONBs. The latter information is included on a Constraints Map. Whilst the Constraints Map is not part of the Plan, where appropriate, policies refer to the designations shown on it.

1.10 The Plan must be read as a whole. All policies are interrelated and should be read together to understand their combined effect on a planning proposal. Decisions on proposals will have regard to the relevant policies in the Plan and the requirements of national planning policy and guidance, which is set out in a wide range of policy documents, statements and advice notes published by Welsh Government.

6.1 SAFE, HEALTHY, DISTINCTIVE AND VIBRANT COMMUNITIES

WELSH LANGUAGE AND CULTURE

6.1.1 **Context**

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

Introduction

6.1.2. The Welsh language plays an important role in the social, cultural and economic life of the Plan area's residents and visitors. In 2001, 60% and 69% of Anglesey and Gwynedd's (County) population, respectively, were Welsh speakers. The use of the language varies in communities. The first tranche of information released from the 2011 Census about the Welsh language reveals lower levels of Welsh speakers in both Counties: 57% and 65% in Anglesey and Gwynedd, respectively.

6.1.3. Where development is proposed, consideration must be given to the enhancement and protection of the language and culture. Key to this is sustaining existing communities. The Plan, along with national planning policy and guidance, offers a number of policy approaches that although not directly referring to the Welsh language, along with other partner initiatives, will have a positive impact. The strategy recognises that a large proportion of the existing population live in rural settlements and therefore supports rural as well as urban communities.

6.1.4 Probably of most importance to sustaining local communities and strengthening the language is the need to promote healthy local economies. This approach provides opportunities for people to remain within the Plan area rather than seeking jobs elsewhere. The Plan includes a series of Policies that will facilitate this objective, encouraging economic opportunities close to where people live which will have a positive effect on the vibrancy of the community and the Welsh language. Additionally, it is expected that any retail, industrial or commercial development demonstrates an understanding of the linguistic composition of the area where the planning application relates and recognition of the status of Welsh as an official language in Wales. There should be a commitment to treat Welsh and English on an equal basis. Policies will help ensure that the right level and type of need is met and that the rate at which the development comes forward allows the development to be absorbed without damaging the character of the community. Additionally policies will aim to retain existing community facilities and facilitate replacement facilities or new facilities, as appropriate. Supplementary Planning Guidance will reinforce policies by providing guidance on the type of information or assessment that will be required at planning application stage to inform an assessment of the impact, any potential damage, and the potential need for mitigation and/or measures to promote positive effects.

6.1.5 Strategic Policy PS 1 sets the context for the assessment of the potential impact of proposals upon the language and culture and will also inform the scale and location of new development as proposed within the settlement strategy.

STRATEGIC POLICY PS 1: WELSH LANGUAGE AND CULTURE

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

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

Explanation:

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

6.1.7 As can be seen in criteria 1 and 2 in Policy PS 1, in order to make an informed judgment at a planning application stage, information will be sought in relation to applications where development, if permitted, would come forward at a rate or scale different to that envisaged at the Plan preparation stage. Policy PS 1 reinforces other relevant policies in the Plan, which provide details on the assumptions made, e.g. the level of housing growth per settlement (Policies TAI 1 – TAI 6); that housing development will provide an appropriate choice of market housing and affordable housing (Policy TAI 8). If there is uncertainty, pre-application planning advice should be sought from the Local Planning Authority as to whether a Statement or an Assessment should be provided. Having signs in

Welsh and English, and Welsh place and property names are a clear indication of the character of the area, including its linguistic character. A 'Maintaining and creating distinctive and sustainable communities' Supplementary Planning Guidance and a 'Type And Mix Of Housing' Supplementary Planning Guidance will be published to provide further guidance on the matter. They will explain the type and location of developments that are likely to be acceptable in the Plan area, and will explain the relevant planning considerations. The 'Creating and Maintaining Distinctive and Sustainable Communities' SPG will describe what is expected to be included in a Signage Plan to promote bilingual signs, e.g. public information signs, advertisements, display advertisements. The statement or report on the Assessment will allow the developer to explain the application in more detail and to consider the possible positive and negative effects on the community and its linguistic balance. The SPGs, for example, will look for evidence that the proposal has been discussed with Community, City and Town Councils and local community groups to obtain information and ask for their opinion, and that consideration has been given to surveys about the local housing market, and/ or the labour market. In addition, they will refer the applicant to such assistance as is available from the Office of Language Commissioner about designing bilingual signage and marketing material and the advice that is available to the private sector by the Welsh Government/Business Wales regarding bilingualism.

INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS

6.1.8 **Context**

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

Introduction

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

6.1.10 A new planning charge came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. The Community Infrastructure Levy (CIL) regime was introduced in an effort to create a more standardised tariff regime in respect of identified infrastructure for developers and councils to work from and therefore to reduce the time taken to negotiate individual planning obligation agreements for developments. It was therefore designed to supersede the present section 106 system. Introduction of a CIL regime however is not compulsory - it is a voluntary mechanism and requires evidence to show that the market is viable to allow for it.

6.1.11 However the CIL Regulations does limit the use of section 106 agreements from 6th April 2015. From this date the Councils may only pool contributions from up to five section 106 agreements (entered into from 6th April 2010) to a fund or to provide infrastructure. Previously unlimited contributions could be included within a fund for sharing resources, for example, contribution towards play areas from a number of developments within a settlement could be pooled.

6.1.12 The Plan intends to allow contributions through Section 106 Agreements where they meet the statutory tests of: being necessary to make the development acceptable in planning terms; directly related to the development; fairly and reasonably related in scale and kind to the development; and they are within the pooling restrictions (see paragraph above). The Councils are investigating the possibility of introducing a CIL, by having regard to the impact upon viability of development. The CIL will be subject to a separate process and documents to the Plan. Information will be gathered upon the costs of preparing strategic infrastructure, the different sources to pay for the infrastructure and viability of sites. Discussions will also be held with other developers and stakeholders who have an interest and information about the area.

STRATEGIC POLICY PS 2: INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS

The Councils will expect new development to ensure sufficient provision of essential infrastructure (either on-site or to service the site) is either already available or provided in a timely manner to make the proposal acceptable, by means of a planning condition or obligation. Subject to meeting the statutory tests, maintenance payments may be required pursuant to section 106 agreements in order to meet the initial costs of running services and facilities and to compensate communities for loss or damage caused by development.

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

POLICY ISA 1: INFRASTRUCTURE PROVISION

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

1. **Affordable housing**
2. **Sports and leisure facilities**
3. **Education facilities**
4. **Employment and training facilities**
5. **Recreation and open space**
6. **Transport infrastructure including public transport**
7. **Healthcare facilities**
8. **Nature conservation**
9. **Recycling and waste facilities**
10. **Renewable and low carbon infrastructure**
11. **Cultural and community facilities**
12. **Welsh language measures**
13. **Broadband infrastructure**
14. **Public Realm**

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

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

Explanation:

6.1.13 New development will often require new or rely on existing infrastructure, services and facilities to make proposals acceptable in land use planning terms. The list included in the Policy is not intended to be exhaustive or limiting, but it gives an indication of the potential scope of infrastructure which may be required. Statutory benefits, related to proposed development and necessary for the grant of planning permission, can be sought from developers providing they meet the tests in the Community Infrastructure Levy Regulations 2010 as set out in paragraph 6.1.12. It is important that the provision of infrastructure for a development site is located and designed in such a way as to minimise the impact on the natural and built environment. The amenities of local residents should also be protected. Statutory Benefits will be secured either through Section 106 obligations under the Town and Country Planning Act 1990, as planning permission conditions or, in the event a CIL charging regime is introduced by the Councils, through CIL receipts under the Community Infrastructure Levy Regulations 2010.

6.1.14 Where the deliverability of a development may be compromised by the scale of planning obligations and other costs, a viability assessment may be necessary. This should be informed by the particular circumstances of the site and proposed development in question. Assessing the viability of a particular site requires more detailed analysis than at plan level.

6.1.15 Statutory Benefits are a means by which financial and non- financial contributions can be secured to enhance the quality of a development, provide infrastructure, and mitigate any negative impacts that may arise as a consequence of development. The type and value of Statutory Benefits sought in connection with a development will be considered on a case by case basis. Particularly the Councils will look to use Statutory Benefits to secure appropriate contributions from developers where infrastructure provision is not available or is inadequate.

6.1.16 The tests set out in Circular 13/97 and the Community infrastructure Levy Regulations 2010 will be used to determine when it would be appropriate to seek Statutory Benefits. Supplementary Planning Guidance will be published to provide further advice on the matter.

6.1.17 In relation to infrastructure provided by the utility companies, engagement has taken place throughout the Plan preparation process to confirm the appropriateness of land allocations and to ascertain their compatibility with existing and, where known, future public investment strategies. Applicants should consult with infrastructure providers, e.g. Dŵr Cymru/Welsh Water, Education Authorities, Betsi Cadwaladr University Health Board, and undertake an assessment to determine whether there is capacity and infrastructure for their proposal prior to application.

6.1.18 Proposals to provide infrastructure or public services, including water supply, drainage, sewers, gas, electricity and other relevant services will be granted (supported) provided they do not cause significant harm to the local environment, public amenities or public safety.

POLICY ISA 2: COMMUNITY FACILITIES

The Plan will help sustain and enhance community facilities by:

1. Granting the development of new community facilities, provided that:

i. they are located within or adjoining development boundaries or they are located outside development boundaries but within clusters where the proposal will provide an essential facility to support the local community;

ii. in the case of new buildings, that the local community's needs cannot be satisfied through the dual use of existing facilities or the conversion of existing buildings;

iii. where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use;

iv. the proposal is of an appropriate scale and type compared to the size, character and function of the settlement;

v. the proposal is easily accessible by foot, cycle and public transport.

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

2. Resisting the loss or change of use of an existing community facility unless:

i. a suitable replacement facility can be provided by the developer either on or off site, and within easy and convenient access by means other than the car, or

ii. it can be demonstrated that the facility is inappropriate or surplus to requirements, or

iii. in the case of a commercially operated facility:

- **there is evidence that the current use has ceased to be financially viable, and**
- **that it could not reasonably be expected to become financially viable and**
- **no other suitable community use can be established, and**
- **there is evidence of genuine attempts to market the facility, which have been unsuccessful.**

Explanation:

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

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

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

POLICY ISA 3: FURTHER AND HIGHER EDUCATION DEVELOPMENT

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

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

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

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

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

Explanation:

6.1.22 The University of Wales, Bangor, Coleg Llandrillo Menai and Coleg Meirion – Dwyfor have numerous and extensive educational facilities within the Plan area. They make a valuable contribution to the local economy by providing employment to local people, improving skills locally and through expenditure by students. The Council is committed to improving the standards and availability of further and higher education facilities in the Plan area. New developments and enhancements to existing facilities are considered necessary to support proposed growth.

6.1.23 Proposals to re-use previously developed land or buildings on existing further / higher education sites will be favoured over proposals for development on greenfield sites. Whilst the principle of adapting buildings for re-use is supported, not all buildings will be suitable for this. It is expected that the building in question will be suitable for its new use in terms of its form and location.

POLICY ISA 4: SAFEGUARDING EXISTING OPEN SPACE

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

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

Explanation:

6.1.24 The term 'open space' referred to in Policy ISA 4 includes the following types as described in TAN16: amenity green space, allotments, public parks and gardens, outdoors sports facilities and play provision for children and young people.

6.1.25 These open spaces play an important part in satisfying the recreational needs of local communities and are an invaluable amenity resource. Therefore, existing open space should not be lost unless it can be clearly demonstrated that there is an over-provision of open space necessary for the community's requirements.

6.1.26 If there is an under provision of open space in the community, the developer will need to provide an acceptable alternative site within the vicinity of the development, or within the same settlement or electoral ward area. Any alternative site should be equivalent to, or better than the existing site, and be easily accessible to the local community by sustainable transport modes.

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

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

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

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

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

Explanation:

Table 5: National development management policies for telecommunications

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

SUSTAINABLE TRANSPORT, DEVELOPMENT AND ACCESSIBILITY

6.1.32 **Context**

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

Introduction

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

STRATEGIC POLICY PS 4: SUSTAINABLE TRANSPORT, DEVELOPMENT AND ACCESSIBILITY

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

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

1. Maintain an appropriate public transport service, recognising alternative ways of maintaining travel opportunities;

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

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

POLICY TRA 1: TRANSPORT NETWORK DEVELOPMENTS

1. Improvements to Existing Infrastructure

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

i. The choice of route and/or site minimises the impact on the built and natural environment, landscapes and property; and
ii. Permanent land-take is kept to the minimum that is consistent with good design and high quality landscaping; and
iii. In the case of cycle ways, park and ride schemes, roads and roadside service areas, the scheme will help to improve road safety; and
iv. In the case of new roads a full range of practicable solutions to the transport problem has been considered and road enhancement provides the optimum solution; and
v. In the case of roadside service areas, the scheme must adjoin the strategic road network, focus primarily on serving the needs of motorists, not impede the movement of strategic traffic and in line with Strategic Policy PS 15 not undermine retail provision in the Sub-Regional Centre, Urban and Local Service Centres or Villages.

2. Transfer Between Transport Modes

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

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

iv. High quality driver and passenger facilities including but not limited to, seating, information, toilet facilities;

v. Facilities for park and share in appropriate locations within or adjacent settlements on the strategic highway network;

vi. Facilities within settlements for coach parking, taxis and passenger drop off;

vii. Facilities for interchange with water-based transport.

3. Transport Assessments

Proposals for large-scale development or developments in sensitive areas that substantially increase the number of journeys made by private vehicles will be refused unless they include measures as part of a Transport Assessment and/or a Travel Plan. Where the Transport Assessment reveals the need for a Transport Implementation Strategy this will need to be secured through a planning obligation.

4. Transport Schemes

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

i. A487 Caernarfon to Bontnewydd

ii. Llangefni Link-Road

iii. A5025 Valley to Wylfa and other transport infrastructure improvements associated with the new nuclear development at Wylfa Newydd, including improvements from Amlwch to Wylfa Newydd where need for improvement on that section is demonstrated following a highway impact assessment of the Wylfa newydd Project on the A5025.

Explanation:

6.1.34 This policy provides a criteria-based approach to evaluation of new transport schemes (accessibility, connectivity, cycle ways, park and ride schemes, ports, rail network, roads, roadside service areas, walking routes). It is important that all development mitigates its transport impact. Larger schemes may be required to prepare Transport Assessments to illustrate how the amount of trips generated will be accommodated and how accessibility to and from the site by all modes of transport will be achieved. For non-residential proposals which are likely to have significant transport implications, the submission of Travel Plans are required. The purpose of which is to promote more sustainable forms of transport in relation to the activities of a particular development e.g. encouraging reductions in car usage and increased use of public transport, cycling and walking.

6.1.35 Planning Policy Wales states that Transport Assessments (TA) are an important mechanism for setting out the scale of anticipated impacts a proposed development, or redevelopment, is likely to have. They assist in helping to anticipate the impacts of development so that they can be understood and catered for. The Welsh Government expects that all applications for developments (including changes of use) falling into the following categories will be accompanied by a TA:

Table 6: Scale of development requiring transport assessment

Use Threshold	
Food retail	>1,000m2 gross floor area
Non-food retail	>1,000m2 gross floor area
Cinemas and conference facilities	>1,000m2 gross floor area
Leisure facilities	>1,000m2 gross floor area
Business	>2,500m2 gross floor area
Industry	>5,000m2 gross floor area
Distribution and warehousing	>10,000m2 gross floor area
Hospitals	>2,500m2 gross floor area
Higher and further education	>2,500m2 gross floor area
Schools	All new schools
Stadia	>1,500 seats
Housing	>100 dwellings
Hotels	>1,000m2 gross floor area

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

A487 Caernarfon to Bontnewydd

6.1.37 The A487 Caernarfon to Bontnewydd bypass will run from the Goat roundabout (A499/A487 junction) to the Plas Menai roundabout. The length of the highway will be 9.8 km and form a western bypass to Llanwnda, Dinas and Bontnewydd before crossing the existing A487 to pass south of Caernarfon Quarry before crossing the River Seiont, passing south of the Cibyn Industrial Estate to a junction with the A4086. After crossing the B4386 the route will drop to the Plas Menai roundabout.

6.1.38 The bypass will have two lanes in one direction, which will provide overtaking opportunities, and a single lane in the opposite direction, which prohibits overtaking.

Llangefni Link Road

6.1.39 A new link road would link the existing Lon Bryn Cefni to the Grŵp Llandrillo-Menai site, creating a gateway roundabout to Llangefni on the A5114.

6.1.40 Significant benefits from the new link road include improved access to the Enterprise Zone site and further support of the growth and expansive of the Grŵp Llandrillo-Menai campus. The scheme would also improve links with the A55 dual carriageway and overcome traffic constraints in the wider area of Llangefni.

New Menai Strait Crossing

6.1.41 The Britannia Bridge is the only single carriageway section of the Trans European Road Network Route E22, which presents significant problems to both regular commuter and holiday traffic.

6.1.42 The Welsh Government conducted a public consultation on several options for a new crossing over the Menai Strait between November 2007 and February 2008. The results of the consultation showed that the favoured option was a new multi-span bridge (39%) with a single-span cable bridge being the second favourite (31%).

6.1.43 A single-span bridge would be more expensive but would not involve work in the Menai Strait, which is a Special Area of Conservation.

6.1.44 The North Wales Joint Local Transport Plan identifies improvements to the Menai crossing as one of its key strategic high level transport interventions for action now or for inclusion in the next National Transport Plan.

A5025 Valley to Wylfa Newydd and other transport infrastructure improvements associated with new nuclear development at Wylfa Newydd including improvements from Amlwch to Wylfa Newydd where need for improvement on that section is demonstrated following a highway impact assessment of the Wylfa Newydd Project on the A5025

6.1.45 The A5025 from Valley to Wylfa Newydd will experience a significant increase in traffic, including an increase in the number of large vehicles using the road. This route has a number of pinch points, and environmental and safety issues. Additionally, the A5/Valley junction requires consideration.

6.1.46 The four main locations on the route which require significant improvements, and shown on the Proposals Maps, are:

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

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

6.1.48 Councils will work with the promoter of the Wylfa Newydd Project to develop an appropriate scheme of transport solutions to mitigate the effects of the construction and operation of the new power station. In addition to the road upgrades referred to above such solutions are likely to include development of park and ride schemes and construction logistics centres to control the numbers and timing of traffic movements to the power station site. Policies PS 11 and PS 12 will apply to the proposed park and ride and park and share facilities and logistics centres, respectively. The promoter and the Councils will work together in partnership to develop an appropriate Integrated Traffic and Transport Strategy (ITTS) in respect of the Wylfa Newydd Project.

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

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

POLICY TRA 4: MANAGING TRANSPORT IMPACTS

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

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

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

Explanation:

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

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

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

i. The needs of disabled people with mobility impairments and particular access needs;
ii. The needs of people with prams and/or young children;
iii. Safe and convenient pedestrian access to and movement with the development, including pedestrian priority measures, lighting, security, and weather protection;

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

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

6.2 SUSTAINABLE LIVING

SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

6.2.1 **Context**

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

STRATEGIC POLICY PS 5: SUSTAINABLE DEVELOPMENT

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

1. **Alleviate the causes of climate change and adapting to those impacts that are unavoidable in accordance with Strategic Policy PS 6;**
2. **Give priority to effective use of land and infrastructure, prioritizing wherever possible the reuse of previously developed land and buildings within the development boundaries of**

Sub Regional Centre, Urban and Local Service Centres, Villages or in the most appropriate places outside them in accordance with Strategic Policy PS 17, PS 13 and PS 14;

3. Promote greater self-containment of Centres and Villages by contributing to balanced communities that are supported by sufficient services; cultural, arts, sporting and entertainment activities; a varied range of employment opportunities; physical and social infrastructure; and a choice of modes of travel;
4. Protect, support and promote the use of the Welsh language in accordance with Strategic Policy PS 1;
5. Preserve and enhance the quality of the built and historic environment assets (including their setting), improving the understanding, appreciation of their social and economic contribution and sustainable use of them in accordance with Strategic Policy PS 20;
6. Protect and improve the quality of the natural environment, its landscapes and biodiversity assets, including understanding and appreciating them for the social and economic contribution they make in accordance with Strategic Policy PS 19;
7. Reduce the effect on local resources, avoiding pollution and incorporating sustainable building principles in order to contribute to energy conservation and efficiency; using renewable energy; reducing / recycling waste; using materials from sustainable sources; and protecting soil quality;
8. Reduce the amount of water used and wasted; reducing the effect on water resources and quality; managing flood risk and maximizing use of sustainable drainage schemes; and progressing the objectives of the Western Wales River Basin Water Management Plan.

Proposals should also where appropriate:

9. Meet the needs of the local population throughout their lifetime in terms of their quality, types of tenure and affordability of housing units in accordance with Strategic Policy PS 16;
10. Promote a varied and responsive local economy that encourages investment and that will support Centres, Villages and rural areas in accordance with Strategic Policy PS 13;
11. Support the local economy and businesses by providing opportunities for lifelong learning and skills development in accordance with Strategic Policy PS 13;
12. Reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with Strategic Policy PS 4;
13. Promote high standards of design that make a positive contribution to the local area, accessible places, that can respond to future requirements and that reduce crime, antisocial behaviour and the fear of crime in accordance with Policy PCYFF 3.

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

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

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

iii. Using low or zero carbon energy technologies wherever practical, viable and consistent with the need to engage and involve communities; protect visual amenities, the natural, built and historic environment and the landscape.

2. Reducing greenhouse gas emissions, help to reduce waste and encourage travel other than by car.

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

3. Implementing sustainable water management measures in line with the objectives in the Western Wales River Basin Management Plan;
4. Locating away from flood risk areas, and aim to reduce the overall risk of flooding within the Plan area and areas outside it, taking account of a 100 years and 75 years of flood risk in terms of the lifetime of residential and non-residential development, respectively, unless it can be clearly demonstrated that there is no risk or that the risk can be managed;
5. Be able to withstand the effects of climate change as much as possible because of its high standards of sustainable design, location, layout and sustainable building methods (in line with Policy PCYFF 3);
6. Safeguarding the best and most versatile agricultural land, promoting allotments, support opportunities for local food production and farming in order to reduce the area's contribution to food miles;
7. Ensuring that the ability of landscapes, environments and species to adapt to the harmful effects of climate change is not affected, and that compensatory environments are provided if necessary;
8. Aim for the highest possible standard in terms of water efficiency and implement other measures to withstand drought, maintain the flow of water and maintain or improve the quality of water, including using sustainable drainage systems (in line with Policy PCYFF 6).

POLICY PCYFF 1: DEVELOPMENT BOUNDARIES

The Plan identifies Development Boundaries for the Sub-regional Centre, Urban Service Centres, Local Service Centres, Service Villages and Local / Rural / Coastal Villages. Proposals within Development Boundaries will be approved in accordance with the other polices and proposals of this Plan, national planning policies and other material planning considerations.

Outside the development boundaries development will be resisted unless it is in accordance with specific policies in this Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

Explanation:

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

i. prohibit inappropriate development from being located in the countryside;
ii. provide definite guidance and clarity in relation to where exceptions can be applied, e.g. rural exception policy directly on the edge of the development boundary;
iii. avoid the coalescence of settlements and a fragmented development pattern;
iv. identify areas where developments could be approved; and
v. promote the efficient and appropriate use of land and buildings.

6.2.3 The remainder of the Plan area which is outside the Development Boundaries includes Clusters, fragmented developments and open countryside. Developments in the remainder of the Plan area are subject to more control and are mainly restricted to developments which require a location in the countryside or that meet a local rural need, support rural diversification or sustainability of the countryside.

6.2.4 Within the context of rural protection however, this policy acknowledges that some types of developments are necessary if the plan is to address the area's social, economic or environmental needs. If a development is acceptable in principle, this Policy and other detailed policies in the Plan or national planning policies will ensure that the development will not threaten or harm the attributes of the countryside within the Plan area.

POLICY PCYFF 2: DEVELOPMENT CRITERIA

A proposal should demonstrate its compliance with:

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

Proposals should:

3. Make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density);
4. Provide appropriate amenity space to serve existing and future occupants;
5. Include provision for storing, recycling and waste management during the construction period and occupancy period;
6. Include, where applicable, provision for the appropriate management and eradication of invasive species;

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

7. The health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance;
8. Land allocated for other development/ uses.

Explanation:

6.2.5 Policy PCYFF 2 sets out the priority criteria, not covered elsewhere in the Plan which new development will need to meet, in principle, in achieving sustainable and appropriately located development.

6.2.6 The Welsh Government's national land use planning policies are set out in Planning Policy Wales and Minerals Planning Policy Wales supplemented by Technical Advice Notes, Circulars and Practice Guidance Notes. Authorities in Wales must have regard to national policy, including the Wales Spatial Plan, in the preparation of LDPs.

6.2.7 A thorough scoping exercise has been undertaken of all national guidance as set out in Topic Paper 2: Policy context.

6.2.8 Policy PCYFF 2 subjects all planning applications to up-to-date national planning policy and guidance and will avoid unnecessary repetition throughout the Plan, as required by Welsh Government.

POLICY PCYFF 3: DESIGN AND PLACE SHAPING

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

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

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

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

Explanation:

6.2.9 Policies addressing the design of new development will play an important role in maintaining the Plan area's high quality environment. Development needs to be carefully planned to ensure that valuable features and characteristics are protected and enhanced. Good design helps to provide a sense of place, creates or reinforces local distinctiveness, promotes community cohesiveness and social well being. The layout and design of new developments must be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the sites characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern, and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality.

6.2.10 High quality design will be required for all new developments from building extensions through to major developments. This policy sets out a range of issues which all developers will need to take into account when designing each individual scheme. Proposals will need to be accompanied by appropriate information including a design and access statement when this is required to demonstrate compliance with Policy PCYFF 4. In demonstrating that proposals will be sympathetic to and conserve historic buildings and historic landscapes applicants should have consideration of the requirements of Policy PS 16 and Policy PCYFF 2. This policy is supported by Supplementary Planning Guidance/ Design Guides, which sets out detailed design requirements and should be referred to accordingly.

POLICY PCYFF 4: DESIGN AND LANDSCAPING

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

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

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

Explanation:

6.2.11 A good landscape scheme should be an asset to the development, the local community and to the wider landscape. A landscape scheme can contribute to wide range of development situations, but will be of particular relevance to proposals involving major new development, development that is likely to have a significant visual effect or development affecting a sensitive site, locality or building.

6.2.12 It is important to establish the requirements for the landscape scheme early in the design process so that it may contribute to the layout of the development and ensure that sufficient space is available for appropriate planting and other landscape features. The level of detail should be consistent with the nature, scale and location of the proposed development.

6.2.13 A well-designed and executed landscape scheme can become an on-going asset to the community, contributing in a wide variety of ways. The overall aim is to achieve an environment that maximises the quality of life for people who live and work in the Plan area. This policy is supported by Supplementary Planning Guidance/ Design Guides, which sets out detailed design requirements and should be referred to accordingly.

POLICY PCYFF 5: CARBON MANAGEMENT

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

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

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

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

Explanation:

6.2.14 It is important that new development addresses climate change challenges. Part of the response set out in applications for new buildings should include carbon management measures, including energy efficiency measures and renewable energy. Existing buildings also have a role and incorporation of appropriate carbon measures in existing buildings is also encouraged.

6.2.15 The "Renewable Energy Opportunities Study – towards renewable energy target" (2016) has evaluated the potential energy capacity of renewable and low carbon energy Technologies in the Plan area and the rest of Gwynedd. Developers are encouraged to explore all aspects of the Plan area's capacity to contribute to reducing national carbon emissions within the energy sector. Planning permission is not required for some micro-generation Technologies under the General Permitted Development Order. It is suggested that applicants should look at part 40 and part 43 of the Order and take advantage of pre-application enquiry service, which is available from both Councils.

POLICY PCYFF 6: WATER CONSERVATION

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

Proposals greater than 1,000 m^2 or 10 dwellings should be accompanied by a Water Conservation Statement.

Explanation:

6.2.16 The aim of this policy is to protect and improve water resources through increased efficiency and demand management of water, particularly in those areas where additional water resources may not be available. There are a number of ways water conservation can be achieved, including water saving devices, rainwater harvesting, and grey water recycling.

6.2.17 The use of SUDS to manage waterflows are an important means of minimising flood risk by increasing permeable surfaces in an area which allows water to seep into the ground, thus reducing the risk of flooding. SUDS typically include swales, ponds, infiltration basins and porous surfaces and should be considered in place of conventional drainage methods where practicable. It is

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

RENEWABLE ENERGY TECHNOLOGY

6.2.18 **Context**

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

Introduction

6.2.19 In 2012 Renewable Energy Capacity Studies were prepared for Gwynedd (county) and Anglesey to assess the potential capacity for renewable sources of energy. The purpose of the Studies was to help each Council understand the potential resources from each renewable energy technology. The Studies considered a number of on-shore technologies, e.g. onshore wind, hydropower, biomass. Off-shore resources were acknowledged in the Studies but they did not contribute to the renewable energy capacity figures of the Plan area. The Studies were updated during 2016 Potential Renewable Energy Study – towards renewable energy targets. The Studies estimate that approximately 37.8% of the total electricity demand is currently provided by renewable electricity. However, although heat demand is significant, there is no evidence of any renewable heat supply in the area to date.

6.2.20 A combination of Renewable Energy Capacity Study (2016) Renewable Energy Study (2016) and the Landscape Sensitivity and Capacity Study Landscapes (2014) have shown, at a high level, places within the Plan area where there are areas of opportunities for Solar PV Farms. These areas will assist developers when searching for sites. In relation to wind farms, due to capacity issues and the sensitivity of the landscape, it was concluded that it is not possible to identify any opportunity areas. The Renewable Energy Opportunities Study also noted Gwynedd (the county) and Anglesey's potential contributions towards meeting national targets through onshore wind (further opportunities through micro generation), hydropower, solar, energy from waste, biomass and tidal. This table provides details of the potential opportunities:

Table 7: Renewable Electricity Potential for 2026

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

Table 8: Renewable Heat Potential for 2026

Energy Technology	Existing Installed Capacity (MWt)	Potential Capacity (MWt)	Existing Energy Generated (GWh)	Additional Potential for Energy Generated (GWh)	Percentage Delivered by 2026	Total Additional Potential for Renewable Energy Delivered by 2026 (GWh)
Micro generation	Information not readily available at individual Technology Level	469	Information not readily available at individual Technology Level	796.2	1.08%	8.62
Anaerobic Digestion		6.9		27.4	28%	7.675
Energy from Waste (MSW) & (C&IW)		9.3		40.7	0%	0
Biomass		60.5		264.7	13.8%	36.5
Total	12.4	545.7	Unknown	1,129	4.67%	52.795

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

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

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

STRATEGIC POLICY PS 7: RENEWABLE ENERGY TECHNOLOGY

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

1. **Renewable energy technologies within development proposals which support energy generation from a variety of sources which include biomass, marine, waste, water, ground, solar and wind, including micro generation;**
2. **Free-standing renewable energy technology development**

This will be achieved by:

3. **Ensuring that installations in areas covered by international or national landscape designations and visible beyond their boundaries, or areas of local landscape value, in**

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

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

To lessen the visual impact of new overhead lines associated with such installations, especially in sensitive locations, the lines should be placed underground unless this causes significant harm to other acknowledged interests or the viability of the scheme, which cannot be negated or mitigated.

POLICY ADN 1: ON-SHORE WIND ENERGY

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

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

1. Medium-Scale wind farms / wind turbines will only be granted on urban / industrial brownfield sites or when the proposal involves the repowering of existing wind farms / wind turbines.
2. Micro-Scale and Small-Scale wind turbine proposals will be granted outside the AONB and the SLA provided they don't have a significant detrimental effect on the setting of the AONB, National Park and World Heritage Site.
3. In the AONB and the SLA and sites that affect the setting of the AONB, National Park and World Heritage Site, only Domestic-Scale wind turbine proposals well related to existing settlements / buildings will be granted.

All proposals should conform to the following criteria:

i. all impacts on landscape character, heritage assets and natural resources have been adequately mitigated, ensuring that the special qualities of all locally, nationally and internationally important landscape, biodiversity and heritage designations, including, where appropriate, their settings are conserved or enhanced;
ii. the proposal will not result in significant harm to the safety or amenity of sensitive receptors including effect from noise, shadow flicker and impact on public health, and will not have an unacceptable impact on roads, rail or aviation safety;
iii. the proposal will not result in significant harm to the residential visual amenities of nearby residents;

iv. the proposal will not result in unacceptable electromagnetic interference to communications installations, radar or air traffic control systems, emergency services communications or other telecommunication systems;

v. the proposal will not have unacceptable cumulative impacts in relation to existing wind turbines, and those which have permission, and other prominent landscape features;

vi. turbines and associated infrastructure will, at the end of the operational life of the facility, be removed in accordance with a restoration and aftercare scheme submitted to and agreed by the Local Planning Authority.

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

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

Explanation:

6.2.23 The greatest potential in terms of generating energy from large scale on-shore wind turbines are the Strategic Search Areas identified in TAN 8. No Strategic Search Area exists within the Môn and Gwynedd Plan area.

6.2.24 The number of environmental designations throughout the Plan area together with the dispersed nature of the local population means careful consideration needs to be given towards the potential unacceptable impact of on-shore wind energy proposals.

6.2.25 The key objective is to ensure that development is proportionate and appropriately located in the landscape. The Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study was commissioned to guide development such as on-shore wind energy to appropriate locations by identifying and protecting sensitive and distinct areas from inappropriate development.

6.2.26 The indicative landscape capacity within the Sensitivity and Capacity Study, helps to identify the type of developments which could be potentially accommodated, however, this does not in itself suggest that planning applications for development in these areas will be appropriate. Other variables such as environmental designations and technical constraints, site specific siting, layout and design will need to be considered on a case by case basis.

6.2.27 The Sensitivity and Capacity Study produces specific guidance notes for each type of development to help direct any proposed development to the most appropriate location in landscape and visual terms within each Landscape Character Area (LCA).

6.2.28 The following table identifies the wind turbine typology used to categorise the size (height and scale) of the development in terms of its potential to be acceptable within the landscape. For information purposes, details of the indicative output for each category is provided.

POLICY ADN 3: OTHER RENEWABLE ENERGY AND LOW CARBON TECHNOLOGIES

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

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

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

Explanation:

6.2.37 This policy covers a range of renewable energy technologies including biomass, heat pumps, hydro power, Combined Heat and Power (CHP). This policy does not cover on-shore wind farms / turbines, which are covered by Policy ADN 1, or solar energy, which is covered in Policy ADN 2.

6.2.38 TAN 8 and Practice Guidance – Planning Implications of Renewable and Low Carbon Energy Development provide technical detail and definitions for understanding the characteristics of these technologies to aid assessment of proposals.

6.2.39 Whatever the scale, careful consideration will need to be given to the likely adverse effects that could arise from the proposal. In terms of mitigation, schemes need to be well planned, reflect local circumstances and show how any environmental, social plans, resources and economic impacts have been minimised by careful site selection, design, construction, operation and other measures. In this regard, in considering the impact on other features and designations, proposals need to have due regard to the requirements of other policies in the Plan, where applicable. Further guidance is provided regarding the identification and assessment of schemes in the Supplementary Planning Guidance on siting standalone renewable energy infrastructure.

6.2.40 The potential cumulative impact of renewable energy technologies should consider unacceptable harm in relation to landscape, visual impact, noise, ecology and ground and surface water.

6.5 NATURAL AND BUILT ENVIRONMENT

CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

6.5.1 **Context**

- A key role of the planning system is to ensure the natural environment is protected effectively by managing the type, design and location of development.
- The planning system has an important part to play in meeting biodiversity objectives by promoting approaches to development, which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.
- It is important that biodiversity and landscape considerations are taken into account at an early stage in the development plan preparation and the development control process.
- The Natural Environment and Rural Communities Act 2006 places a duty on every public authority, in exercising its functions, to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.
- Both Councils have prepared Local Biodiversity Action Plans.
- Local Authorities have a statutory duty to have regard to the Area of Outstanding Natural Beauty's (AONB) purposes, which is the conservation and enhancement of their natural beauty.
- There is duty to have regard to National Park and AONB purposes applies to activities affecting these areas, whether those activities lie within or outside the designated areas.

Introduction

6.5.2 **Nature Conservation:** Habitats and species of principal importance for the purpose of conserving biodiversity are covered under Section 42 (Wales) of the NERC Act (2006). In the Plan area, there are many important biodiversity and geodiversity assets. Numerous sites of international importance have been designated as Special Areas of Conservation and Special Protection Areas under the EC Habitats Directive and EC Birds Directive, as well as a number of Ramsar sites designated under the Ramsar Convention. There are also numerous Sites of Special Scientific Interest (SSSIs) and Regionally Important Geological and Geomorphologic Sites (RIGGs), which are areas of national importance for nature conservation and geology. A number of species within the Plan area are protected by law, which also includes provision for habitat enhancement. Some habitats and species have a local importance to the Plan area, which have been highlighted in the Local Biodiversity Action Plan. These are the sites that haven't been listed as statutory designation; however, they do have high ecological value. These are recognised as Local Wildlife Sites, which are non-statutory designations of high nature conservation value that are based on a sound formal scientific assessment.

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

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

6.5.4 **Landscape conservation:** Covering an area that incorporates the Anglesey Coast Area of Outstanding Natural Beauty and the Llyn Area of Outstanding Natural Beauty, to the boundaries of the Snowdonia National Park, the Plan area has a distinctive and diverse landscape. Additionally the whole of Anglesey has been designated by UNESCO as a Global Geopark (GeoMôn Global Geopark) as a recognition of the island's outstanding geology. As well as the nationally protected Areas of Outstanding Natural Beauty, the wider Plan area has tracts of unspoilt countryside that are locally distinctive and worthy of designation as Special Landscape Areas. The character and beauty of the landscape significantly improves the quality of life of residents, and has major social and health benefits. It is also a major attraction for those wishing to visit the area, thereby fulfilling an important role for the local economy.

6.5.5 The LANDMAP database, which has been set up by Natural Resource Wales (formerly Countryside Council of Wales), is an important resource for making sustainable decisions in relation to the landscape. The LANDMAP methodology has been used to identify Landscape Character Areas (LCAs), which have then been recognised in the Gwynedd Landscape Strategy along with the Isle of Anglesey Landscape Strategy.

6.5.6 The former Countryside Council for Wales also commissioned a study that focussed on the visual or scenic aspect of the Welsh coastline, providing context with reference to the geological land use, historic and cultural aspects as well. This identified 50 regional seascape units covering the whole of Wales, 19 of which cover the coastline in Anglesey and Gwynedd. More recently, the Isle of Anglesey County Council and Snowdonia National Park commissioned joint a study entitled the 'Seascape Character Areas of Snowdonia and Anglesey'. The study identifies 'Seascape Character Types', and includes a brief description and location maps for each of the 'Types' recognised. Profiles are also provided for each of the Seascape Character Area (SCAs) describing their location and context, summary description, constituent SCTs, key characteristics, cultural benefits and services, natural influences and sites, cultural influences and sites, perceptual qualities, forces for change and inherent sensitivity.

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

The Councils will manage development so as to conserve and where appropriate enhance the Plan area's distinctive natural environment, countryside and coastline, and proposals that have a significant adverse effect on them will be refused unless the need for and benefits of the development in that location clearly outweighs the value of the site or area and national policy protection for that site and area in question. When determining a planning application, consideration will need to be given to the following:-

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

National Development Management Policies

6.5.7 Chapter 5 of Planning Policy Wales and TAN 5 set out clear national development management policies and guidance in respect of statutory designations, reflecting the greater environmental significance of international and national statutory designations, compared to statutory and non-statutory local designations.

6.5.8 Table 23 lists all international and national statutory designations relevant to the Plan area, and defines the obligation of the designation. Although it is a non statutory designation, GeoMôn Global Geopark is also included in Table 23 due to its designation by UNESCO. When preparing and considering planning applications, Policy PS 19, PCYFF 1 as well as Planning Policy Wales and TAN5 should be considered. This approach subjects all planning applications to up-to-date national planning policy and guidance to avoid unnecessary repetition throughout the Plan.

Table 23: Schedule of nature conservation designations

		Legislation, Circulars, Regulations & Directions	National development management policy	Obligations
Statutory Landscape Designations`	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:- • Measures to conserve landscape and biodiversity • Development management and statutory designations Technical Advice Note 5, 'Nature Conservation and Planning'	• There are two AONBs within the Plan area, whose boundaries are shown on the Constraints Map • The primary objective for designating AONBs is to conserve and enhance the natural beauty of the landscape. It is crucial that any development schemes that affect the AONB or its setting favours the safeguarding of an area's natural beauty. • Proposals for major development would have to satisfy 3 tests, which are: - 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:- • Measures to conserve landscape and biodiversity • Development management and statutory designations	• The statutory purposes of National Parks are to conserve and enhance their natural beauty, wildlife and cultural heritage, and promote opportunities for the public to understand and enjoy their special features. • A vast part of the Gwynedd Local Planning Authority area abuts Snowdonia National Park. There are also views of the Park from parts of Anglesey and vice versa. It is Snowdonia National Park's responsibility to determine planning applications within the National Park; however, development within the Gwynedd Local Planning Authority area or parts of Anglesey could have an impact on the setting of the National Park. Within these areas, Councils must give consideration to the National Park and the special natural characteristics that justify its status.

		Legislation, Circulars, Regulations & Directions	National development management policy	Obligations
			Technical Advice Note 5, 'Nature Conservation and Planning'	• Proposals for major development would have to satisfy 3 tests, which are: - 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.
Statutory Conservation Designations	European Designated Sites	Council Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992 Council Directive on the Conservation of Wild Birds 1979 Implementation in the Community of the Convention of International Trade in Endangered Species of wild Fauna and Flora (CITES) European Parliament and	Chapter 5 of PPW • Measures to conserve landscape and biodiversity • Development management and statutory designations Technical Advice Note 5, 'Nature Conservation and Planning'	Special Area of Conservation (SAC) • An area that has been given special protection under the European Union's Habitats Directive. SACs provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity. • There are 19 SACs that lie partly or wholly within the Plan area, which are shown on the Constraints Map and listed in Appendix 7 of the Plan. Special Protection Area (SPA) • Area of land, water or sea which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within the European Union . • There are 9 SPAs that lie partly or wholly within the Plan area, which are shown on the Constraints Map and listed in Appendix 7 of the Plan Ramsar Sites • Ramsar sites are wetlands of international importance, designated under the

		Legislation, Circulars, Regulations & Directions	National development management policy	Obligations
		Council Directive on Environmental Liability with regard to the prevention and remedy of environmental damage 2004 Convention on Biological Diversity 1992 The Conservation of Habitats and Species Regulations 2010 (as amended 2011)		Ramsar Convention. • There is 1 RAMSAR site that lies within the Plan area, which is shown on the Constraints Map and listed in Appendix 7 of the Plan The above are referred to as Natura 2000 sites. The Habitats Directive requires that development proposals likely to have a significant effect on a European site are subject to an Appropriate Assessment. 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.
	UK Designated Sites	Wildlife and Countryside Act 1981 Protection of Badgers Act 1992 Wild Mammals Protection Act 1996 Deer Act 1991 Conservation of Seals Act 1970	Chapter 5 of PPW • Measures to conserve landscape and biodiversity • Development management and statutory	Sites of Special Scientific Interest (SSSI) • The purpose of SSSIs is to safeguard, for present and future generations, the quality, diversity and geographic range of habitats, species and geological features. • There are 144 SSSI sites that lie partly or wholly within the Plan area, which are shown on the Constraints Map and listed in Appendix 7 of the Plan • There is a presumption against development likely to damage a SSSI. Before authorising operations likely to damage any of the notified features on a SSSI, local planning authorities must give notice of the proposed operations to Natural Resources Wales, and must take its advice into account in deciding

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

POLICY AMG1: AREA OF OUTSTANDING NATURAL BEAUTY MANAGEMENT PLANS

Proposals within or affecting the setting and/ or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the relevant Area of Outstanding Natural Beauty Management Plan.

Explanation:

6.5.9 This policy aims to ensure that the aims and objectives of the AONB Management Plans are fully taken into account when considering development proposals. The Management Plan will provide a clear and agreed description of those features that constitute the special character, appearance and historic value that contribute to their natural beauty. The Plans will carry significant weight in determining planning applications.

POLISI AMG 2: SPECIAL LANDSCAPE AREAS

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

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

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

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

Explanation:

6.5.10 Protecting the natural landscape is extremely important; however, there are some areas of Gwynedd and Anglesey with special features meaning that it is appropriate for them to be afforded additional protection. These areas have been identified as Special Landscape Areas (SLAs). SLA is a non-statutory designation based on LANDMAP. LANDMAP, developed by Natural Resources Wales (formerly the Countryside Council for Wales) is a landscape resource that is based on a Geographical Information System where the features and characteristics of the landscape and influences on the landscape are recorded and evaluated to form a data set that is consistent on a national level.

6.5.11 The aim of the SLA protection is to ensure that any development proposal considers maintaining, enhancing or restoring the recognised character and quality of the areas. There will be a need to demonstrate a good standard of design, location and landscaping. 16 SLAs have been identified for Gwynedd and Anglesey as follows:-

Table 24: Schedule of SLAs

Gwynedd	01: Western Llŷn
	02: Porthmadog & Tremadog Bay
	03: Glaslyn & 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

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

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

Proposals that would have significant adverse impact upon landscape character as defined by the Landscape Character Areas included within the current Landscape Strategy for the relevant authority, must demonstrate through a landscape assessment how landscape character has influenced the design, scale, nature and site selection of the development.

A proposal will be granted provided it doesn't have significant adverse impact upon features and qualities which are unique to the local landscape in terms of visual, historic, geological, ecological or cultural aspects. Measures should be taken to ensure that the development does not:

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

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

Explanation:

6.5.13 Protecting, conserving and enhancing the unique landscape features and character of the Plan Area are essential for maintaining the unique scenery and sense of place. Although protection is afforded to some of the features in question (e.g. trees and hedgerows, through Tree Preservation Orders and the Hedgerows Regulations), some of the other features that are not afforded protection have features that are unique to the local landscape. These contribute to local distinctiveness, and where appropriate should be protected.

6.5.14 The aim of this policy is to protect the range of various landscape features within the Plan area that have been recognised within the Landscape Character Areas. Further information regarding the Landscape Character Areas can be found within the relevant Landscape Strategy for each authority, and in the relevant LANDMAP data. Both sources of information should be taken into consideration when considering the impact of development upon landscape character. Where appropriate, consideration will also need to be given to the relevant AONB Management Plan.

6.5.15 Other relevant studies should also be considered as part of the evidence gathering process regarding landscape to ensure that the development proposals are informed by and reflect the distinctive character, qualities and sensitivity of the area. Other studies include the Landscape Capacity and Sensitivity Study (2014).

POLICY AMG 4: COASTAL PROTECTION

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

1. **The development due to its nature must be located on the coast, or in open estuaries, or nearby, and that there is an overriding economic and social benefit from the development**

2. **It does not cause unacceptable harm to:**
   - i. **water quality**
   - ii. **public access considerations**
   - iii. **the built environment, or the landscape, or seascape character**
   - iv. **the area's biodiversity interests (including European Protected Areas such as marine Special Areas of Conservation and Special Protected Areas) due to their**

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

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

Explanation:

6.5.16 The Plan area's coast is a unique and important resource environmentally, socially and economically. National planning policy encourages local planning authorities to maintain, enhance and protect the coast, especially the areas that have been designated as Heritage Coast. Managing development is important for the future as a means of supporting the Heritage Coast and its setting as well as generally maintaining views into and out of the coastline.

6.5.17 It is recognised that some activities must be located on or near the coast or estuaries, for example, suitable schemes for defending the coastline, fishing needs or developments related to leisure activities that do not affect the conservation value of the coast itself. The Local Planning Authority will assess proposals to locate development on the coast or estuaries in order to ensure that this is the only location suitable for them and that they will not harm the natural resources of the coast, or its qualities and visitor experience to it. It is expected that development proposals on or near the coast demonstrate how they have taken regard to the Landscape Character Assessment and the Seascape Assessment (local and regional). Biodiversity issues and the means of protecting sites and habitats are set out in General Policy and Policy AMG 5.

6.5.18 Within the coastal areas that are protected as a Heritage Coast an emphasis will be placed on protecting and promoting the natural beauty of the coast, facilitating access for the public and public appreciation, maintaining the environmental quality of the waterfronts and promoting sustainable types of social and economic development.

6.5.19 The whole of the Plan area's coastline has been assessed by the Shoreline Management Plan, which shows that physical circumstances can limit the scope of possible coastal development, for example, flooding, erosion and unstable land. National planning policy clearly states that the planning system should reduce the threats due to coastal change by avoiding inappropriate development in fragile areas or increase the effects of physical coastal changes. Therefore, the Plan will control development in areas where these risks are identified in accordance with Policy ARNA 1.

POLICY AMG 5: LOCAL BIODIVERSITY CONSERVATION

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

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

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

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

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

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

Explanation:

6.5.20 Section 6, Part 1 of the Environment (Wales) Act 2016 states that a public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions.

6.5.21 The aim of this policy is to ensure protection and improvements to local biodiversity. In particular, this policy will be a way of protecting those species and habitats that have been identified within the Gwynedd and Anglesey Local Biodiversity Action Plans. This policy will afford protection to those identified species and habitats, which are not located on either internationally or nationally designated sites (e.g. SSSI's, National Nature Reserves) or local designated sites (e.g. Local Nature Reserves, Wildlife Sites).

6.5.22 Any application that may have a detrimental impact on protected species must be supported by an Ecological Assessment undertaken by a qualified professional. It will be essential to ensure that any survey related to the Ecological Assessment is undertaken at appropriate times of the year. When determining the need to carry out an Ecological Assessment there will be a number of qualifying factors that will require consideration, including scale, type and location of the development. Further guidance relating to the requirement for an Ecological Assessment can be received by contacting the relevant Biodiversity Officer for the Authority. Supplementary Planning Guidance will be published to provide advice on the matter.

6.5.23 In considering applications that could have a detrimental effect on locally important species and habitats, consideration will be given to the potential impact of the development could have on the conservation status of the species and habitat. The Council can impose planning conditions as a way of overcoming and mitigating any possible negative effect that could arise from the development, should permission be granted.

6.5.24 In some situations, mitigation measures for species and habitats of local interest can include appropriate measures to reduce the levels of disturbance, the creation of other appropriate habitats

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

POLICY AMG 6: PROTECTING SITES OF REGIONAL OR LOCAL SIGNIFICANCE

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

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

Explanation:

6.5.25 Local Nature Reserves, Wildlife Sites and Regionally Important Geological/Geomorphologic Sites can contain a variety of nature conservation qualities and features of geological value, including a range of habitats that support a range of species. The location of these sites is shown on the Plan's Constraints Map.

6.5.26 Planning applications that affect sites listed under this Policy are expected to include an Ecological Assessment of the site. It will be essential for the Assessment to be undertaken by a qualified professional, and to include an assessment of any possible mitigation measures. Supplementary Planning Guidance will be published to provide advice on the matter.

6.5.27 In the case of a development that would affect a RIGS site, if it is deemed that the development is more important than the significance of the site and that it is not practical to include measures to reduce the effect on the site, the developer must make suitable arrangements for the recording of the site by an individual who is experienced in the field before commencing the work and as the work progresses. It will be possible to include planning conditions or obligations to ensure this.

6.5.28 Where it can be proven that there is an overriding social/environmental and/or economic need for the development and where it can be proved that there is no other suitable site for the development, it must be ensured that there are appropriate mitigation measures are in place, for example, offsetting. These could include creating new habitats for species or improving/managing

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

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

PRESERVING AND ENHANCING HERITAGE ASSETS

6.5.29 **Context**

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

Introduction

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

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

POLICY PS 20: PRESERVING AND WHERE APPROPRIATE ENHANCING HERITAGE ASSETS

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

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

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

National Development Management Policies

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

Table 25 : Schedule of historic assets

	Legislation, Circulars, Regulations & Directions	National development management policy	Obligations
Scheduled Ancient Monuments	'Planning and the Historic Environment: Archaeology' Ancient Monuments and Archaeological Areas Act 1979 Ancient Monuments (Class Consents) Order 1994 (SI 1994/1381) Welsh Office Circular 60/96, 'Planning and the Historic Environment: Archaeology'	Chapter 6 of PPW: • Financing archaeological works • Ancient monuments and archaeological remains • Archaeological investigation before development commences	• 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. Scheduled Ancient Monuments are shown on the Constraints Map
Listed Buildings & Conservation Areas	Planning (Listed Buildings and Conservation Areas) Act 1990 Welsh Office Circular 61/96, 'Planning and the Historic Environment: Historic Buildings and Conservation Areas 1/98: Planning and the Historic Environment: Directions by the	Chapter 6 of PPW: • 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:	**Listed Buildings:** • Listing means that when a building is included on a Listed building Register; it is necessary to obtain for 'Listed Building consent' from the LPA before carrying out works which would affect the building's character as a building of special architectural or historic interest • Under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is a criminal offence to demolish a listed building, or alter or extend such a building in a way that would affect its character, without consent, and the penalties for this can be heavy. • Listed building Consent is required for:

Table 25 : Schedule of historic assets

	Legislation, Circulars, Regulations & Directions	National development management policy	Obligations
	Secretary of State for Wales Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012	need to preserve or enhance character • Conservation Area consent considerations • Advertisements in Conservation Areas • 'Conservation Principles for the Sustainable Management of the Historic Environment in Wales' published by CADW	• demolition or any work which is the opinion of the Authority, affects the character of a listed building. • works of maintenance or repair do not usually need consent provided that the materials, detailing, and finished effect match the original work exactly. **Conservation Areas:** • There is a duty on LPA's in exercising its planning functions to 'pay special attention to the desirability of preserving or enhancing the character or appearance of the area' (Section 72 of the 1990 Act). • Conservation area consent is required for the demolition of unlisted buildings in the area (Section 74 of the 1990 Act). • Anyone wishing to carry out works to a tree, will require consent if there is a tree preservation order in place, and must give six weeks' notice of their intention to do so to the local authority. **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.*** In terms of associated planning applications for changes of use of a listed building or development that affects the setting of a listed building the Council will expect applicants to demonstrate how their proposals have been arrived at in the context of PPW and the aim of identifying the optimum viable use that is compatible with the character and setting of the listed building, or takes full account of the setting of any listed building in the vicinity and that developers demonstrate that the setting

Table 25 : Schedule of historic assets

	Legislation, Circulars, Regulations & Directions	National development management policy	Obligations
			will not be harmed. Conservation Areas are shown on the Constraints Map and listed in Appendix 7 of the Plan ***The Courts have accepted that Section 54A of the 1990 TCPA Act (Section 38(6) of the 2004 Act does not apply to applications for Listed Building (LB) or Conservation Area (CA) consent but that development plans should contain policies relevant to development control decisions which should be taken into account when determining applications for LBCA consent**
World Heritage Sites	Welsh Office Circular 61/96 , 'Planning and the Historic Environment: Historic Buildings and Conservation Areas'.	Chapter 6 PPW	World Heritage Sites have been designated by UNESCO because of their Outstanding Universal Value. The impact of proposed developments on a World Heritage Site and its setting and, where it exists, the World Heritage Site buffer zone, is a material consideration in the determination of any planning application. World Heritage Sites are shown on the Constraints Map and listed in Appendix 7 of the Plan.

Table 25 : Schedule of historic assets

	Legislation, Circulars, Regulations & Directions	National development management policy	Obligations
Registered Historic Landscapes, Parks and Gardens		• 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. Historic Landscapes, Parks and Gardens are shown on the Constraints Map and listed in Appendix 7 of the Plan

6.5.33 It is recommended that developers take the above into account when formulating development proposals.

6.5.34 Strategic Policy PS 20 builds on national planning policy and guidance and reflects the importance that is attached within the Plan towards preserving or enhancing the heritage integrity of the Plan area. In certain instances the need for preservation will outweigh the benefit of development. More often, a heritage asset will be an opportunity for retaining local identity through the repair and reuse of heritage assets and strengthening this through respect for local characteristics of design, for the interpretation of hidden heritage assets, or for the enhancement of the characteristic natural environment. All new developments within historic areas should be designed in such a way as to preserve and enhance their special character.

6.5.35 Strategic Policy PS 20 also recognises the importance, where appropriate, of protecting the setting of a heritage asset. Considerable damage can be done to the architectural or historic interest of an asset if the development is insensitive in design, scale or positioning. The setting of an asset is often an essential feature of its character. The setting may be limited to the immediate surroundings, but it can extend for a considerable distance. Strategic Policy PS20 requires that development proposals take full account of the setting of any heritage asset and that developers demonstrate that the setting will not be harmed.

6.5.36 Strategic Policy PS 20 also affords protection to 'Candidate World Heritage Sites'. Presently there is only one 'Candidate' site namely the 'Candidate North Wales Slate Industry World Heritage Site'. To ensure suitable recognition for the slate industry's significance to the development of mankind, its enduring cultural, environmental and technological legacy, and with a view to maximising the current and future contribution of the industry to the Gwynedd economy, in June 2010, on behalf of a range of stakeholders, GC successfully presented an application to the DCMS for the industry to be included on the UK's list of tentative World Heritage Sites to be submitted to UNESCO. The UK's tentative list was formally presented to UNESCO in January 2012. Gwynedd Council and its partners are currently preparing the required documentation to support a nomination for the 'Slate Industry World Heritage Site', aiming to further to clarify the potential scale and scope of the Slate Industry World Heritage Site. Any development which impairs on the integrity or authenticity of a site as a 'Candidate' World Heritage Site' of 'Outstanding Universal Value' will not be approved.

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

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

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

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

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

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

Explanation:

6.5.41 Enabling development is that which may not otherwise be permitted, but which is used to fund works to secure the future of a vulnerable historic buildings or features of national or local importance. Such buildings or features may also include important buildings etc. within Conservation Areas and/or a Registered Historic Landscape, Park and Garden.

6.5.42 Enabling development is an exception to normal policies and should only be used as a last resort in genuinely exceptional circumstances ensure that a listed building to preserve historic buildings or features from dilapidation and/or disuse.

6.5.43 Development proposals should be considered and formulated with an understanding of the design and significance of buildings and their settings, parks and gardens and their relationship with the historic buildings that are located within and adjacent to them. For example preserving key views and vistas to the building, and views from the building to its surroundings will be important determining considerations. Development proposals will also have to demonstrate how they have considered the guidance contained in 'Conservation Principles for the Sustainable Management of the Historic Environment in Wales' published by CADW.

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

Proposals will be required to conserve and seek opportunities to enhance buildings, structures and areas of locally or regionally significant non-designated heritage assets, which create a sense of local character, identity and variation across the Plan area, by:

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

Explanation:

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

i. the individual and distinctive character and appearance of the Plan area's historic market towns and villages

ii. historic buildings and structures related to the quarrying industries
iii. historic rural structures
iv. ecclesiastical sites including churches, chapels and monuments
v. the transport network heritage

*(this list is not exhaustive)

6.5.45 Whilst it would be inappropriate to afford these 'assets' the same level of protection as those that have been formally designated, they are still worthy of retention for their contribution to local character and identity. Consequently, Policy AT3 will ensure that full consideration is given to the conservation and continued use of such buildings as part of the protection and enhancement of the special identity of the Plan area. This approach will ensure that their potential to contribute towards wider social, cultural, economic and environmental benefits will be optimised.

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

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

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

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

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

Explanation:

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

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

6.5.47 When assessing a development proposal affecting archaeological remains, which are of local importance, or their setting, consideration will be given to the following factors:

i. significance of the remains;
ii. reasons for locating the development in this location;
iii. practicality of incorporating mitigation measures to minimise the development's impact; and safeguard the site's archaeological value.

6.5.48 Where the remains are not considered to be of national importance and their protection ('preservation in situ') is not considered appropriate (by the LPA and their archaeological advisors) then alternative mitigation ('preservation by record') will be the appropriate course of action in accordance with Circular 60/96. Further guidance will be provided in the SPG on Heritage Assets.

WASTE MANAGEMENT

6.5.49 **Context**

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

6.5.61 The national policy for handling such waste is to deal with them as far up the waste hierarchy as possible. However, it is likely that some of this waste will need to be disposed of either on or adjacent to licensed nuclear sites or to landfill sites elsewhere.

6.5.62 Current NRW guidance is that some Low and Very Low Level radioactive wastes may be suitable for disposal at existing non-hazardous landfill sites. Planning permission may be required for such disposal depending on the conditions attached to any existing planning permission. An appropriate consent /permit from the NRW would also be required.

6.5.63 This Policy provides for the implementation of such facilities within the confines of the Nuclear Licensed Site.

MINERALS

6.5.64 **Context**

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

Introduction

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

6.5.66 The Plan should ensure that an adequate and sustainable supply of mineral resources can be produced to meet the area's needs without compromising the environment, amenity, geodiversity, or future resource needs. In practice, ensuring an adequate and sustainable supply of aggregates will mean enabling the apportionment set out the RTS First Review to be met. National guidance requires maintaining a 7 years land bank of Sand and Gravel and 10 year land bank of crushed rock aggregate reserves for the duration of the Plan. Where it is not possible to maintain the land bank permitted reserves, the preferred areas of search identified in the plan will serve to maintain the provision of mineral reserves.

STRATEGIC POLICY PS 22: MINERALS

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

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

POLICY MWYN 1: SAFEGUARDING MINERAL RESOURCES

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

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

Explanation:

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

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

6.5.68 Development proposals affecting a mineral resource will be required to demonstrate, through appropriate investigation, that the resource will not be sterilised or demonstrate that the future extraction is not hindered by the proposed development. Where there is an overriding need for a development, which would otherwise sterilise resource, a condition will be attached to the planning permission requiring the extraction of that resource prior to the commencement of the development unless the developer satisfactorily demonstrates that it is impracticable or environmentally unacceptable.

6.5.69 Anglesey and Gwynedd have metalliferous and industrial minerals such as copper, zinc, manganese, gold and silver. Significant proven deposits of copper and zinc are located in Anglesey around Parys Mountain that should be afforded particular protection from other development and to acknowledge the potential for future exploitation, the Parys Mountain Metalliferous Safeguarding Area is shown on the Proposal Map. Although prices have fluctuated in recent years, the global demand for these minerals has increased.

6.5.70 The identified mineral resource areas as shown on the Proposal Maps are subdivided into three groups:-

- hardrock
- limestone
- sand and gravel

6.5.71 The mineral resource areas are based on the British Geological Survey Aggregates Safeguarding Map for Wales (2012) and 'The Sand and Gravel Resources of North Wales (2003) study by Liverpool University.

6.5.72 A decision to safeguard a particular mineral resource does not imply that planning permission will be granted for its working. In instances where need for the development outweighs the need to protect the mineral resource the developer will be encouraged to secure the prior removal of the mineral, wherever appropriate in terms of economic feasibility and environmental and other planning considerations, prior to the commencement of the development.

POLICY MWYN *2*: PREFERRED AREAS

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

Cae Efa Lwyd, Penygroes

Tan y Bryn, Penygroes

Bodychain, Llanllyfni

Derwyn Fawr, Bryncir

Llecheiddior Uchaf, Bryncir

POLICY MWYN 4: LOCAL BUILDING STONE

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

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

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

Explanation:

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

POLICY MWYN 5: BUFFER ZONES AROUND MINERAL SITES

Planning applications for mineral extraction within the buffer zones identified on the Proposals Map will not normally be permitted unless a new buffer zone can be provided to reflect the minimum distances referred to in MTAN 1: Aggregates, unless there are clear and justifiable reasons for reducing the distance, i.e. where there is limited impact from the mineral extraction site.

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

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

Explanation:

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

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

6.5.82 The Councils recognise the benefits of establishing such zones in protecting local amenity and sensitive areas whilst maintaining the viability of approved mineral working. The buffer zones identified in the Proposals Maps have been specified in accordance with the criteria set out in MTAN 1: Aggregates. The minimum distances required are 100 metres for sand and gravel and 200 metres for hard rock quarries. For the purposes of clarity, hard rock quarries include extraction from hard rock mineral working deposits. The buffer zones identified in the Proposals Maps as well as any notional buffer zones are defined from the outer edge of the area where extraction and processing operations can take place including site haul roads.

6.5.83 In accordance with MTAN 2, the Plan designates 'Development High Risk Areas for Coal. These are based on the Coal Authority's risk map for Anglesey which indicates the presence of 'Mine Entries with Potential Zone of Influence', south east of Llangefni in and around Pentre Berw and east of Malltraeth, where evidence of coal mining features suggest that the area has the potential for instability. It is material to consider whether a development will be affected by subsidence and to consider the acceptability of proposed mitigation measures.

POLICY MWYN 6: RAILHEAD AND WHARF FACILITIES

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

Explanation:

6.5.84 Construction aggregates are a relatively low value product with a high transport cost. Transportation in bulk to distant markets is essential to maintain low unit cost competitiveness with primary aggregates from locations nearer to the market. The Plan area has the highest level of slate waste resources in the UK, and has a leading role to play in the supply of slate waste as a secondary aggregate. Furthermore, whilst the Councils have no direct control over their development, marine aggregates are recognised as a valuable resource and provide an alternative to land-won aggregates.

6.5.85 Bulk transportation may be achieved by rail and/or by sea. Where access to a strategic rail network is available it is important that potential bulk transport outlets for secondary aggregates be safeguarded. This can contribute to a more sustainable system of transporting minerals and reduce pressure on the existing road network.

POLICY MWYN 7: EXPLORATION WORKS

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