

CHAPTER 7: PLANNING POLICY CONTEXT

Introduction

7.1 This chapter has been prepared by HOW Planning LLP and sets out the relevant planning policy context against which the development proposals should be considered. The chapter identifies all of the relevant policies which form the Development Plan for the area in addition to relevant national planning policy guidance. An analysis of how the scheme complies with planning policy is contained in the Supporting Planning Statement, which has been produced by HOW Planning LLP (November 2012), and is submitted in support of the planning application.

Planning Policy Framework

National Planning Policies

7.2 National planning policy is currently set out in Planning Policy Wales (PPW) which is supplemented by a series of Technical Advice Notes (TAN's).

7.3 Further national and regional planning guidance is also provided in People, Places, Futures: The Wales Spatial Plan 2008 Update (2008); and Regional Planning Guidance for North Wales (2002).

7.4 In summary, the following national planning policies are relevant to this application:

- Planning Policy Wales (February, 2011);
- People, Places, Futures: The Wales Spatial Plan 2008 Update (2008);
- TAN 1: Joint Housing Land Availability Studies (June 2006);
- TAN 2: Planning and Affordable Housing (June 2006);
- TAN 4: Retailing and Town Centres (November 1996);
- TAN 5: Nature Conservation and Planning (September 2009);
- TAN 6: Planning for Sustainable Rural Communities (2010);
- TAN 8: Planning for Renewable Energy (July 2005);
- TAN 10: Tree Preservation Orders (May 1997);
- TAN 11: Noise (October 1997);
- TAN 12: Design (June 2009);
- TAN 13: Tourism (October 1997);
- TAN 14: Coastal Planning (March 1998);
- TAN 15: Development and Flood Risk (July 2004);
- TAN 16: Sport, Recreation and Open Space (January 2009);
- TAN 18: Transport (March 2007);
- TAN 20: The Welsh Language – Unitary Development Plans and Planning Control (June 2000);
- TAN 21: Waste (2001);
- TAN 22: Sustainable Buildings (June 2010)

Development Plan Policies

7.5 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 3.1.2 of PPW requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

7.6 The planning policy framework covering the site is complex. There are a range of policy documents, some of which are adopted; others are “stopped” and not adopted; and adopted or emerging new style development framework documents. A summary of the relevant planning policy framework is set out in Table 7.1 below.

Table 7.1: Planning Policy Framework

Policy Document	Plan Period	Current Status	Date of Adoption	Comments
Gwynedd Structure Plan	1991-2006	Adopted	November 1993	Part of Statutory Development Plan but largely out of date
Anglesey Local Plan	1991-2001	Adopted	December 1996	Part of Statutory Development Plan but largely out of date
Interim Planning Policy: Large Sites	2011 – Until the JLDP is adopted	Adopted	February 2011	Recently Adopted Interim Planning Policy
Anglesey UDP	2001-2016	Not Adopted – Stopped	Stopped in December 2005	Policy Framework Stopped following Public Inquiry in June – September 2003. The Inspectors Report was published in August 2004.
Anglesey LDP	2006-2021	Not Adopted – Stopped	Stopped in December 2010	Policy Framework stopped following consultation on the Pre-Deposit Draft
Gwynedd and Anglesey JLDP	2016-2026	Not Adopted – Emerging	Targeted for adoption 2016	Preparation of the new JLDP Framework is an early stage.
PPW Edition 4 (2011)	Ongoing	National planning policy published by Welsh Assembly Government	Edition 4 published in February 2011	Most up to date planning policy framework, most recent edition published in 2011. PPW includes statements of national development control policies.

7.7 The Development Plan for the area comprises the Gwynedd Structure Plan and the Anglesey Local Plan. These documents are the starting point for determining planning applications however both the Structure Plan and Local Plan are out of date and have exceeded their intended lifespan.

7.8 Whilst the Structure Plan and Local Plan remain technically in force, the proposed development should be determined against the most up to date policies. Certain parts of the Development Plan have been overtaken by national, regional, county and other local policy documents. These documents were adopted or have been proposed for revision more recently and are material considerations in the determination of the planning application albeit the weight that is attached to each varies.

Planning Guidance

7.9 In addition to the above documents, relevant Planning Guidance should also be taken into account in determining planning applications. In this instance, this includes the following guidance documents:

- IOACC Interim Housing Policy 'Large Sites' (2011);
- IOACC Joint Housing Land Availability Study 2010; Isle of Anglesey County Council, (June 2011);
- IOACC Affordable Housing SPG (2004);
- IOACC Holiday Accommodation SPG (2007);
- Planning and the Welsh Language SPG (2007);
- Anglesey Energy Island Enterprise Zone Draft Prospectus (2011);
- Welsh Government Consultation on Revised Economic Development Planning Policy (2012);
- The Anglesey Area of Outstanding Natural Beauty (AONB) Management Plan 2009 – 2014 (2004);
- Ynys Môn Affordable Housing Delivery Statement (2009);
- Anglesey Landscape Strategy Update (2011);
- Tourism Strategy North Wales 2010-2015 (2010);
- Design in the Urban and Rural Built Environment SPG: Note 6: 'Site and Setting' (March 2008);
- Design in the Urban and Rural Built Environment SPG: Note 8 'Proximity of Development' (March 2008);
- Design in the Urban and Rural Built Environment SPG: Note 16 'New Homes and Estates' (March 2008);
- Design in the Urban and Rural Built Environment SPG: Note 17 'Affordable Housing' (March 2008);
- Design in the Urban and Rural Built Environment SPG: Note 30 'Development in the AONB' (December 2008); and
- North West Wales Local Housing Market Assessment - Baseline Report (2008).
- Wylfa Nuclear New Build: Construction Workers Accommodation Position Statement (2011)

National Planning Policy

Planning Policy Wales

7.10 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Assembly Government and is supplemented by a series of Technical Advice Notes (TAN's) and procedural advice as provided in circulars and policy clarification letters. It provides the policy framework for the effective preparation of local planning authorities' development plans and can be a material consideration in the determination of individual planning applications.

7.11 PPW aims to promote effective land use planning that contributes to sound economic development, the conservation of natural assets and to the quality of life of individuals and communities.

7.12 PPW, its associated TAN's and circulars may be material to decisions on individual planning applications. PPW confirms that they will be considered by the Welsh Ministers and Planning Inspectors in the determination of called-in planning applications and appeals.

7.13 The following chapters of PPW are considered of relevance to the proposals:

- Planning for Sustainability (Chapter 4);
- Conserving and Improving Natural Heritage and the Coast (Chapter 5);
- Conserving the Historic Environment (Chapter 6);
- Supporting the Economy (Chapter 7);
- Transport (Chapter 8);
- Housing (Chapter 9);
- Planning for Retailing and Town Centres (Chapter 10);
- Tourism, Sport and Recreation (Chapter 11); and
- Minimising and Managing Environmental Risks and Pollution (Chapter 13).

7.14 Table 7.2, below, sets out the key policies of relevance:

Table 7.2: Relevant Planning Policy Wales Policies

Planning Policy Wales Policy	Summary
Chapter 4: Planning for Sustainability	<p>Chapter 4 of PPW sets out the Welsh Assembly Government's commitment to achieving forms of development that are sustainable. The guidance states that the planning system has a fundamental role to play in achieving this goal and lays down various planning policy and development objectives. These include:</p> <ul style="list-style-type: none"> ▪ <i>Promote resource-efficient and climate change resilient settlement patterns that minimise land-take (and especially extensions to the area of impermeable surfaces) and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites;</i> ▪ <i>Locate developments so as to minimise the demand for travel, especially by private car;</i> ▪ <i>Support the need to tackle the causes of climate change by moving towards a low carbon economy. This includes facilitating development that reduces emissions of greenhouse gases in a sustainable manner, provides for renewable and low carbon energy sources at all scales and facilitates low and zero carbon developments;</i> ▪ <i>Minimise the risks posed by, or to, development on, or adjacent to, unstable or contaminated land and land liable to flooding. This includes managing and seeking to mitigate the consequences of climate change by building resilience into the natural and built environment;</i> ▪ <i>Play an appropriate role to facilitate sustainable building standards (including zero carbon) that seek to minimise the sustainability and environmental impacts of buildings;</i> ▪ <i>Contribute to the protection and improvement of the environment, so as to improve the quality of life, and protect local and global ecosystems. In particular, planning should seek to ensure that development does not produce irreversible harmful effects on the natural environment and support measures that allow the natural heritage to adapt to the effects of climate change. The conservation and enhancement of statutorily designated areas and of the countryside and undeveloped coast; the conservation of biodiversity, habitats, and landscapes; the conservation of the best and most versatile agricultural land; and enhancement of the urban environment all need to be promoted;</i> ▪ <i>Help to ensure the conservation of the historic environment and cultural heritage, acknowledging and fostering local diversity;</i>

Planning Policy Wales Policy	Summary
	<ul style="list-style-type: none"> ▪ <i>Maximise the use of renewable resources, including sustainable materials (recycled and renewable materials and those with a lower embodied energy). Where it is judged necessary to use non-renewable resources they should be used as efficiently as possible. The use of renewable resources and of sustainably produced materials from local sources should be encouraged and recycling and re-use levels arising from demolition and construction maximised and waste minimised;</i> ▪ <i>Ensure that all local communities - both urban and rural - have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods;</i> ▪ <i>Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space, maximising opportunities for community development and social welfare;</i> ▪ <i>Foster improvements to transport facilities and services which maintain or improve accessibility to services and facilities, secure employment, economic and environmental objectives, and improve safety and amenity. In general, developments likely to support the achievement of an integrated transport system should be encouraged;</i> ▪ <i>Foster social inclusion by ensuring that full advantage is taken of the opportunities to secure a more accessible environment for everyone that the development of land and buildings provides. This includes helping to ensure that development is accessible by means other than the private car;</i> ▪ <i>Promote quality, lasting, environmentally-sound and flexible employment opportunities;</i> ▪ <i>Support initiative and innovation and avoid placing unnecessary burdens on enterprises (especially small and medium sized firms) so as to enhance the economic success of both urban and rural areas, helping businesses to maximise their competitiveness;</i> ▪ <i>Respect and encourage diversity in the local economy;</i> ▪ <i>Promote a greener economy and social enterprises;</i> ▪ <i>Contribute to the protection and, where possible, the improvement of people's health and well-being as a core component of sustainable development and responding to climate change. Consideration of the possible impacts of developments - positive and/or negative - on people's health at an early stage will help to clarify the relevance of health and the extent to which it needs to be taken into account.</i>

Planning Policy Wales Policy	Summary
	<p>Other guidance as set out in chapter 4 of relevance to the proposals are listed below:</p> <ul style="list-style-type: none"> ▪ <i>An effective way to achieve regeneration is to foster integrated communities within the existing settlement pattern by promoting mixed use development, comprising appropriate combinations of housing (including affordable housing), employment, retailing, education, leisure and recreation uses and open space. Such developments should be promoted through, and fully justified in, the development plan;</i> ▪ <i>A broad balance between housing and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting. Local authorities should adopt policies to locate major generators of travel demand such as housing, employment, retailing, leisure and recreation, and community facilities including libraries, schools and hospitals within existing urban areas or in other locations which are, or can be, well served by public transport, or can be reached by walking or cycling¹⁴. Preparing accessibility profiles for public transport, walking, cycling and freight may assist local authorities in plan preparation and assessing possible development sites. Wherever possible, developments should be located at major public transport nodes or interchanges</i> ▪ <i>Previously developed (or brownfield) land should, wherever possible, be used in preference to greenfield sites, particularly those of high agricultural or ecological value. The Assembly Government recognises that not all previously developed land is suitable for development. This may be, for example, because of its location, the presence of protected species or valuable habitats or industrial heritage, or because it is highly contaminated. For sites like these it may be appropriate to secure remediation for nature conservation, amenity value or to reduce risks to human health.</i> ▪ <i>In areas recognised for their landscape, townscape or historic value, such as National Parks, Areas of Outstanding Natural Beauty and conservation areas, and more widely in areas with an established and distinctive design character, it can be appropriate to seek to promote or reinforce traditional and local distinctiveness. In those areas the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important. The impact of development on listed buildings should be given particular attention;</i> ▪ <i>All 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 appropriate that this be taken into account in the formulation of land use policies. All local planning authorities should include in the reasoned justifications to their development plans a statement on how they have taken the needs and interests of the Welsh language into account in plan preparation, and how any policies relating to the Welsh language interact with other plan policies.</i>

Planning Policy Wales Policy	Summary
Chapter 5: Conserving and Improving Natural Heritage and the Coast	<p>Relevant guidance provided in Chapter 5 is listed below:</p> <ul style="list-style-type: none"> ▪ <i>A key role of the planning system is to ensure that society's land requirements are met in ways which do not impose unnecessary constraints on development whilst ensuring that all reasonable steps are taken to safeguard or enhance the environment. However, conservation and development can often be fully integrated. With careful planning and design, not only can the potential for conflict be minimised, but new opportunities for sustainable development can also be created. For example, new development on previously developed land provides opportunities to restore and enhance the natural heritage through land rehabilitation, landscape management and the creation of new or improved habitats;</i> ▪ <i>It is important that biodiversity and landscape considerations are taken into account at an early stage in both development plan preparation and development control. The consequences of climate change on the natural heritage and measures to conserve the landscape and biodiversity should be a central part of this;</i> ▪ <i>Since natural heritage issues are not confined by administrative boundaries they must be addressed strategically through consultation and collaboration with adjoining planning authorities. Moreover, in addressing these issues local planning authorities need to work with other stakeholders, in particular, the Countryside Council for Wales (CCW) and the voluntary sector. CCW has a statutory role in both the preparation of development plans and development control and will provide specific advice on landscape and nature conservation issues. The voluntary sector has developed a wide range of expertise and makes a vital contribution to the conservation of the natural heritage. Bodies such as the Wildlife Trusts Wales and the Royal Society for the Protection of Birds are valuable sources of information and advice;</i> ▪ <i>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. Local planning authorities must address biodiversity issues, insofar as they relate to land use planning, in both development plans and development control decisions. Local planning authorities should consider how they might accommodate a response to climate change as part of their overall approach towards meeting biodiversity objectives. Ways in which the adaptation needs of biodiversity could be considered include identifying the scope for minimising or reversing the fragmentation of habitats and improving habitat connectivity through the promotion of wildlife corridors. Local planning authorities should ensure that development minimises impact within areas identified as important for the ability of species to adapt and/or to move to more suitable habitats;</i>

Planning Policy Wales Policy	Summary
	<ul style="list-style-type: none"> ▪ <i>Local planning authorities should, as appropriate, make full use of their powers to protect and plant trees to maintain and improve the appearance of the countryside and built up areas;</i> ▪ <i>The Statutory Landscape Designations which apply in Wales are National Parks and Areas of Outstanding Natural Beauty (AONBs).</i> ▪ <i>The primary objective for designating AONBs is the conservation and enhancement of their natural beauty. Development plan policies and development control decisions affecting AONBs should favour conservation of natural beauty, although it will also be appropriate to have regard to the economic and social well-being of the areas. Local authorities, other public bodies and other relevant authorities have a statutory duty to have regard to AONB purposes;</i> ▪ <i>The Assembly Government will 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;</i> ▪ <i>Biodiversity and landscape considerations must be taken into account in determining individual applications and contributing to the implementation of specific projects. The effect of a development proposal on the wildlife or landscape of any area can be a material consideration. In such instances and in the interests of achieving sustainable development it is important to balance conservation objectives with the wider economic needs of local businesses and communities. Where development does occur it is important to ensure that all reasonable steps are taken to safeguard or enhance the environmental quality of land. Pre-application discussions between the developers, local planning authorities and statutory advisers such as CCW and Environment Agency are recommended;</i> ▪ <i>When considering any development proposal (including on land allocated for development in a development plan) local planning authorities should consider environmental impact, so as to avoid, wherever possible, adverse effects on the environment. Where other material considerations outweigh the potential adverse environmental effects, authorities should seek to minimise those effects and should, where possible, retain and, where practicable, enhance features of conservation importance;</i>

Planning Policy Wales Policy	Summary
	<ul style="list-style-type: none"> ▪ <i>In some cases it will be necessary to refuse planning permission on conservation grounds. However, local planning authorities must always consider whether environmental issues could be adequately addressed by modifying the development proposal or by attaching appropriate planning conditions or obligations. Where this is not possible and the adverse effect on the environment clearly outweighs other material considerations the development should be refused;</i> ▪ <i>For all planning applications likely to result in disturbance or harm to a protected species or likely to have a significant adverse effect on sites of more than local importance, or on a designated area, local planning authorities should seek the advice of CCW and should always consult them before granting permission;</i> ▪ <i>Statutory designation does not necessarily prohibit development, but proposals for development must be carefully assessed for their effect on those natural heritage interests which the designation is intended to protect;</i> ▪ <i>In National Parks or AONBs, special considerations apply to major development proposals which are more national than local in character. Major developments should not take place in National Parks or AONBs except in exceptional circumstances. This may arise where, after rigorous examination, there is demonstrated to be an overriding public need and refusal would be severely detrimental to the local economy and there is no potential for locating the development elsewhere or meeting the need in some other way. Any construction and restoration must be carried out to high environmental standards. Consideration of applications for major developments should therefore include an assessment of:</i> <ul style="list-style-type: none"> ○ <i>the need for the development, in terms of national considerations, and the impact of permitting it or refusing it upon the local economy;</i> ○ <i>the cost of and scope for providing the development outside the designated area or meeting the need for it in some other way;</i> ○ <i>any detrimental effect on the environment and the landscape, and the extent to which that could be moderated.</i> ▪ <i>In National Parks, AONBs and other sensitive landscape and nature conservation areas environmental impact assessment may be required for a greater proportion of Schedule 2 proposals than in the wider countryside;</i>

Planning Policy Wales Policy	Summary
	<ul style="list-style-type: none"> ▪ <i>With regard to SSSIs, which are of national importance, the Wildlife and Countryside Act, as amended by the Countryside and Rights of Way Act 2000, places a duty on all public bodies (including local planning authorities) to take reasonable steps, consistent with the proper exercise of their functions, to further the conservation and enhancement of the features by reason of which a SSSI is of special interest³¹. SSSIs can be damaged by developments within or adjacent to their boundaries, and in some cases, by development some distance away. 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 CCW, and must take its advice into account in deciding whether to grant planning permission and in attaching planning conditions;</i> ▪ <i>Environmental Impact Assessment (EIA) is required for those developments which fall within Schedule 1 to the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 and may be required for development falling within Schedule 2 to the Regulations. Schedule 2 development means development, other than exempt development, of a description mentioned in Column 1 of the table in Schedule 2 where:</i> <ul style="list-style-type: none"> (a) <i>any part of that development is to be carried out in a sensitive area; or</i> (b) <i>any applicable threshold or criterion in the corresponding part of Column 2 of that table is respectively exceeded or met in relation to that development.</i> ▪ <i>A sensitive area, for the purposes of the Regulations, includes, among other things, a SSSI, a proposed or listed Ramsar site, a potential or classified SPA or a candidate or designated SAC. EIA will be required for Schedule 2 development where that development is likely to have a significant effect on the environment. The fact that a development would affect a sensitive area would not, of itself, justify the requirement for EIA although it would increase the possibility of EIA being required. That judgement must be taken on the particular merits of each case. Local planning authorities should consult CCW if uncertain about the significance of a project's likely effect on the environment;</i> ▪ <i>The Welsh Ministers, on the advice of CCW, will normally call in, for their own determination, planning applications which are likely to have a significant effect on sites of more than local importance, for example, SSSIs, SPAs, candidate or designated SACs and sites listed under the Ramsar Convention;</i>

Planning Policy Wales Policy	Summary
	<ul style="list-style-type: none"> <li data-bbox="525 258 1406 572">▪ <i>The presence of a species protected under European or UK legislation is a material consideration when a local planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat. Local planning authorities should advise anyone submitting a planning application that they must conform with any statutory species protection provisions affecting the site concerned, and should consult CCW before granting permission. An ecological survey to confirm whether a protected species is present and an assessment of the likely impact of the development on a protected species may be required in order to inform the planning decision;</i> <li data-bbox="525 595 1406 729">▪ <i>Local authorities have a duty to ensure that adequate provision is made for the planting or preservation of trees by imposing conditions when granting planning permission and/or by making Tree Preservation Orders (TPOs);</i> <li data-bbox="525 752 1406 1201">▪ <i>Local planning authorities should clearly establish what the coast means for them and develop, or apply, specific policies which reflect the characteristics of their coastlines. In doing so local planning authorities should acknowledge the interrelationships between the physical, biological and land use characteristics of their coastal areas and the impacts of climate change. This will enable local planning authorities to identify those areas likely to be suitable for development, those subject to significant constraints and those considered to be unsuitable for development. Areas subject to constraints or considered unsuitable for development may include those where conservation or enhancement of the natural and historic environment requires development to be limited, where visual intrusion will need carefully to be considered and where there may be risks of erosion, flooding or land instability. In other areas the economic potential of the coast may be unlocked in a sustainable manner.</i>

Planning Policy Wales Policy	Summary
Chapter 6: Conserving the Historic Environment	<p>Chapter 6 of PPW provides guidance on the historic environment, local heritage and archaeological features. The most relevant aspects of the chapter are listed below:</p> <ul style="list-style-type: none"> ▪ <i>The desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application, whether that monument is scheduled or unscheduled. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical preservation in situ. In cases involving lesser archaeological remains, local planning authorities will need to weigh the relative importance of archaeology against other factors, including the need for the proposed development;</i> ▪ <i>Where local planning authorities decide that physical preservation in situ of archaeological remains is not justified in the circumstances of the case, and that development resulting in the destruction of the archaeological remains should proceed, before granting planning permission the authority needs to be satisfied that the developer has made appropriate and satisfactory provision for the archaeological investigation and subsequent recording of the remains and the publication of the results. Archaeological investigations should be carried out before development commences, working to a project brief prepared by the planning authority;</i> ▪ <i>Local planning authorities may impose conditions to protect a monument and require that an archaeological watching brief is carried out. In order to secure the provision of an appropriate archaeological investigation and subsequent recording of remains, a negative condition may be imposed prohibiting the carrying out of the development until such time as works or other action (for example, an excavation), have been carried out by a third party;</i> ▪ <i>Archaeological remains may only become apparent when development has commenced. Where such remains are deemed by the Assembly Government to be of national importance, the remains may be scheduled. In these circumstances, developers would need to seek separate Scheduled Monument Consent before continuing work. The local planning authority or the Assembly Government may revoke planning consent if deemed necessary;</i> ▪ <i>Local planning authorities are required to consult the Assembly Government on any development proposal that is likely to affect the site of a scheduled ancient monument. Scheduled monument consent must be sought from the Assembly Government for any proposed works to a scheduled ancient monument. Consent can only be granted for detailed proposals, and planning permission alone is insufficient to authorise the works. Scheduled Ancient Monuments are exempt from conservation area control; however, where buildings are both scheduled and listed, ancient monument legislation takes precedence and scheduled monument consent, rather than listed building consent, is required for works. In these cases, when considering applications for demolition the Assembly Government will have regard to the need to explore alternative uses. Where alterations are proposed, regard will be had to the retention of important features.</i>

Planning Policy Wales Policy	Summary
Chapter 7: Supporting the Economy	<p>Chapter 7 supports economic growth and inward investment which helps foster sustainable economic development. For planning purposes the Welsh Government defines economic development as development of land and buildings for activities that generate wealth, jobs and incomes. Economic land uses include the traditional employment land uses (offices, research and development, industry and warehousing), as well as retail, leisure, and public services. It is essential that the planning system considers, and makes provision for, the needs of the entire economy and not just those uses defined under parts B1-B8 of the Town and Country Planning Use Classes Order. The key guidance of the chapter is set out below:</p> <ul style="list-style-type: none"> ▪ <i>The Assembly Government is committed to building a 'vibrant Welsh economy delivering strong and sustainable economic growth by providing opportunities for all'. The approach is built around the core strengths of Wales: an increasingly skilled, innovative and entrepreneurial workforce; an advanced technology and knowledge base; strong communities; a stunning natural environment and an exceptional quality of life;</i> ▪ <i>The Assembly Government's objectives for economic development are to:</i> <ul style="list-style-type: none"> - <i>enhance the economic success of both urban areas and the countryside, helping businesses to maximise their competitiveness;</i> - <i>support initiative and avoid placing unnecessary burdens on enterprise;</i> - <i>respect and encourage diversity in the local economy, for example in rural areas encouraging farm diversification and in urban areas promoting mixed use development;</i> - <i>promote the exploitation of new technologies which can provide new opportunities; and</i> - <i>ensure that development for enterprise and employment uses is in line with sustainability principles and respects the environment in its location, scale and design, especially so as to address climate change.</i> ▪ <i>All communities need new employment opportunities. Local planning authorities should formulate and implement land use planning policies for business and other employment-generating and wealth-creating development. They should give particular regard to the needs of small and medium sized enterprises (for example, by seeking to accommodate and encourage more flexible working practices within the local economy, such as can occur in mixed use areas), to the green economy (for example by supporting ways to improve the environmental performance of businesses in ways that enhance competitiveness) and to initiatives in the social economy which can help to promote social inclusion;</i> ▪ <i>Encourage diversification in the local economy and development which respects the environment</i>

Planning Policy Wales Policy	Summary
Chapter 8: Transport	<p>Chapter 8 of PPW sets out WAG's aims and objectives in respect of traffic and transportation. It promotes the reduction of travel by car and access to jobs, shopping and leisure facilities by public transport, walking and cycling. Relevant guidance contained within chapter 8 is listed below:</p> <ul style="list-style-type: none"> ▪ <i>When determining a planning application for development that has transport implications, local planning authorities should take into account:</i> <ul style="list-style-type: none"> - <i>the impacts of the proposed development on travel demand;</i> - <i>the level and nature of public transport provision;</i> - <i>accessibility by a range of different transport modes;</i> - <i>the willingness of a developer to promote travel by public transport, walking or cycling, or to provide infrastructure or measures to manage traffic, to overcome transport objections to the proposed development (payment for such measures will not, however, justify granting planning permission to a development for which it would not otherwise be granted);</i> - <i>the environmental impact of both transport infrastructure and the traffic generated (with a particular emphasis on minimising the causes of climate change associated with transport); and</i> - <i>the effects on the safety and convenience of other users of the transport network.</i> ▪ <i>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;</i> ▪ <i>It is also expected that the proposed access to a development will reflect the likely travel patterns involved. It should ensure that people can reach the development, as far as practicable, by walking, cycling and public transport, as well as by car. Large-scale development proposals may merit special traffic measures or road works to cater for them in the existing network. They may also require other works within the overall transport network, for example new rail infrastructure. Where transport improvements will be needed to enable the proposal to go ahead, these should normally be provided first;</i> ▪ <i>Where necessary, planning conditions may legitimately be imposed on the grant of planning permission to secure on-site transport measures and facilities as part of the proposed development. Planning obligations may also be used in appropriate circumstances to secure off-site improvements in public transport, walking and cycling, where such measures would be likely to influence travel patterns to the site involved.</i>

Planning Policy Wales Policy	Summary
Chapter 9: Housing	<p>Chapter 9 of PPW sets out WAG's strategy and guidance for the delivery of housing. Relevant guidance contained in chapter 9 is listed below:</p> <ul style="list-style-type: none"> ▪ <i>Local planning authorities should promote sustainable residential environments, avoid large housing areas of monotonous character and make appropriate provision for affordable housing. Local planning authorities should promote:</i> <ul style="list-style-type: none"> ○ <i>mixed tenure communities;</i> ○ <i>development that is easily accessible by public transport, cycling and walking, although in rural areas required development might not be able to achieve all accessibility criteria in all circumstances;</i> ○ <i>mixed use development so communities have good access to employment, retail and other services;</i> ○ <i>attractive landscapes around dwellings, with usable open space and regard for biodiversity, nature conservation and flood risk;</i> ○ <i>greater emphasis on quality, good design and the creation of places to live that are safe and attractive;</i> ○ <i>the most efficient use of land;</i> ○ <i>well designed living environments, where appropriate at increased densities;</i> ○ <i>construction of housing with low environmental impact by using nationally prescribed sustainable building standards; reducing the carbon emissions generated by maximising energy efficiency and minimising the use of energy from fossil fuel sources, using local renewable and low carbon energy sources where appropriate; and</i> ○ <i>'barrier free' housing developments, for example built to Lifetime Homes standards.</i> ▪ <i>Local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing judged against the general objectives and the scale and location of development provided for in the development plan. This means that sites must be free, or readily freed, from planning, physical and ownership constraints, and economically feasible for development, so as to create and support sustainable communities where people want to live. There must be sufficient sites suitable for the full range of housing types. For land to be regarded as genuinely available it must be a site included in a Joint Housing Land Availability Study. The Assembly Government will monitor development plans and their implementation to ensure that sufficient housing land is brought forward for development in each local planning authority and that economic development and related job opportunities are not unreasonably constrained.</i>

Planning Policy Wales Policy	Summary
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Planning Policy Wales Policy	Summary
Chapter 10: Planning for Retail and Town Centres	<p>Chapter 10 of PPW sets out WAG's guidance on retailing and town centres. A list of the relevant policy guidance of this chapter is provided below:</p> <ul style="list-style-type: none"> ▪ <i>The Assembly Government's objectives for retailing and town centres are to:</i> <ul style="list-style-type: none"> ○ <i>secure accessible, efficient, competitive and innovative retail provision for all the communities of Wales, in both urban and rural areas;</i> ○ <i>promote established town, district, local and village centres as the most appropriate locations for retailing, leisure and other complementary functions;</i> ○ <i>enhance the vitality, attractiveness and viability of town, district, local and village centres; and to</i> ○ <i>promote access to these centres by public transport, walking and cycling.</i> ▪ <i>When determining a planning application for retail, leisure or other uses best located in a town centre, including redevelopment, extensions or the variation of conditions, local planning authorities should take into account:</i> <ul style="list-style-type: none"> ○ <i>compatibility with any community strategy or up-to-date development plan strategy;</i> ○ <i>need for the development/extension, unless the proposal is for a site within a defined centre or one allocated in an up-to-date development plan;</i> ○ <i>the sequential approach to site selection;</i> ○ <i>impact on existing centres;</i> ○ <i>net gains in floorspace where redevelopment is involved, and whether or not it is like-for-like in terms of comparison or convenience;</i> ○ <i>rate of take-up of allocations in any adopted development plan;</i> ○ <i>accessibility by a variety of modes of travel;</i> ○ <i>improvements to public transport;</i> ○ <i>impact on overall travel patterns; and</i> ○ <i>best use of land close to any transport hub, in terms of density and mixed use.</i>

Planning Policy Wales Policy	Summary
Chapter 11: Tourism, Sport and Recreation	<p>Guidance in Chapter 11 sets out that it is WAG's objective to encourage sustainable tourism in Wales, and maximise its economic and employment benefits. It also sets out that appropriate tourism-related developments are to be supported. The following guidance is considered relevant to the proposals:</p> <ul style="list-style-type: none"> ▪ <i>Tourism is vital to economic prosperity and job creation in many parts of Wales. It is a significant and growing source of employment and investment, based on the country's cultural and environmental diversity. Tourism can be a catalyst for environmental protection, regeneration and improvement in both rural and urban areas;</i> ▪ <i>The Assembly Government's objectives for tourism are:</i> <ul style="list-style-type: none"> ○ <i>to encourage sustainable tourism in Wales, promoting local prosperity and supporting community well-being and involvement, while protecting and giving value to natural heritage and culture; and</i> ○ <i>to manage the tourism sector in ways which minimise environmental impact.</i> ▪ <i>Tourism involves a wide range of activities, facilities and types of development throughout Wales. The planning system should encourage sustainable tourism in ways which enable it to contribute to economic development, conservation, rural diversification, urban regeneration and social inclusion, recognising the needs of visitors and those of local communities. In addition to supporting the continued success of existing tourist areas, appropriate tourist-related commercial development in new destinations, including existing urban and industrial heritage areas, should be encouraged;</i> ▪ <i>Much of the existing provision of facilities and accommodation for tourism occurs in urban locations, including historic and coastal towns. In some places there may be a need to limit new development to avoid damage to the environment (for example in undeveloped coastal areas), or to the amenity of residents and visitors. In others there will be scope to develop well-designed tourist facilities so as to help bring about regeneration, particularly of former industrial areas;</i> ▪ <i>In determining planning applications for tourism developments, local planning authorities need to consider the impact of proposals on the environment and local community. They may seek to reduce the impact of development using arrangements for traffic and visitor management.</i>

Planning Policy Wales Policy	Summary
Chapter 13: Minimising and Managing Environmental Risks and Pollution	<p>Chapter 13 of PPW relates to environmental management including details of how technical studies should be undertaken. The relevant guidance of the chapter is listed below:</p> <ul style="list-style-type: none"> ▪ <i>Development proposals in areas defined as being of high flood hazard should only be considered where:</i> <ul style="list-style-type: none"> – <i>new development can be justified in that location, even though it is likely to be at risk from flooding; and</i> – <i>the development proposal would not result in the intensification of existing development which may itself be at risk; and</i> – <i>new development would not increase the potential adverse impacts of a flood event</i> ▪ <i>Planning decisions need to take into account:</i> <ul style="list-style-type: none"> – <i>the potential hazard that contamination presents to the development itself, its occupants and the local environment; and</i> – <i>the results of a specialist investigation and assessment by the developer to determine the contamination of the ground and to identify any remedial measures required to deal with any contamination.</i> ▪ <i>Local planning authorities should work closely with pollution control authorities when determining planning applications. The timing of applications under the different regimes may vary and the information relevant to an authorisation under Part I of the Environmental Protection Act 1990 may not be available when applying for planning permission. In deciding to grant permission for a development local planning authorities should be satisfied that any remaining pollution concerns are capable of being dealt with under the other pollution regimes;</i> ▪ <i>Noise can be a material planning consideration, for example in proposals to use or develop land near an existing source of noise or where a proposed new development is likely to generate noise. Local planning authorities should make a careful assessment of likely noise levels and have regard to any relevant Noise Action Plan before determining such planning applications and in some circumstances it will be necessary for a technical noise assessment to be provided by the developer.</i>

Technical Advice Notes (TAN's)

7.15 This section provides a summary of the key guidance as set out in the relevant TAN's. Where relevant, reference to these TAN's has been made in the main body of the Supporting Planning Statement.

TAN 1: Joint Housing Land Availability Studies (June 2006)

7.16 TAN 1 requires that Local Planning Authorities (LPA's) ensure that sufficient land is genuinely available to provide a 5 year supply of land for housing. This land supply must inform the strategy contained in the Development Plan. In order to monitor and establish housing land supply, LPA's are required to undertake Housing Land Availability Studies.

7.17 It states that the result of the Housing Land Availability Studies should be treated as a material consideration in determining planning applications for housing. It confirms that where the current study shows a land supply below the 5 year requirement, the need to increase supply should be given considerable weight when dealing with planning applications, provided that the development would otherwise comply with national planning policies. In addition, LPA's must take steps to increase the supply of housing land. This may include reviewing the Development Plan, releasing land in its ownership, expediting planning applications or securing the provision of infrastructure for particular sites, which prospective developers may be prepared to finance in whole or in part.

TAN 2: Planning and Affordable Housing (June 2006)

7.18 TAN 2 requires LPA's in preparing their Local Development Plans to address housing land supply both for market and affordable housing. The TAN requires LPA's to:

- Include an affordable housing target in the Development Plan which is based on the housing need identified in the local housing market assessment;
- Indicate how the target will be achieved using identified policy approaches; and
- Monitor the provision of affordable housing against the target (via the Local Development Plan Annual Monitoring Report) and where necessary take action to ensure that the target is met.

7.19 The guidance also outlines the role of registered social landlords and planning obligations and conditions in securing affordable housing provided through the planning system.

TAN 4: Retailing and Town Centres (November 1996)

7.20 TAN 4 provides detailed guidance for LPA's and applicants where development proposals comprise large-scale retail floorspace. Of particular relevant is the requirement of TAN 4 to demonstrate need, impact and to follow a sequential approach to site selection for developments proposing over 2,500 sq m of gross retail floor space.

TAN 5: Nature Conservation and Planning (September 2009)

7.21 TAN 5 provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. TAN 5 brings together advice on sources of legislation relevant to various nature conservation topics which may be encountered by LPA's and applicants.

7.22 Chapter 2 of TAN 5 sets out the key principles of planning for nature conservation; Chapter 3 provides advice about the preparation and review of Development Plans, including the relevant statutory requirements; Chapter 4 addresses nature conservation in development control procedures; Chapter 5 deals with the conservation of internationally and nationally designated sites and habitats and also covers local sites; and Chapter 6 deals with the conservation of protected and priority species.

TAN 6: Planning for Sustainable Rural Communities (July 2010)

7.23 TAN 6 provides practical guidance on the role of the planning system in supporting the delivery of sustainable rural communities. Specifically the TAN provides guidance on how the planning system can contribute to:

- Sustainable rural communities;
- Sustainable rural economies;
- Rural affordable housing;
- Rural enterprise dwellings;
- One Planet Developments;
- Sustainable rural services; and
- Sustainable agriculture.

TAN 8: Planning for Renewable Energy (July 2005)

7.24 TAN 8 relates to the land use planning considerations of renewable energy in Wales, with national energy policy providing its context. The TAN requires LPA's to develop appropriate policies so that they put in place a comprehensive framework for forms of renewable energy.

7.25 The TAN provides advice on:

- Renewable Energy and Planning;
- Onshore Renewable Energy Technologies;
- Design and Energy;
- Implications for Development Plans;
- Development Control; and
- Monitoring.

7.26 Since the publication of TAN 8 there have been policy and legislative changes which have impacts upon its use and interpretation. PPW sets out these changes and as such it should be read alongside TAN 8.

TAN 10: Tree Preservation Orders (May 1997)

7.27 TAN 10 states LPA's, in the interests of amenity, are empowered to protect trees and woodlands by making Tree Preservation Orders (TPOs). The Act places a duty on LPA's to make adequate provision where appropriate for the preservation and planting of trees when granting planning permission by imposing conditions and/or making TPOs.

TAN 11: Noise (October 1997)

7.28 TAN 11 provides advice on how the planning system can be used to minimise the adverse impact of noise without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens of business. It outlines some of the main considerations which LPA's should take into account in drawing-up Development Plan policies and when determining planning applications for development which will either generate noise or be exposed to existing noise sources.

TAN 12: Design (June 2009)

7.29 TAN 12 provides LPA's and applicants with advice on the design of development, with particular guidance on:

- How 'Promoting sustainability through good design' may be facilitated through the planning system; and
- The preparation and validation of mandatory design and access statements.

TAN 13: Tourism (October 1997)

7.30 TAN 13 states that tourism makes a major contribution to the Welsh economy, provides employment in a wide variety of occupations and can bring benefits to local economies and communities in urban and rural areas. The TAN advises that tourism development can comprise a range of different, but interdependent activities and operations which overlap with sport, entertainment, the arts and other recreation and leisure activities. While it cannot be regarded as a single or distinct category of land use, the issues it raises should be addressed in preparing or revising Development Plans and may feature in development control decisions. It advises that Development Plans may provide guidance on opportunities for larger scale or innovative projects, appropriate facilities for the countryside or designated areas and the provision of facilities in historic towns and seaside resorts.

TAN 14: Coastal Planning (March 1998)

7.31 TAN 14 provides guidance on planning in the coastal zone. The TAN defines the coastal zone as a complex and dynamic zone; an area of land that is adjacent to the sea, that is considered to be mutually interdependent. The TAN gives guidance to LPA's and applicants for development for recreation; development in or around heritage coasts and non-statutory coastal groupings; and the preparation of shoreline management plans.

TAN 15: Development and Flood Risk (July 2004)

7.32 TAN15 provides technical guidance on development and flood risk and supplements the policy set out in Planning Policy Wales.

7.33 It provides specific advice on:

- Development advice maps;
- Nature of development or land use;
- Justifying the location of built development;
- Assessing flooding consequences;
- Surface water run-off from new development;
- Action through Development Plans; and
- Development Control.

TAN 16: Sport, Recreation and Open Space (January 2009)

7.34 TAN 16 provides advice for communities, developers and LPA's preparing local Development Plans and taking decisions about planning applications. The TAN contains advice about:

- The preparation of Open Space Assessments;
- Keeping existing facilities;
- The provision of new facilities; and
- Topics related to water based recreation, off-road recreational vehicles, allotments and spaces for children's and young people's play.

7.35 TAN 16 also discusses development management issues about the design of facilities and spaces, and noise and accessibility. It also considers how planning agreements can help the provision and maintenance of facilities.

TAN 18: Transport (March 2007)

7.36 TAN 18 provides guidance on the integration of land use and transport planning. It explains in detail how transport impacts should be assessed and mitigated in new development. The TAN provides applicants with advice on:

- The integration between land use planning and transport;
- Location of development;
- Parking;
- Design of development;
- Walking and cycling;
- Public transport;
- Planning for transport infrastructure; and
- Assessing impacts and managing implementation.

TAN 20: The Welsh Language – Unitary Development Plans and Planning Control (June 2000)

7.37 TAN 20 highlights the importance that the land use planning system has on the needs and interests of the Welsh language and how it can be utilised to effectively contribute to its wellbeing.

7.38 The TAN states that in determining individual planning applications and appeals where the needs and interests of the Welsh language may be a material consideration decisions must, as with all other planning applications, be based on planning grounds only and be reasonable. These planning grounds include adopted Development Plan policies, including those which have taken the needs and interests of the Welsh language into account. The TAN confirms that LPA's should determine planning applications in accordance with the adopted Development Plan unless material considerations indicate otherwise.

TAN 21: Waste (November 2001)

7.39 The TAN is intended to facilitate the introduction of a comprehensive, integrated and sustainable land use planning framework for waste management in Wales. The technical advice also refers to the relationship between the local planning authorities and the Environment Agency, as competent authorities for the planning system and pollution control regime respectively.

7.40 The key issues addressed in TAN 21 include:

- Planning framework in Wales;
- Regional co-ordination in Wales;
- Principles and techniques;
- Planning considerations in waste issues;
- Unitary Development Plans;
- Development control; and
- Types of waste.

TAN 22: Sustainable Buildings (June 2010)

7.41 TAN 22 provides guidance to help LPA's and developers implement the national planning policy on sustainable buildings. It provides further detailed advice on the national planning policy on sustainable buildings set out in Section 4.11, Chapter 4 of PPW.

7.42 The guidance provides an introduction to:

- Sustainable buildings and the standards of assessment;
- The design solutions that may be used to meet these Standards; and
- Further design guidance on delivering low carbon buildings.

7.43 It also sets out a 'Policy Implementation Map' to guide developers and LPA's through the steps necessary. The TAN verifies requirements relating to Code for Sustainable Homes and BREEAM targets.

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

7.44 The Wales Spatial Plan was adopted by Welsh Government in November 2004 and updated in 2008 is a 20-year plan for the sustainable development of Wales. The Spatial Plan is the overarching framework for spatial planning in Wales and seeks to promote:

- *Economic development and the long term goal of full employment at a rate of 80%;*
- *Regeneration programmes in various parts of Wales;*
- *Improving skill levels in the workforce;*
- *Improving regional and national strategic planning for transport;*
- *Reducing annual greenhouse gas emissions;*
- *Understanding and meeting affordable housing needs;*
- *Making the right decisions, and getting the most benefit from specific major investment decisions, affecting public services;*
- *Helping to shape our capital investment though the Strategic Capital Investment Framework.*

7.45 The Spatial Plan presents the Area Strategies for the six identified Plan Areas. Holyhead is located within the North West Wales Region with an overall vision for

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

7.46 The priorities for achieving the vision are provided at paragraph 17.5 and are summarised as:

- *Appropriate and planned spatial development of the Area including facilitating a strong Menai area, the network of linked settlements on both sides of the Menai Strait extending to Llangefni, the Llandudno hub and*

developing identified secondary hubs in the north and south of the region, including the appropriate mechanisms to spread benefit and facilitate indigenous growth in key rural communities and the wider rural area responding to their development needs to create sustainable places for future generations;

- *Developing key sectors, including agriculture, manufacturing and their associated industries, supporting their transition from low to high value activity and broadening of the Area's economic base through increased entrepreneurship [sic] facilitated by appropriate physical and ICT infrastructure;*
- *Developing an outward-looking and confident knowledge based economy, with particular emphasis on bio sciences, geo science, environmental goods and services, marine science, medical technology, renewable energy, nuclear decommissioning technologies and creative industries, recognising the key role Bangor University has in supporting this and seeking to ensure that the benefits are derived across the region;*
- *Maximising the opportunities of Holyhead as a major international gateway and the A55 and E22 Trans European Networks route as a key transportation corridor, particularly between the prosperous economies of Ireland, North East Wales and beyond, whilst ensuring appropriate transport links between the hubs and rural areas are adequate to provide access to services, employment and leisure opportunities;*
- *Capitalising on the region's outstanding environment, including the coast, ecological and historical heritage, and strong cultural identity to promote and develop healthier communities and build higher-value sustainable tourism. The latter includes the development of the Area as a quality destination, including improving the accommodation stock and realising the potential of marine leisure and outdoor activities.*

7.47 The Plan makes specific reference to investment in Holyhead at paragraph 17.11:

"Investment in the secondary hubs of Holyhead and Porthmadog-Pwllheli will underpin the spread of prosperity and sustainable growth from the principal hubs. Holyhead features as a key international gateway. Work is underway on a Holyhead waterfront masterplan where there are opportunities for exploiting the benefits accruing from links with Ireland with the development of Parc Cybi, a new mixed-use employment and residential site, the new marina/ leisure opportunities and the potential to capture the cruise ship sector."

Development Plan Policies

Local Planning Policy

The Anglesey Local Plan

7.48 The Anglesey Local Plan adopted in December 1996 provides local planning policy guidance and covers the period 1991-2001.

7.49 The following table shows a summary of the Local Plan policies which are considered to be of relevance.

Table 7.3: Relevant Anglesey Local Plan Policies

Local Plan Policy	Summary
Policy 1: General Policy	<p>Policy 1 sets out the Council's methodology for determining planning applications. The policy provides a checklist for considering a planning application or other submission (e.g. for an advertisement, listed building consent, local authority or Central Government development).</p> <p>It confirms that all policies and proposals in the Local Plan should be read with this checklist in mind when planning applications are being prepared and determined.</p>
Policy 2: New Jobs	<p>This policy reflects the approach to employment creating development in the County Structure Plan. It states that all proposals will be considered under other policies of the Structure and Local Plan, including those relating to access, parking and traffic considerations, protecting the amenity of any nearby properties, design, landscape, and pollution. Site allocations proposals S1 to S35 include the uses identified as being appropriate for these sites.</p> <p>The policy states:</p> <p><i>"The Council will support job creating projects on the sites allocated on the Proposals Map and detailed in Proposals S1 to S35 where they accord with the criteria in Policy 1.</i></p> <p><i>Employment creating development on other sites within or on the edge of existing recognised settlements will be permitted where they are of a scale and type compatible with the surrounding area, and accord with other policies of this plan.</i></p> <p><i>On sites outside existing settlements, the Council will permit employment developments only in exceptional circumstances where the applicant has been able to demonstrate specific locational requirements and economic benefits which would justify allowing the proposal"</i></p>
Policy 3: Ty Mawr Farm, Holyhead	<p>Policy 3 provides site-specific policy detail for the Ty Mawr Farm allocation (Proposal S1).</p> <p>The policy states:</p> <p><i>"Land is allocated for commercial development at Ty Mawr Farm, Holyhead. The Council proposes that the following uses will be included in the development:</i></p> <ul style="list-style-type: none"> <li data-bbox="572 1635 1406 1693">▪ <i>A reserved site for a large single business/industrial user requiring a site of about 200 acres.</i> <li data-bbox="572 1693 1406 1751">▪ <i>A service area of up to about 5 acres incorporating a motel, petrol station, restaurant and shop operation.</i> <li data-bbox="572 1751 1406 1787">▪ <i>Extensive landscaping.</i> <p><i>Any development should be subject to a detailed design brief which shall give careful treatment to the ancient monuments within the site, respect existing landscape features and include extensive new landscaping.</i></p> <p><i>The final design will depend on the alignment and junction position of the proposed new A5/A55 dual carriageway and access roads".</i></p>

Local Plan Policy	Summary
Policy 5: Design	<p>Policy 5 relates to the design of new employment proposals, stating that:</p> <p><i>"The Council will require that employment proposals will provide high standards of infrastructure, layout, design and landscaping".</i></p>
Policy 8: Holiday Accommodation	<p>Policy 8 advises on the provision of high quality holiday accommodation.</p> <p>The Policy states:</p> <p><i>"Applications for high quality holiday accommodation will be permitted where they do not conflict with other policies of this plan. In particular, the Council will favourably consider proposals which form an integral part of an overall scheme which adds to tourism and recreation facilities in the area".</i></p> <p>The text supporting Policy 8 states that is designed to encourage the development of high quality visitor accommodation in the right location.</p>
Policy 14: Recreation and Community Facilities	<p>Policy guidance for the development of recreational and leisure facilities is set out at Policy 14.</p> <p>It states that as an enabling authority, the Council will encourage new recreation facilities, particularly those which make-up the deficiencies indicated in appropriate locations:</p> <p><i>"The Council will permit the development of recreational and leisure facilities as shown on the Proposals Map and detailed in Proposals FF9, FF11, FF15, FF16, FF18, FF21, FF22, FF23, FF31, FF32 and FF38. Other schemes will be permitted where they:</i></p> <ul style="list-style-type: none"> <li data-bbox="620 1215 1406 1271">▪ <i>Increase the quality and range of facilities for local residents and visitors;</i> <li data-bbox="620 1271 1406 1304">▪ <i>Relieve pressure on more environmentally sensitive areas;</i> <li data-bbox="620 1304 1406 1361">▪ <i>Increase public access to open areas which have recreational value"</i>
Policy 19: Shopping	<p>Policy 19 provides the Council's approach toward the determination of retail development outside of existing shopping centres. The policy states:</p> <p><i>"Applications for retailing outside existing shopping centres will be permitted where they:</i></p> <ul style="list-style-type: none"> <li data-bbox="572 1596 1406 1653">▪ <i>Are incapable, due to the scale and nature of their activities, of being built on land within existing centres.</i> <li data-bbox="572 1653 1406 1709">▪ <i>Do not harm the vitality or viability of existing centres as a whole.</i> <li data-bbox="572 1709 1406 1765">▪ <i>Are in locations convenient for public transport, delivery vehicles and private cars.</i> <li data-bbox="572 1765 1406 1821">▪ <i>Are within or adjoining existing settlements".</i>

Local Plan Policy	Summary
Policy 23: Public Transport	<p>Policy 23 relates to the proximity of new development to public transport:</p> <p><i>"Development which is poorly related to public transport will be refused unless more accessible locations are shown to be unsuitable".</i></p>
Policy 26: Car Parking	<p>The Council's parking requirements for new development are set out at Policy 26. The policy states:</p> <p><i>"Proposals for development will be expected to incorporate adequate and appropriate amounts of on-site parking".</i></p>
Policy 28: Tidal Inundation and River Flooding.	<p>Policy 28 relates to management of flood risk from tidal and river sources in relation to new development. The Policy states:</p> <p><i>"The Council will refuse applications for development:-</i></p> <ul style="list-style-type: none"> <i>i) In areas liable to tidal inundation or river flooding.</i> <i>ii) Which would involve the loss of natural flood plain.</i> <i>iii) Which would increase the risk of flooding to other areas.</i> <i>iv) Which would harm or impair the maintenance or management of river and sea defences."</i>
Policy 30: Landscape	<p>Policy 30 of the Local Plan relates to development in designated Areas of Outstanding Natural Beauty and the Heritage Coast. It states:</p> <p><i>"Within the Area of Outstanding Natural Beauty (which includes defined Heritage Coast) shown on the Proposals Map, the Council will give priority to the protection and enhancement of the landscape when considering planning applications".</i></p>

Local Plan Policy	Summary
Policy 31: Special Landscape Areas	<p>Policy 31 considers that all parts of Anglesey have special landscape qualities and that the conservation of natural beauty should be the overriding objective in Areas of Outstanding Natural Beauty and along the Heritage Coast. The policy states:</p> <p><i>"With the exception of the AONB, and that land which falls within the settlement boundaries as defined in the Plan, the island is designated as a Special Landscape Area.</i></p> <p><i>Proposals for development in the Special Landscape Area will be expected to have particular regard to the special character of their surroundings.</i></p> <p><i>In considering the landscape impact of any proposal, the Council will need to be satisfied that the development can be fitted into its surroundings, without unacceptable harm to the general landscape character, before planning permission is granted".</i></p> <p>Text supporting this Policy (Para 4.27) recognises that Anglesey is a series of working communities. The Plan accepts that development will be needed to support these communities.</p>
Policy 32: Landscape (Tress, Hedgerows and other Features)	<p>Policy 32 advises that the Council will refuse applications which result in the loss of trees, hedgerows, stone walls, 'cloddiau' and other traditional landscape features unless acceptable proposals are included for their replacement.</p> <p>The policy states that appropriate management of these features will be encouraged generally and particularly by the imposition of conditions on planning permissions where appropriate, the use of planning obligations and by entering management agreements with landowners and developers where appropriate.</p>
Policy 33: Nature Conversation	<p>Policy 33 relates to the protection of designated sites for nature conversation. The policy advises that:</p> <p><i>"The Council will refuse to permit any development that will unacceptably affect either directly or indirectly, any notified or proposed Site of Special Scientific Interest (SSSI), Local Nature Reserve (LNR), or Marine Nature Reserve (MNR)".</i></p>
Policy 34: Nature Conversation (Non-Statutory Sites)	<p>Guidance for the determination of proposals that affect non-statutory sites of nature conservation value is set out at Policy 34:</p> <p><i>"The Council will ensure that non-statutory sites known to be important for nature conservation including sites of geological importance and fisheries are protected from damaging or inappropriate development".</i></p>
Policy 35: Nature Conservation (Protected Species)	<p>Policy 35 sets out guidance relating to protected species:</p> <p><i>"Development will be permitted away from sites recognised as being important for nature conservation, provided that it does not have an adverse impact on a wildlife species with statutory protection and accords with the other policies of this plan".</i></p>

Local Plan Policy	Summary
Policy 36: Development on the Coast	<p>Policy 36 provides guidance for new development in coastal locations:</p> <p><i>"Development will not be permitted in the undeveloped areas on and adjoining the coast where the nature or scale of the development would harm the character of the coast. Proposals in such areas will be considered in terms of:</i></p> <ul style="list-style-type: none"> <i>i. The need for a coastal location;</i> <i>ii. Effects on features of:</i> <ul style="list-style-type: none"> <i>a. landscape significance;</i> <i>b. nature conservation or historic value;</i> <i>c. tourism, recreation or general amenity value.</i> <i>iii. Potential effects on the marine environment;</i> <i>iv. Risk, including flooding, erosion and land instability".</i>
Policy 37: Public Access	<p>Policy 37 encourages proposals that improve access to the coast and countryside:</p> <p><i>"Proposals encouraging pedestrian access to the coast and countryside will be permitted provided it can be demonstrated that they are not damaging to nature conservation. The Council will give priority to the development of a Coastal Footpath Network and links from this to leisure facilities and population centres inland".</i></p>
Policy 39: Archaeological Sites	<p>Guidance for Scheduled Ancient Monuments and other archaeological features is set out in Policy 39:</p> <p><i>"The Council will use its planning powers to ensure that Scheduled Ancient Monuments and their settings are retained intact. Unscheduled archaeological sites and their settings of sufficient importance to merit preservation will also be protected. Where proposals affect other unscheduled archaeological remains which do not merit preservation, provision will be made for an appropriate archaeological response. Schemes for the development of visitor and educational facilities on suitable sites will be permitted provided that the archaeological site is not put at risk".</i></p>
Policy 41: Conservation of Buildings	<p>Policy 41 relates to buildings of special architectural character and historic interest and advises that:</p> <p><i>"Buildings of special architectural and historic interest and their settings will be protected from unsympathetic development, alterations or demolition. Appropriate uses which help to preserve their character and fabric will be permitted".</i></p>

Local Plan Policy	Summary
Policy 42: Design	<p>Policy 42 provides detailed design guidance for applicants:</p> <p><i>"The Council will favour proposals for development which promote a high quality of design. In considering proposals, the Council will take into account :</i></p> <ul style="list-style-type: none"> i. <i>How well the development fits in with its surroundings;</i> ii. <i>The quality of its layout, design and external finishes;</i> iii. <i>The provisions made for landscaping and for the protection of existing trees on a site;</i> iv. <i>The provision made for pedestrian access and circulation;</i> v. <i>The extent to which the proposal, by nature of its siting and design, promotes energy conservation and reduces the opportunity for crime;</i> vi. <i>The extent to which proposals meet the need to minimise artificial light pollution into the sky and beyond the boundaries of the site".</i>
Policy 48: Housing Development Criteria	<p>Local Plan Policy 48 sets out a series of criteria which proposals for new residential development should take into account:</p> <p><i>"Planning permission for new houses will be granted where proposals satisfactorily take into account:</i></p> <ul style="list-style-type: none"> i. <i>The needs and interests of the Welsh Language.</i> ii. <i>The size, physical character and landscape setting of the settlement.</i> iii. <i>The quality of its design and layout and how well it fits in with existing development.</i> iv. <i>Access, traffic and parking considerations.</i> v. <i>The need to protect sites or areas of nature conservation, landscape, archaeological, scientific or architectural importance.</i> vi. <i>The availability and adequacy of suitable sewerage services, either existing or capable of being provided at acceptable cost.</i> vii. <i>The availability of social and community facilities.</i> viii. <i>The need to protect the best and most versatile agricultural land.</i> ix. <i>The need to protect mineral resources".</i>

Local Plan Policy	Summary
Policy 53: Housing in the Countryside	<p>Policy 53 sets out the Council's approach for the determination of planning applications for residential development in the open countryside:</p> <p><i>"On land in the open countryside the Council will refuse permission for new dwellings except where all the following criteria are satisfied:</i></p> <p><i>It has been demonstrated to the satisfaction of the local planning authority that an essential and long-term need exists for the dwelling to accommodate a full-time worker, such as a farm worker or forestry worker, who must live on the spot rather than in a nearby settlement.</i></p> <p><i>No existing redundant building suitable for conversion to residential use is available on the premises.</i></p> <p><i>No other site or accommodation is suitably located and available, such as houses for sale or plots with planning permission.</i></p> <p><i>The proposal is sited as close as possible to any existing groups of buildings, and would not constitute a prominent and isolated feature in the landscape.</i></p> <p><i>The design of the dwelling is sympathetic to the rural character of the locality in terms of scale, massing, design, materials and colour, and incorporates careful landscaping and treatment of boundaries".</i></p>

The Gwynedd Structure Plan

7.50 The Gwynedd Structure Plan (Structure Plan) provides the strategic guidance for development on Ynys Môn for the period 1991 to 2006.

7.51 The following table shows a summary of the Structure Plan policies which are considered to be of relevance:

Table 7.4: Relevant Gwynedd Structure Plan Policies

Structure Plan Policy	Summary
Strategic Policy 1	<i>"Settlements in Gwynedd will be developed at a rate consistent with the needs of their communities for housing, work, leisure and community services, within a framework of policies which safeguard community life, and help conserve the environment".</i>
Strategic Policy 2	<i>"To maintain the role of those focal centres which provide concentrations of employment opportunities, larger leisure facilities and other services".</i>

Structure Plan Policy	Summary
Strategic Policy 3	<p><i>"To facilitate and promote employment opportunities at a suitable scale and at suitable locations throughout the County taking particular note of:</i></p> <ul style="list-style-type: none"> <i>i. The economic development opportunities of the A55 improvements and other improvements in communication;</i> <i>ii. The need for integrated development by local authorities and development agencies to find suitable opportunities across the whole County;</i> <i>iii. Directing attention towards the regeneration of a number of towns and other communities in the County."</i>
Strategic Policy 4	<p><i>"In considering development proposals, to have regard to the need to both protect and enhance the marine, coastal, terrestrial and atmospheric environments of the County."</i></p>
Strategic Policy 5	<p><i>"To recognise that the Welsh language is a material consideration in assessing the implications of development in Gwynedd. This will be implemented in a manner which ensures that the aim of safeguarding and nurturing the use of the Welsh language in Gwynedd is achieved".</i></p>
Strategic Policy 6	<p><i>"In the light of the other elements of this strategy, special consideration will be given to the scale, rate, and phasing of development. Other agencies will be encouraged to do the same, in order that existing communities are not 'swamped' by change."</i></p>
Housing Policy A1	<p><i>"Sufficient land (including that with planning consent) will be made available for housing to allow for the development of some 9,070 additional dwellings in Gwynedd during the period 1991 to 2006, distributed as follows:</i></p> <ul style="list-style-type: none"> <i>▪ Aberconwy 2,000;</i> <i>▪ Arfon 2,000;</i> <i>▪ Dwyfor 900;</i> <i>▪ Meirionnydd 1,000; and</i> <i>▪ Ynys Môn 3,170"</i>
Housing Policy A2	<p><i>"Housing land to meet the requirements of policy A1 will be located within, or on the edge of, existing settlements at a scale which reflects the settlement's existing population as a proportion of the total population of the relevant district".</i></p>
Housing Policy A3	<p><i>"The scale and phasing of new housing development will be expected to take account, as and where appropriate, of the following factors:</i></p> <ul style="list-style-type: none"> <i>i. The scale and character of existing development;</i> <i>ii. Landscape and environmental considerations;</i> <i>iii. The needs and interests of the Welsh language;</i> <i>iv. The need to protect mineral resources;</i> <i>v. The need to protect sites of archaeological, scientific or nature conservation importance;</i> <i>vi. The availability of social and community facilities;</i> <i>vii. The availability of services, either existing or capable of being provided at an acceptable cost;</i> <i>viii. Access and traffic considerations;</i> <i>ix. Accessibility to employment;</i> <i>x. The need to protect the best and most versatile agricultural land."</i>

Structure Plan Policy	Summary
Housing Policy A6	<i>"New dwellings in the open countryside will be permitted only in exceptional circumstances, in particular where a dwelling is essential to house a farm or forestry worker who must live on the spot rather than in a nearby settlement."</i>
Housing Policy A7	<i>"A five-year supply of land available for housing will be maintained in each district to meet the requirements set out in Policy A1."</i>
Housing Policy A9	<i>"Where there is a demonstrable lack of affordable housing to meet local needs, the local planning authority may seek to negotiate to include an element of affordable housing in new schemes of a substantial size on land allocated for residential development. Clear arrangements will be made to ensure that such housing is reserved for those who need it."</i>
People and Jobs Policy B1	<i>"Employment generating developments which increase employment opportunities, which do not create unacceptable changes to the environment, and are acceptable to the Local Planning Authority in terms of location, siting, scale, design, access and landscaping will be permitted."</i>
People and Jobs Policy B2	<p><i>"Employment provision will be encouraged by ensuring an adequate supply of land and/or buildings at suitable locations as follows:</i></p> <p><i>Ynys Mon:</i></p> <p><i>Employment estates:</i></p> <p><i>Llangefni, Gaerwen, Amlwch, Holyhead, Valley, Rhosgoch, Mona Airfield".</i></p>
People and Jobs Policy B3	<i>"Prestige locations as identified in Policy B2 above will be retained for uses which clearly require such a location and are included in class B1 in the town and country planning (use classes) order 1987".</i>
People and Jobs Policy B4	<i>"Sites identified in accordance with Policy B2 will be protected from other forms of development including housing and retailing".</i>
People and Jobs Policy B10	<i>"Facilities which support agricultural, forestry and inshore fishing industries will be encouraged to locate either at existing and proposed employment centres or at sites related to the source of production, subject to safeguards for the protection of the environment and the local community".</i>
Energy Policy C8	<i>"In determining a planning application it will be a material consideration for the local planning authority whether the proposal makes a positive contribution to energy conservation by the nature of the development itself, its location and the design elements, and the choice of materials used."</i>
Tourism and Recreation Policy CH1	<i>"Proposals for recreation and tourist development will be permitted where they accord with the policy framework of this plan which is aimed at the creation of employment, and the safeguarding of the environment and the local community."</i>
Tourism and Recreation Policy CH2	<i>"The development of new high quality holiday accommodation and the upgrading of existing holiday accommodation will be permitted where they do not conflict with other policies of this plan".</i>

Structure Plan Policy	Summary
Tourism and Recreation Policy CH10	<p><i>"The County Council will support the development of visitor attractions and countryside recreation facilities which are compatible with the culture, history and natural environment of Gwynedd, offer additional all-weather facilities to complement the existing natural attractions of the County and which do not have a detrimental effect on the environmental and local community".</i></p>
Tourism and Recreation Policy CH11	<p><i>"The County Council will encourage the development, at appropriate locations, of all-weather facilities compatible with the overall strategy of the plan especially those capable of use by both residents and tourists".</i></p>
Tourism and Recreation Policy CH12	<p><i>"To develop a network of waymarked public footpaths bridleways and cycleways that can meet the needs of the following:</i></p> <ul style="list-style-type: none"> <i>i. Intense local use of links and circuits in villages and towns;</i> <i>ii. Short and medium distance walks related to car parks recreational sites and picnic areas thereby enhancing opportunities for informal recreation;</i> <i>iii. Opportunities for medium and long distance walking, cycling and riding routes;</i> <i>iv. Opportunities for access by special needs groups, e.g. Disabled and handicapped;</i> <i>v. To ensure that all rights of way are signed".</i>
Tourism and Recreation Policy CH18	<p><i>"The County Council will, support the development of the following major recreation routes:</i></p> <ul style="list-style-type: none"> <i>i. North Wales coastal footpath</i> <i>ii. Ynys Mon coastal footpath</i> <i>iii. Dwyfor coastal footpath</i> <i>iv. The route of the former welsh highland railway from Llanwnda to Beddgelert and Porthmadog</i> <i>v. Trawsfynydd to Bala</i> <i>vi. Other opportunities consistent with the policies of this plan which may present themselves".</i>
Environment Policy D1	<p><i>"It is the policy of the County Council to protect and enhance the environment of Gwynedd and in particular of</i></p> <ul style="list-style-type: none"> <i>i. The Snowdonia National Park;</i> <i>ii. Llyn and Ynys Môn AONBs;</i> <i>iii. Heritage Coast".</i>
Environment Policy D3	<p><i>"Outside of the Snowdonia National Park and the Areas of Outstanding Natural Beauty local planning authorities will identify landscape conservation areas, including those shown on the key diagram, in order to conserve their attributes and they will have particular regard to the special character of each locality when considering proposals for development. In order to minimise its impact, development will only be permitted if it is capable of being satisfactorily integrated into the landscape".</i></p>

Structure Plan Policy	Summary
Environment Policy D4	<i>"Careful location, siting and design will be a material consideration in the determination of all applications for development in order to minimise any adverse impact on the environment. Where appropriate, planning applications should be accompanied by a comprehensive Environmental Statement in accordance with the relevant legislation."</i>
Environment Policy D5	<i>"There will be a presumption against proposals to develop sites along the coastline outside the main settlements which would conflict with its landscape character and nature conservation value".</i>
Environment Policy D7	<i>"The retention in farming use of agricultural land within classification grades 1, 2 and 3a will be encouraged through the control of development".</i>
Environment Policy D9	<i>"Within environmentally sensitive areas, development that does not conform with the policies of this plan and the essential character of the countryside will not be permitted".</i>
Environment Policy D10	<i>"To ensure that the county's heritage of wild flora and fauna and geological and physiographic features are safeguarded, particularly NNR's, SSSI's, RSPB reserves, wetlands, Ramsar Sites, Special Protection Areas (under EC bird directive 74/409), local nature reserves and other areas of high nature conservation interest"</i>
Environment Policy D11	<i>"The nature and quality of linear landscape areas such as river valleys and estuaries will be protected"</i>
Environment Policy D14	<i>"The protection, maintenance and expansion of broad leaved woodlands will be encouraged so as to benefit the native woodland fauna and flora, and to conserve the qualities of the landscape"</i>

Structure Plan Policy	Summary
Environment Policy D15	<p><i>"In considering proposals for development the planning authorities will ensure that:</i></p> <ul style="list-style-type: none"> <i>i. Scheduled Ancient Monuments and their settings will be preserved intact;</i> <i>ii. Areas of archaeological importance and unscheduled archaeological sites (including those important sites which are presently unknown but which may be discovered during the Plan period) and their settings which are considered to be of sufficient regional, local or academic interest to merit preservation, will be preserved and planning permission will be refused;</i> <i>iii. For archaeological sites not meriting preservation, planning consent will be withheld until provision has been made by the developer for an appropriate archaeological response before and during development, either through written legal agreement or through the attachment of conditions to any planning consent;</i> <i>iv. For archaeological sites of unknown importance and areas of high archaeological potential provision will be made for investigation before and during development;</i> <i>v. Schemes for development of visitor and educational facilities at and management of appropriate archaeological sites will be encouraged provided they comply with the above."</i>
Environment Policy D16	<p><i>"There will be a presumption in favour of retaining a representative selection of industrial, archaeological site and monuments which will be protected from redevelopment and derelict land reclamation schemes".</i></p>
Environment Policy D20	<p><i>"There will be a presumption against development which will:</i></p> <ul style="list-style-type: none"> <i>i) Discharge effluent in a manner which is likely to impair the quality of coastal, river, inland or ground water</i> <i>ii) Increase levels of air or odour pollution</i> <i>iii) Introduce major noise or vibration nuisance</i> <i>iv) Overload the sewer network beyond acceptable levels</i> <i>v) Overload any existing sewage disposal facility beyond acceptable levels"</i>
Environment Policy D21	<p><i>"Any proposals to alter, extend, render or otherwise change a 'Listed Building' shall respect the setting, form, scale, mass, materials and character of the original."</i></p>
Environment Policy D22	<p><i>"Any development or redevelopment in close proximity to a 'Listed Building' and having a bearing in its setting and character will be carefully controlled."</i></p>

Structure Plan Policy	Summary
Environment Policy D23	<p><i>"Applications for the demolition of any 'listed building' will be granted only if the reasons for demolition are acceptable to the local planning authority and are accompanied by full detailed proposals for the after-use of the site which meet the approval of the local planning authority. The following factors will be taken into account:</i></p> <p class="list-item-l1"><i>I. The importance of the building both intrinsically and relatively bearing in mind the number of other buildings of special architectural or historic interest in the neighbourhood</i></p> <p class="list-item-l2"><i>i. Architectural merit and historic interest;</i></p> <p class="list-item-l1"><i>ii. The condition of the building, the cost of repairing and maintaining it relative to its importance and whether it has already received or been promised grants;</i></p> <p class="list-item-l1"><i>iv. The importance of any alternative use for the site and in particular whether the use of the site for some public purpose could enhance the environment especially of other listed buildings in the area or whether in a run-down area a limited redevelopment might bring new life and make other listed buildings more economically viable".</i></p>
Environment Policy D32	<p><i>"All planning applications should show due regard to their site configuration and include proposals to provide for suitable landscaping schemes where appropriate."</i></p>
Community Services Policy F6	<p><i>"Provision of indoor facilities to remedy existing deficiency of leisure facilities at all focal centres in the County, and at other settlements which can support such facilities, is encouraged."</i></p>
Transport Policy FF11	<p><i>"Developments which give rise to a significant increase in traffic generation will be permitted only where existing highways are adequate to cater for increased use, unless:</i></p> <p class="list-item-l1"><i>i. funds can be made available for highway improvements that facilitate Local Authority industrial developments;</i></p> <p class="list-item-l1"><i>ii. Private developers are willing to pay for necessary road works."</i></p>
Transport Policy FF12	<p><i>"The County Council will relate the parking provision to be required in connection with all forms of development, redevelopment or change of use to the appropriate current standards. These standards will be related to the type and density of the proposed development, its location and the ability of the surrounding highway to cater for increased traffic flows."</i></p>
Transport Policy FF15	<p><i>"The requirements of pedestrians, the disabled, the elderly and pram or wheelchair users will have to be assessed in new and remodelled developments so as to provide for convenient and safe access."</i></p>

Structure Plan Policy	Summary
Transport Policy FF16	<i>"The operational needs of public transport operators and users will be provided for in the design and construction of new and improved developments, redevelopment of town centres, pedestrianisation of town centres shopping streets, new shopping developments, new substantial employment generators, leisure centres and any other major developments that will generate custom for public transport."</i>
Transport Policy FF17	<i>"The availability of good public transport facilities will be an important factor in considering applications for development which either depends largely on access by non-car owners or could generate substantial loadings for public transport."</i>

Other Relevant Planning Guidance

7.52 In addition to the Local Plan and Structure Plan, other relevant planning guidance should also be taken into account in determining the application submission. This relevant guidance is set out below:

The Stopped Anglesey UDP

7.53 As a result of the provisions of the Planning and Compulsory Purchase Act 2004, IOACC resolved to stop work on their Unitary Development Plan and move to the new Local Development Plan (LDP) system on the 1st December 2005.

7.54 The Inspector's Report, in combination with the associated recommendations, formed the last stage of the UDP and the document was never formally adopted. The County Council received an Official Order from the Welsh Assembly Government providing confirmation that the 2001 Deposit Plan, as amended by the Inspector's Report, in combination with the Recommendations can be given weight as a material consideration when dealing with planning applications until the LDP has been adopted. The 'Stopped UDP' therefore forms a material consideration in the determination of the proposals.

7.55 The Stopped UDP sets out a number of policies which are of relevance as summarised below:

Table 7.5: Summary of Relevant UDP Policies

Stopped UDP Policy	Summary
Part One Policy PO1: Employment	<i>"Provision will be made for the development of employment land totalling 189.06 hectares over the period 2001 – 2016 and employment creating opportunities in suitable locations across the island will be permitted".</i>
Part One Policy PO2: Settlement Strategy and Hierarchy	<i>"Provision will be made to sustain communities on Ynys Môn according to their place in settlement strategy and hierarchy consisting of Main Centres, Secondary Centres, Villages and Countryside Hamlets and Clusters. Open Countryside will be protected from harmful development.</i> <i>Provision will be made for the development of 1800 dwellings on Ynys Môn for the period 2001 – 2016 through a combination of new build and conversion".</i>

Stopped UDP Policy	Summary
Part One Policy PO3: Language and Culture	<p><i>"The Welsh language and culture will be promoted and protected by permitting developments which help strengthen those communities where the Welsh language is part of the social fabric of the community.</i></p> <p><i>Development that would have a significantly harmful effect on the use of the Welsh language in a community will not be permitted".</i></p>
Part One Policy PO4: Integrated Transport and Location of Development	<p><i>"Development will be required to locate in places that provide opportunities to encourage access by foot, cycle, bus, train, sea and air in order to reduce the dependence on private car usage and reduce journey lengths".</i></p>
Part One Policy PO7: Tourism	<p><i>"Developments which provide a diverse, high quality and sustainable tourism industry will be permitted".</i></p>
Part One Policy PO8: Environment	<p><i>"Development which causes significant harm to the natural and historic environment will not be permitted.</i></p> <p><i>The Anglesey Area of Outstanding Natural Beauty, Special Areas for Conservation, Scheduled Ancient Monuments, Special Protection Area, Sites of Special Scientific Interest (SSSI), National Nature Reserves, World Heritage Sites, Listed Buildings and Conservation Areas will be preserved or enhanced."</i></p>
Part One Policy PO8a: Undeveloped Coast	<p><i>"Development will only be permitted in the undeveloped areas on and adjoining the coast where the nature and scale of the development would not harm the character of the coast where:</i></p> <ul style="list-style-type: none"> <li data-bbox="488 1230 1431 1298"><i>i) a coastal location is essential and no alternative sites within the developed coastline are available or suitable and,</i> <li data-bbox="488 1320 1431 1388"><i>ii) there will not be an unacceptably adverse impact on tourism, recreation or general amenity value and,</i> <li data-bbox="488 1410 1431 1455"><i>iii) coastal erosion or land instability will not be exacerbated and / or,</i> <li data-bbox="488 1477 1431 1545"><i>iv) there will not be any unacceptable impact on the marine environment and / or,</i> <li data-bbox="488 1567 1431 1635"><i>v) it would cause no unacceptable impact on non tidal water features and associated habitats (ponds, wetlands, and river corridors) and / or,</i> <li data-bbox="488 1657 1431 1702"><i>vi) there is no current or prospective risk of marine inundation."</i> <li data-bbox="488 1724 1431 1769"><i>vii)</i>

Stopped UDP Policy	Summary
General Policy GP2: Design	<p><i>"New development should promote a high quality of design and take into account all of the following criteria:</i></p> <ul style="list-style-type: none"> <i>i) how well the development fits in with the character of its surroundings and respects the site and its setting;</i> <i>ii) the quality of its layout, design; use of local distinctive materials or materials of equivalent characteristics, roofing and other external finishes;</i> <i>iii) that the form, proportion; density and scale of the development is in harmony with its surroundings;</i> <i>iv) the provision made for boundary details, for landscaping and the protection of existing trees on a site;</i> <i>iv) the current nature conservation value of the site and the contribution landscaping proposals make to enhancing biodiversity;</i> <i>v) the integration of highway and traffic safety considerations along with pedestrian, public transport and cycle movements;</i> <i>vi) the extent to which the proposal, by nature of its siting and design promotes energy conservation and water saving measures;</i> <i>vii) the need to reduce crime;</i> <i>viii) the extent to which the proposal meets the need to minimise artificial lighting pollution into the sky and beyond the boundaries of the site;</i> <i>ix) the links between public and private spaces around developments;</i> <i>x) the use of bilingual signage.</i> <p><i>The Council will also look for the application of sustainable principles in design including waste water usage within the site, minimisation of waste and energy management".</i></p>
Employment Policy EP2: Protecting Employment Land	<p><i>"Employment land identified in accordance with Employment Policy 1 as S1, S2, S3, S4, S5, S9, S10, S11, S16, S17, S18, S19 & S23 will be protected for employment related purposes and not released for retail, leisure or housing development. The prestige site at Llangefn (S23) will be restricted to development which falls within Use Class B1".</i></p>
Employment Policy EP3: Local Action Area	<p><i>"A Local Action Area is designated for Holyhead within which new development, redevelopment, rehabilitation and improvement which improves the town and port of Holyhead will be permitted".</i></p>

Stopped UDP Policy	Summary
Employment Policy EP4: Other Employment Opportunities and Rural Diversification	<p><i>"Proposals which increase or diversify the range of employment opportunities, including rural diversification, will be permitted where they are of a scale and type compatible with the surrounding area or do not cause significant harm.</i></p> <p><i>Sites will not be permitted where there are:</i></p> <p><i>i) Suitable 'brownfield' opportunities available in the area concerned and / or;</i></p> <p><i>ii) Suitable allocated land is available in the area concerned. There must be adequate scope, within the site curtilage for subsequent expansion and intensification, without exceeding the capacity of the locality".</i></p>
Employment Policy EP9: Retailing Outside Existing Centres	<p><i>"Permission for retail units outside the established centres will only be permitted where :</i></p> <p><i>i)The development cannot reasonably be located within established centres and;</i></p> <p><i>ii)The scale and nature of the development would not affect the vitality and viability of the established centres and;</i></p> <p><i>iii)The applicant has demonstrated realistic flexibility in considering sequential alternatives and;</i></p> <p><i>iv)There would be no adverse impact upon the future vitality and viability of established centres identified in the plan and;</i></p> <p><i>v) The development complies with the sequential test and is justified by a quantitative or qualitative need".</i></p>
Tourism Policy TO1: Tourism Attractions	<p><i>"Proposals to further develop existing or create new, tourist attractions will be permitted providing they do not cause significant harm to the environment".</i></p>
Tourism Policy TO2: Holiday Accommodation	<p><i>"Applications for high quality holiday accommodation will be permitted where they do not cause unacceptable harm to the environment".</i></p>
Tourism Policy TO11: Sports and Leisure Facilities	<p><i>"The Council will permit sports and leisure facilities as indicated by proposals FF2 to FF11 and FF22.</i></p> <p><i>Other new proposals for sports and leisure facilities, and the improvement and redevelopment of existing leisure centres and sports facilities, will be permitted in order to meet the leisure needs of residents and visitors provided the proposal does not cause significant harm to residential and visual amenity".</i></p>
Environment Policy EN1: Landscape Character	<p><i>"Development will be required to fit into its surroundings without significant harm to the Landscape Character Areas".</i></p>

Stopped UDP Policy	Summary
Environment Policy EN2: Areas of Outstanding Natural Beauty	<p><i>"Within the Area of Outstanding Natural Beauty (which includes defined Heritage Coast), the Council will give priority to the conservation and enhancement of the landscape. The acceptability of development proposals will be evaluated in terms of</i></p> <ul style="list-style-type: none"> <i>i) intrusive impact on the landscape character and visual qualities of the designated areas and,</i> <i>ii) the effectiveness of any mitigation measures that are proposed and,</i> <i>iii) the necessity of the development and the availability of alternative locations outside the designated area.</i> <p><i>Applications for major development and will be subject to the most rigorous examination and include an assessment of:</i></p> <ul style="list-style-type: none"> <i>i) the need for the development in terms of national considerations and the public interest, and the impact of permitting it or refusing it upon the local economy;</i> <i>ii) the cost of and scope for developing outside the designated area or meeting the need for it in some other way;</i> <i>iii) any detrimental effect on the environment and landscape, and the extent to which that could be moderated.</i> <p><i>Any construction or restoration should be carried out to high environmental standards".</i></p>
Environment Policy EN3: Green Wedge	<p><i>"Green wedges will be maintained in order to prevent inappropriate development that detracts from the open character of the area and provide an environmental buffer for local communities at:</i></p> <ul style="list-style-type: none"> <i>a) Llanfaipwll - Menai Bridge</i> <i>b) Between Ty Mawr Holyhead and Treaddur Bay"</i>
Environment Policy EN4: Biodiversity	<p><i>"Development will only be permitted where it does not cause unacceptable harm to the biodiversity interest of Ynys Môn. Development must be designed to maintain, and where appropriate enhance the biodiversity of the natural environment including particular species.</i></p>
Environment Policy EN5: Designated Nature Conservation Sites	<p><i>"Development will not be permitted where it would adversely affect either directly or indirectly the integrity of a site, or proposed sites of European importance for nature conservation, including Special Protection Areas, Special Areas of Conservation, and Ramsar Sites, including potential or candidate or listed sites awaiting designation.</i></p> <p><i>The Authority will need to be satisfied that :</i></p> <ul style="list-style-type: none"> <i>i) there is no alternative solution;</i> <i>ii) there are imperative reasons of overriding public interest for the development or land use proposed.</i> <p><i>Where development is permitted the authority will consider the use of conditions or planning obligations to ensure the protection and enhancement of the site's nature conservation interest".</i></p>

Stopped UDP Policy	Summary
Environment Policy EN6: SSSI's	<p><i>"Development that is likely to result in damage or have a detrimental effect on a Site of Special Scientific Interest will be subject to special scrutiny and will not be permitted unless the reasons for the development clearly outweigh the value of the site itself.</i></p> <p><i>Where development is permitted the authority will consider the use of conditions or planning obligations to ensure the protection and enhancement of the site's nature conservation interest".</i></p>
Environment Policy EN7: Local Sites	<p><i>"EN7. Development will not be permitted where it would cause unacceptable harm to a Local Nature Reserve, Ancient Woodlands and ancient woodland sites that have been replanted/regenerated, a site of Importance for Nature Conservation or a Regionally Important Geological / Geomorphological Site unless it can be demonstrated that there are reasons for the proposal which clearly outweigh the need to safeguard the site.</i></p> <p><i>Where proven environmental, economic or social need necessitates the loss or damage of all or part of a site developers will be expected to create a suitable replacement habitat and to make provision for future management."</i></p>
Environment Policy EN9: Development In Or Near Wetlands, Water Courses & Shorelines.	<p><i>"EN9. Proposals for development in or the vicinity of wetlands, watercourses or the shoreline will only be permitted where the proposed use is satisfactory in terms of water conservation, water quality, nature conservation and public access considerations. Development should be limited to essential transport & utilities infrastructure on natural flood plain."</i></p>
Policy EN12: Archaeological Sites and the Historic Environment	<p><i>"The Council will use its planning powers to ensure that Scheduled Ancient Monuments and their settings are retained intact and preserved for future generations.</i></p> <p><i>Unscheduled Archaeological Sites and broader historic landscapes which merit protection for their historic interest and significance will also be protected.</i></p> <p><i>Opportunities to record, investigate, and properly manage, understand and enhance the historic environment will be permitted.</i></p> <p><i>Where proposals affect other unscheduled archaeological remains which do not merit preservation, provision will be made to encourage, develop or provide further opportunities to record, investigate, properly manage, understand or enhance the historic environment. Schemes for the development of visitor and educational facilities on suitable sites will be permitted provided that the archaeological site is not put at risk.</i></p> <p><i>A representative sample of industrial archaeological sites will be retained and protected from development and from derelict land reclamation schemes".</i></p>

Stopped UDP Policy	Summary
Environment Policy EN14: Tree Preservation Orders and Hedgerows.	<p>"EN14. Measures for the protection and retention of existing trees, hedgerows and woodlands will be required to be submitted as part of development proposals.</p> <p>Where trees or hedgerows are removed as part of a development replacements <i>using the original and indigenous species will normally be required.</i></p> <p>Hedgerows will be protected from inappropriate development."</p>
Environment Policy EN15: Projects.	<p>"EN15. Projects which improve and enhance the local environment will be permitted."</p>
Housing Policy HP2: Housing Density	<p><i>"To ensure the efficient use of land all new residential development, and revised applications on existing housing sites should be developed to a maximum density which is appropriate to the area taking account of the need for a high quality of design".</i></p>
Housing Policy HP1: 5 Year Housing Supply	<p><i>"Through a process of continuous monitoring and review, the County Council will ensure that an adequate 5 years' supply of land for house building will be genuinely available to meet forecast requirements throughout the period of the Unitary Development Plan".</i></p>
Infrastructure Policy SG2: Development and Flooding	<p><i>"Development (including the raising of land) will only be permitted where:</i></p> <p class="list-item-l1"><i>(a) it would not result in risk to human life and damage to property within the Areas of Indicative Flood Risk defined on the proposal Maps; and/or</i></p> <p class="list-item-l1"><i>(b) it would not result in flooding, including tidal inundation, either on or off site, or adversely affect flood management or maintenance schemes.</i></p> <p><i>In areas of flood plain currently unobstructed, where water flows in times of flood, built development will only be permitted wholly exceptionally and will be limited to essential transport and infrastructure".</i></p>
Infrastructure Policy SG3: Controlled Waters.	<p><i>"SG3. Development which may adversely impact upon the water environment and associated land will only be permitted where it :-</i></p> <p class="list-item-l1"><i>(i) would not pose an unacceptable risk to the capacity, quality or flow of groundwater's, surface waters or coastal water systems and;</i></p> <p class="list-item-l1"><i>(ii) would have access to an adequate water supply which either already exists or will be provided in time to serve the development, without detriment to existing water abstractions, water quality, fisheries or nature conservation."</i></p>

Stopped UDP Policy	Summary
Infrastructure Policy SG4: Foul Sewage Disposal.	<p><i>"SG4. Planning permission will only be granted where the development can be served by public foul sewerage system or where this system is inadequate by providing satisfactory improvements prior to the development becoming operational.</i></p> <p><i>Where such sewerage system is not available, consideration will only be given to use of private treatment facilities subject to criteria in order to ensure the proper management of development and the environment. The criteria to be observed can be found in Welsh Office circular 10/99."</i></p>
Infrastructure Policy SG5: Private Sewage Treatment Facilities.	<p><i>"SG5. Where a public sewerage system is not available development will not be permitted unless satisfactory arrangements can be made for the disposal of sewage by means of private treatment facilities, subject to all the following criteria :-</i></p> <ul style="list-style-type: none"> <i>i) there shall not be any risk of possible damage to the environment and amenity, including contamination of groundwater or other controlled waters;</i> <i>ii) there shall not be any risk of a public health hazard or nuisance;</i> <i>iii) the existing capacity of the area shall not be overloaded to the extent that problems of ponding, sewage flooding, pollution or nuisance will arise;</i> <i>iv) a suitable outlet must be available for disposal of effluent, such as a satisfactory water course or adequate land for soakage within the curtilage owned or controlled by the developer or being the subject of an easement with the developer;</i> <i>v) local soil conditions must have suitable soakage characteristics;</i> <i>vi) there shall not be any evidence of a locally high water table, rising ground water levels, or flooding."</i>
Infrastructure Policy SG6: Surface Water Run Off.	<p><i>"SG6. Proposals for development which would result in an unacceptable adverse impact on the water environment due to additional surface water run-off will not be permitted. Proposals for development which include disposal of surface run off water by means of soakaway will only be considered subject to criteria.</i></p> <p><i>Proposals for development which include disposal of surface water run off by means of soakaway will be evaluated in terms of satisfactory soil properties, geotechnology hydrogeology reviewed alongside the hydraulic design of the soakaway."</i></p>
Infrastructure Policy SG7: Noise	<p><i>"SG7. Development will not be permitted;</i></p> <ul style="list-style-type: none"> <i>i) within the Noise Constraint Area defined on the Proposal Maps where the development would be subject to an unacceptable exposure to noise; and/or</i> <i>ii) when the level of noise generated by the development does not satisfy the relevant current standards, and would be detrimental to the amenity of adjacent users."</i>

Stopped UDP Policy	Summary
Infrastructure Policy SG6: Air Quality	"SG8. Development that would pose an unacceptable adverse risk to air quality will not be permitted.

Interim Housing Policy Large Sites

7.56 In February 2011, IOACC adopted an Interim Planning Policy: Large Sites (IPP). The IPP Large Sites is the most up to date policy adopted by the Council relating to housing. The policy document is used to assess proposals for large scale residential development. In respect of this form of development the policies of the IPP Large Sites should be afforded more weight than the policies contained in the Local Plan, Structure Plan and Stopped UDP.

7.57 The IPP Large Sites applies to all applications for large scale residential development (50 or more dwellings or a site area of 1.5 hectares or more) in and adjacent to the main centres. The main purpose of the IPP Large Sites is to ensure that IOACC maintains a 5 year housing land supply until the Joint Local Development Plan (JLDP) is adopted.

7.58 The IPP Large Sites indicates that the policy will be applied to sites immediately adjacent to the existing development boundaries of Holyhead, Llangefni and Amlwch. Holyhead is identified as a Primary Key Settlement in the Welsh Spatial Plan and can be supported for the provision of Strategic Housing Sites. It is envisaged that Holyhead will play a key role within the JLDP Preferred Strategy. The IPP Large Sites states:

"For the most part the development boundary for the three settlements is exactly the same in the Local Plan as that in the Stopped UDP. However, there are certain parts where there is significant change between the two plans. In relation to this particular policy, since the UDP boundary was subject to consideration at the Inquiry into the Plan in 2003, the UDP boundary will be used to determine whether a site is immediately adjacent to the development boundary."¹

7.59 IPP Large Sites Policy PT1 states:

"In the settlements of Holyhead, Llangefni and Amlwch housing development of 50 or more units or a site area of 1.5 hectare or more on sites within or immediately adjacent to the development boundary, will be permitted provided that all the following criteria are complied with:

- i) *For sites outside the development boundary clear evidence can be provided to show that a sequential test has been applied and that its application clearly demonstrates that there are no suitable, feasible or viable alternative sites currently available within the settlement;*
- ii) *An affordable housing provision of up to 50% is provided unless it can be proven to the satisfaction of the LPA, having considered all the relevant factors, that it would be inappropriate to do so;*

¹ Interim Planning Policy: Large Sites, February 2011, page 4, paragraph 16

- iii) *The proposal is phased in line with employment opportunities in the area;*
- iv) *That suitable infrastructure is in place, or appropriate arrangements are made to ensure adequate provision in a timely manner;*
- v) *Proposals can be shown to positively contribute to the Council's five year supply of housing land based on the annualised Joint Housing Land Availability Reports, and be deliverable by providing details of the site's availability, suitability and achievability;*
- vi) *That the site is assessed for its suitability as an extension to the settlement in terms of its biodiversity interests (including connectivity) and wider environmental/sustainability impacts;*
- vii) *Having regard to the viability of the scheme and practical implications of doing so, the proposed housing should seek to achieve the highest possible Code for Sustainable Homes level;*
- viii) *That evidence is provided to demonstrate how the site addresses the implications of climate change, thus ensuring that the long term sustainability of the development has been taken into account;*
- ix) *The development will not cause significant harm to the social, linguistic or cultural cohesion of the local community;*
- x) *That the mix and type of housing proposed reflects the needs of the community".*

Conclusions

7.60 In summary, this chapter has set out the planning policy context relevant to the Penrhos Leisure Village development proposals. Further analysis of these application proposals, in respect of their compliance with planning policy, is provided within the accompanying Supporting Planning Statement.