

Ynys Môn

THE ISLE OF Anglesey

Topic Paper 11: North Anglesey



Prepared in support of the Wylfa
Newydd Project: Supplementary
Planning Guidance

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Contents

I	Introduction	3
1.1	Purpose of this Topic Paper	3
1.2	Context	4
1.3	North Anglesey Overview	7
1.4	Structure of this Topic Paper	8
2	Policy Context	9
2.1	Introduction	9
2.2	International/European Plans and Programmes	9
2.3	UK Plans and Programmes	9
2.4	National (Wales), Legislation, Plans and Programmes	11
2.5	Regional and Sub-Regional Plans and Programmes	16
2.6	Local Plans and Programmes	17
2.7	Key Policy Messages for the Wylfa Newydd SPG	24
3	Baseline Information and Future Trends	26
3.1	Introduction	26
3.2	Baseline Information	26
3.3	Future Trends	47
3.4	Key Issues for the Wylfa Newydd SPG	48
4	Challenges and Opportunities	50
4.1	Introduction	50
4.2	SWOT Analysis	50
4.3	Summary of Key Matters to be addressed by the SPG	52
4.4	How Should the Wylfa Newydd SPG Respond?	52

I Introduction

I.1 Purpose of this Topic Paper

I.1.1 The purpose of this topic paper is to bring together the evidence base and policy context in relation to the communities and environment of North Anglesey to inform the updating of the Wylfa Newydd Supplementary Planning Guidance (Wylfa Newydd SPG). It is one of 11 topic papers that have been prepared to support the:

- Identification of the key matters to be considered in drafting the revised SPG;
- Provision of guidance with respect to how the revised SPG could respond to the challenges and opportunities identified; and
- Offer further information to the public in support of consultation on a draft revised SPG.

I.1.2 **Box 1.1** provides a full list of topic papers being prepared in support of the Wylfa Newydd SPG.

Box 1.1 Topic Papers Prepared in Support of the Wylfa Newydd SPG

Topic Paper 1: Natural Environment
 Topic Paper 2: Historic Environment
 Topic Paper 3: Housing
 Topic Paper 4: Economic Development
 Topic Paper 5: Transport
 Topic Paper 6: Amenity
 Topic Paper 7: Climate Change
 Topic Paper 8: Infrastructure
 Topic Paper 9: Waste
 Topic Paper 10: Population and Community
 Topic Paper 11: North Anglesey

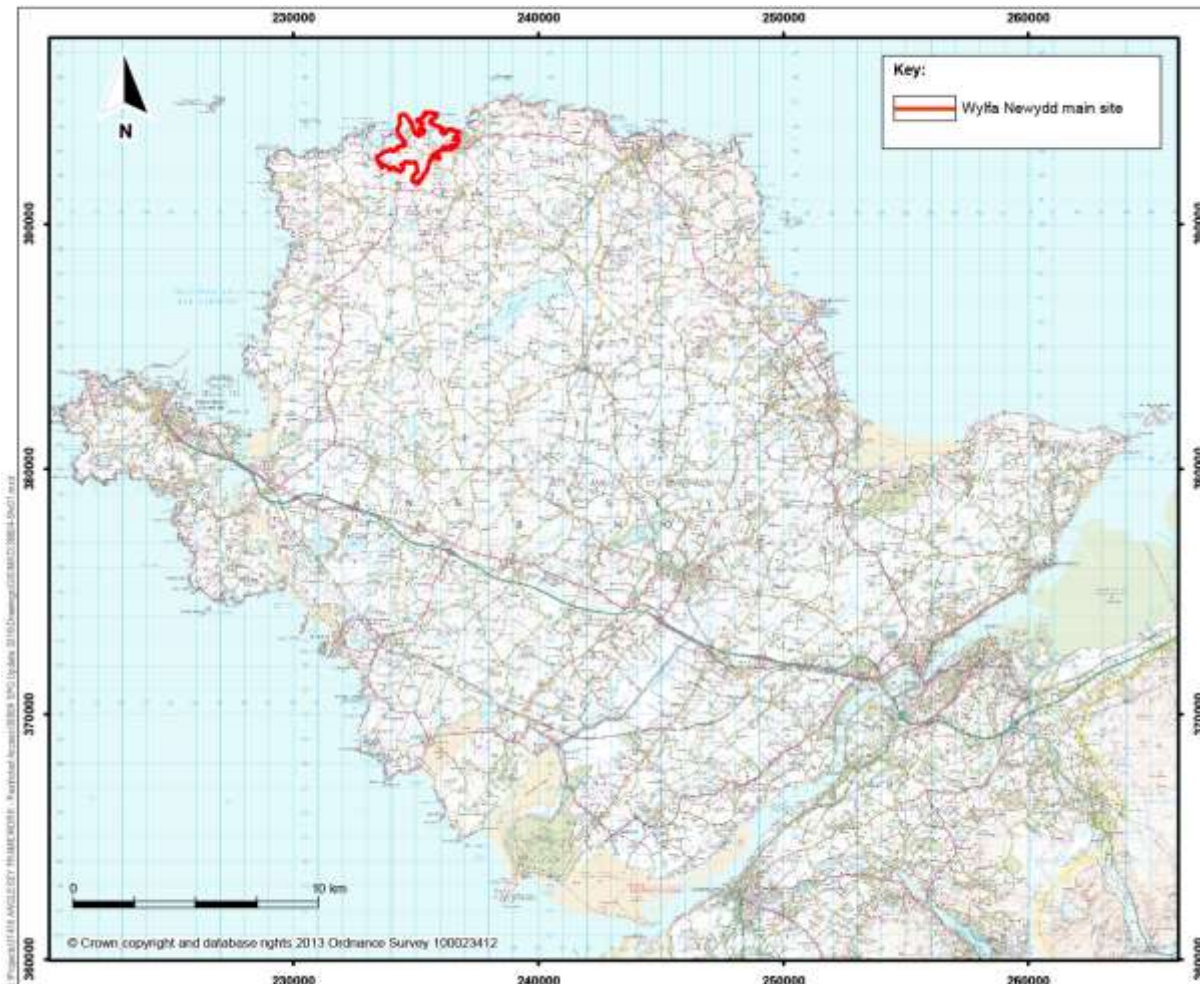
I.1.3 Ten topic papers were originally issued to support the SPG when it was first published by Isle of Anglesey County Council (the County Council) in 2014. Since that time the Anglesey and Gwynedd Joint Local Development Plan (JLDP) has been adopted which has required the topic papers to be updated in line with extant local planning policy including the drafting of this additional topic paper as indicated in Box 1.1 above.

1.2 Context

Wylfa Newydd

- 1.2.1 Wylfa has been identified by the UK Government in the National Policy Statement (NPS) for Nuclear Power Generation (EN-6) as a possible site for a new nuclear power station (see Part 4 and Annex C of the NPS). Horizon Nuclear Power (Horizon) plans to deliver two Advanced Boiling Water Reactors (ABWRs), generating a minimum of 2,700MW, on the Wylfa Newydd main site. The Wylfa site is approximately 300 hectare (ha) in size and it is located beside the existing Magnox nuclear power plant (which ceased electricity generation in December 2015). The project will also include associated development both on the Wylfa Newydd site and at various other off-site locations (see Figure 1.1).

Figure 1.1 Location of Wylfa Newydd Main Site



- 1.2.2 Construction of the new nuclear power station is a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008. Legislation provides that projects like Wylfa Newydd are of such potential importance to the UK that a

different consenting process to the “normal” grant of planning permission by the local planning authority applies. Under this process, Horizon (the project promoter) proposes to submit an application for a Development Consent Order (DCO) for the power station to the Secretary of State for Business, Energy and Industrial Strategy (Secretary of State). The application will be made through the Planning Inspectorate who, following examination, will recommend to the Secretary of State whether development consent should be granted or not. The final decision on whether to grant or refuse development consent rests with the Secretary of State¹.

- 1.2.3 Although the County Council is not the consenting authority for the NSIP, it will seek to ensure that development has regard to the strategic policies and principles of the Development Plan (the JLDP), the relevant NPSs, national (Wales) planning policy and guidance, and Supplementary Planning Guidance. The JLDP is the spatial plan that gives effect to, *inter alia*, the Anglesey Economic Regeneration Strategy and the Energy Island Programme (EIP).
- 1.2.4 In addition to the proposed power station, Horizon will bring forward other projects directly related to Wylfa Newydd. These include off-site power station facilities and other facilities and works connected with the development (associated developments). In accordance with the NPS (para 2.3.4), associated development may be proposed at the main site, or may relate to works on land located off the main site. Associated development applications are now covered by the Planning Act 2008 in Wales and can, therefore, also be determined through the DCO process. Separately, third parties may bring forward development proposals indirectly related to the project. These might include, for example, sites for housing that will be occupied by construction workers. These development proposals would require consent under the Town and Country Planning Act (TCPA).
- 1.2.5 Since the previous version of this Topic Paper, Horizon has refined the likely off-site power station facilities and associated development required as part of the Wylfa Newydd Project. It has undertaken three stages of pre-application consultation (in 2014, 2016 and 2017) relating to the proposals and, in the third of these stages (PAC 3), it presented a series of preferred options. The off-site power station facilities are now proposed on one site in Llanfaethlu and the associated development is likely to include:
- Site preparation, clearance and enabling works for the new power station (within the Wylfa Newydd main site);

¹ Further information on the DCO application process is available via the Planning Inspectorate’s website: <http://infrastructure.planningportal.gov.uk/application-process/the-process/>.

- Marine Off-Loading Facility (MOLF), breakwaters and Holyhead Deep, a deepwater disposal site for inert construction material;
- Off-line Highway improvements in four sections along the A5025;
- Temporary Freight Logistics Centre at Parc Cybi;
- Temporary Park and Ride facility at Dalar Hir; and
- Temporary accommodation for the construction workforce on the Site Campus (within the Wylfa Newydd main site).

1.2.6 In addition to the above associated development (that form part of the DCO application), Horizon also proposes to submit TCPA applications for site preparation and clearance works and for on-line improvements to the A5025. In this context, reference to the Wylfa Newydd Project in this document includes the proposed power station and other development on the Wylfa Newydd main site and also the off-site power station facilities and associated development proposals, including the TCPA applications. However, the Wylfa Newydd Project does not include the North Wales Connection Project (NWCP) which will connect Wylfa Newydd to the electricity transmission infrastructure (i.e. the National Grid). The NWCP is also an NSIP. It is being promoted by National Grid and will be subject to a separate DCO application process.

1.2.7 The term 'project promoter' relates to both Horizon and any other third parties proposing development in direct response to Wylfa Newydd (for example, the provision of construction worker accommodation or related employment uses).

Wylfa Newydd Supplementary Planning Guidance

1.2.8 Supplementary Planning Guidance is a means of setting out detailed thematic or site-specific guidance on the way in which development plan policies will be applied in particular circumstances or areas. The purpose of the Wylfa Newydd Supplementary Planning Guidance (Wylfa Newydd SPG) is to provide supplementary advice on important local direct or indirect matters and to set out the County Council's response to national and local policy and strategies in the context of the Wylfa Newydd Project. The SPG is supplemental to the recently adopted JLDP.

1.2.9 The Wylfa Newydd SPG is intended to:

- Inform the position which will be adopted by the County Council in its Local Impact Report² and relevant sections of the Statement of Common Ground³;
- Provide a planning framework (alongside the Development Plan and other planning policy guidance) that helps guide the applicant(s) and influences the design and development of the Wylfa Newydd Project elements to ensure sustainable outcomes, with a focus on associated development;
- Inform pre-application discussions related to the main Wylfa Newydd site and associated developments;
- Offer supplementary local level guidance, consistent with the relevant NPSs, which the Planning Inspectorate and the Secretary of State may consider both important and relevant to the decision-making process; and
- Form a material consideration in the assessment of any Wylfa Newydd Project related Town and Country planning applications submitted by Horizon or other development promoters and businesses who may have, or wish to pursue, an interest in the project.

1.3 North Anglesey Overview

- 1.3.1 This topic paper differs from the other papers prepared to inform the SPG in that it is spatial in its focus, rather than topic based. It addresses the eight wards which have been defined by Horizon as ‘North Anglesey’. The Council has adopted the same terminology and geographical extent such that it is consistent with Horizon. The wards are: Llanbadrig, Amlwch Port, Amlwch Rural, Mechell, Llaneilian, Molfre, Llannerch-y-medd and Llanfaethlu.
- 1.3.2 North Anglesey includes the site of the proposed Wylfa Newydd. As such, many of the potentially significant environmental, social and economic effects positive and negative both individually and cumulatively are likely to be experienced within the area.
- 1.3.3 North Anglesey includes the community areas of Amlwch, Llanbadrig, Cylch y Garn, Mechell and Rhosybol. It includes settlements ranging in size from the town of Amlwch through to medium and small villages, hamlets and individual isolated properties. The area has a rich and varied environment, including the Anglesey Coast

² As part of the Planning Act 2008 process, the County Council will be invited to submit a Local Impact Report giving details of the likely impact of the proposed Wylfa Newydd Project on Anglesey. Further information on the preparation of local impact reports is available via the Planning Inspectorate’s website: <http://infrastructure.planningportal.gov.uk/wp-content/uploads/2013/04/Advice-note-lv2.pdf>.

³ A statement of common ground is a written statement prepared jointly by the applicant and another party or parties such as the County Council, setting out any matters on which they agree. Statements of common ground help focus on the examination on the material differences between the main parties.

Area of Outstanding Natural Beauty (AONB) and Parys Mountain. In recent times, the single largest employer was the former Magnox power station Wylfa A. This ceased generation in 2015 and is about to enter a period of decommissioning.

- 1.3.4 The scope of this topic paper addresses the main issues relating to the protection (mitigation) and enhancement of the environment, infrastructure and communities of North Anglesey.
- 1.3.5 North Anglesey is a key consideration for Wylfa Newydd. The project has the potential to both affect, and be affected by, conditions in North Anglesey, whether they are the natural environment, for example the presence of protected landscapes, or the communities which work and reside in the area. Wylfa Newydd cannot be considered in isolation as there are other potentially competing demands on the communities, assets and resources of North Anglesey. This requires an integrated approach such that emerging issues and potential cumulative impacts on the area can be addressed through the SPG.
- 1.3.6 It should be noted that specific consideration of North Anglesey is also inextricably linked to other issues such as the natural environment, climate change, land use, communities, tourism, amenity and recreation which are considered in more detail in other topic papers.

1.4 Structure of this Topic Paper

- 1.4.1 The remainder of this topic paper is structured as follows:
 - **Section 2:** Identifies the key messages relative to the North Anglesey arising from a review of international/European, UK, national, regional and local strategies/policies;
 - **Section 3:** Presents the baseline information on North Anglesey; and
 - **Section 4:** Identifies the key matters related to North Anglesey to be addressed by the Wylfa Newydd SPG and considers how the SPG could respond to each.

2 Policy Context

2.1 Introduction

- 2.1.1 The Wylfa Newydd SPG will influence, and be influenced by, other plans and programmes at an international/ European, national, regional and local level. This section of the topic paper identifies the most relevant plans and programmes to North Anglesey in the context of the project and distils the key policy messages that will need to be reflected in the SPG.

2.2 International/European Plans and Programmes

EU Structural Funding Programme

- 2.2.1 By 2016 EU Structural Funds had created 1,305 jobs within Anglesey supporting 715 businesses and creating a further 505. Funds have also been used to support learning and increase the skills base of those in employment⁴. Figures are not available at the North Anglesey level but support has focussed upon those communities across the island considered to be most deprived.

EU Habitats Directive and Water Framework Directive and Bathing Water Directive

- 2.2.2 Whilst there are a number of EU Directives with the potential to influence the communities and environment of North Wales, given the presence of European designated ecological sites and the coast it is perhaps those directives of an environmental nature which may have the largest influence on new development both at Wylfa Newydd and elsewhere within the area. The EU Habitats Directive ensures the conservation of a wide range of rare, threatened or endemic animal and plant species whilst the Water Framework Directive seeks to improve the quality of surface and groundwater. The Bathing Water Directive requires local authorities to monitor the quality of their bathing waters, to classify and where necessary improve them.

2.3 UK Plans and Programmes

Overarching National Policy Statement for Energy (EN-1) (2011)

- 2.3.1 This National Policy Statement (NPS) sets out national policy for energy infrastructure. It identifies a number of topic areas which have the potential to affect, or be affected by, the environment (socio-economic and natural) of North Anglesey.

⁴ <http://gov.wales/docs/wefo/publications/160524-infographics-july.pdf>

For example, the NPS addresses biological and geological conservation, flood risk, coastal change, landscape and visual impacts, land use and green infrastructure, and water quality and resources. Furthermore, it provides guidance on the consideration of the potential for emissions to affect local communities, such as air, noise, dust and light and advises in respect of socio-economic effects that the impact of a changing influx of workers during the different construction, operation and decommissioning phases of the energy infrastructure could change the local population dynamics and could alter the demand for services and facilities in the settlements nearest to the construction work (including community facilities and physical infrastructure such as energy, water, transport and waste). There could also be effects on social cohesion depending on how populations and service provision change as a result of the development.

- 2.3.2 The NPS states that development should aim to avoid significant harm to biodiversity and geological conservation interests, including through mitigation and consideration of reasonable alternatives or compensation measures. It supports the concept of 'good design' and in the context of transportation supports demand management measures, a prioritisation of rail and water-borne transport over road and advises that requirements may be introduced to control HGV movements, prevent un-authorised, overspill HGV parking and ensure satisfactory arrangements are in place to deal with abnormal loads. Transportation issues do have the potential to affect the communities of North Anglesey.

National Policy Statement for Nuclear Power Generation (EN-6) (2011)

- 2.3.3 This National Policy Statement (NPS), taken together with EN-1, provides the primary basis for decisions taken by the Secretary of State on applications it receives for nuclear power stations. Volume I of the Statement identifies 'Wylfa' as a potentially suitable site for the deployment of a new nuclear power station. The document sets out the matters to be included in the assessment of environmental impacts as:

- Flood risk;
- Water quality and resources;
- Coastal change;
- Biodiversity and geological conservation;
- Landscape and visual impacts;
- Socio-economic; and
- Human health and well-being.

- 2.3.4 Whilst specific reference to ‘North Anglesey’ is not mentioned, reference is made to many of the features and sensitivities present in the area within Volume II, section C9 Wylfa. For example, reference is made to the potential for adverse effects on sites and species considered to be of European nature conservation importance suggesting that significant strategic effects on biodiversity cannot be ruled out. Furthermore, the Government’s Appraisal of Sustainability identified that there could be potential significant effects at the following Sites of Special Scientific Interest (SSSIs) which are within 5km of the site and within North Anglesey: Tre’r Gof SSSI; Cemlyn Bay SSSI and Cae Gwyn SSSI. The Government also recognises within the document that whilst there is some potential for partial minimisation and mitigation of the effects, there could be remaining effects on the AONB, particularly in those parts of North Anglesey close to the site. Potential impacts on footpaths including the coastal path are also highlighted.

2.4 National (Wales), Legislation, Plans and Programmes

The Planning (Wales) Act 2015

- 2.4.1 As implemented the Act delivers a modernisation of the planning system by strengthening the plan led approach, providing for local authorities to work together and for some to be merged. It also introduces a statutory pre application procedure for defined categories of planning applications. This procedure, known as the S61Z procedure, has already been used by Horizon in the context of two proposed planning applications for Site Preparation and Clearance on for online A5025 improvements, both within North Anglesey.

The Well-Being of Future Generations (Wales) Act 2015

- 2.4.2 The Act places a duty on public bodies (including Welsh Ministers) that they must carry out sustainable development. The Act puts in place seven well-being goals to help ensure that public bodies are all working towards the same vision of a sustainable Wales. The goals are for the following: A prosperous Wales; A resilient Wales; A healthier Wales; A Wales of cohesive communities; A more equal Wales; A Wales of vibrant culture and thriving Welsh Language; and A globally responsible Wales. This sustainable approach to the consideration and delivery of development reflects the Council’s aspirations for development within North Anglesey.

The Environment (Wales) Act 2016

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

Planning Policy Wales (9th Edition) (2016)

- 2.4.4 Planning Policy Wales (PPW) 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. Included in this, is the ambition for Wales to use its fair share of the Earth's resources, where, within a generation, the ecological footprint is reduced to the global average availability of resources.
- 2.4.5 Chapter 4 explains how PPW translates the goals of the Well-being of Future Generations Act into guidance for spatial planning. Each goal is set out along with the Government's requirement for planning policy and decision making. Advice contained within this section of the chapter can be used to inform the SPG and, in particular, the way in which development should be planned within North Anglesey.
- 2.4.6 Chapter 5 promotes the conservation and improvement of natural heritage in Wales through the planning system, with biodiversity considerations identified as being of key importance in development proposals. Advice is provided on the importance of all features, but also the specific importance of international and nationally designated sites such as those found in North Anglesey. Chapter 6 considers the historic environment. North Anglesey has a rich cultural heritage and the land within and surrounding the main site is known to be important archaeologically. Furthermore, the site is located alongside the registered (and statutorily designated) Cestyll Gardens. The chapter sets out the Government's objectives with regard to the historic environment to ensure that it is protected, managed and conserved. In the context of historic parks and gardens it calls for Councils to ensure that when considering development applications that they are protected and conserved.
- 2.4.7 Chapter 7 Economic Development calls for the planning system to support economic and employment growth alongside social and environmental considerations within the context of sustainable development; whilst Chapter 8 Transport announces the Government's aim to extend choice in transport and secure accessibility in a way which supports sustainable development and helps to tackle the causes of climate change. This is to be achieved in part through the delivery of a more effective and efficient transport system.
- 2.4.8 PPW chapters 9-14 provide national planning policy on Housing, Retail and Commercial Development, Tourism, Sport and Recreation, Infrastructure and Services, Minimizing and Managing Environmental Risks and Pollution and Minerals respectively. Each chapter contains national guidance with relevance to North Anglesey.

Wales Spatial Plan (Update 2008)

- 2.4.9 The purpose of the 'Wales Spatial Plan' is to ensure that activities in the public, private and third sectors in Wales are integrated and sustainable, and that actions within an area support each other and jointly move towards a shared vision for Wales.
- 2.4.10 In the area defined as north west Wales (including North Anglesey), the settlement of Amlwch is identified as a Primary Key Settlement. Wylfa is also shown but reference to it in the document is with regard to the decommissioning of Wylfa A only. The document recognises that north-west Wales has suffered from an outward migration of young people and inward migration of older communities. It also notes that the wider area of north-west Wales is unique in both a Welsh and UK context due to its exceptional natural environment, built heritage and strong cultural identity. It recognises that the area's towns and villages and the surrounding countryside are home to generations of Welsh speaking communities that attach a strong importance to place which is intricately linked with its dramatic landscape and coastline.

Technical Advice Notes (TANs)

- 2.4.11 There are 21 TANs (there is no TAN 9, 17 or 22) which cover a range of planning related themes. Generally, they tend not to be geographically specific and as such references to North Anglesey, or to the settlements and features within it, are not mentioned. Policy topics of potential relevance to North Anglesey are summarised below.

TAN 2: Planning and Affordable Housing (2006)

- 2.4.12 This document provides advice on how planning can deliver affordable housing. It sets out different policy approaches and guidance on how affordability can be secured.

TAN 5: Nature Conservation and Planning (2009)

- 2.4.13 TAN 5 states that nature conservation should be integrated into all planning decisions in order to deliver social, economic and environmental objectives. It addresses the need to provide net biodiversity benefit.

TAN 6: Planning for Sustainable Rural Communities (2010)

- 2.4.14 TAN 6 provides advice on the local of development in rural areas, the policy approaches to the consideration of applications for rural enterprises and farm diversification and sustainable rural housing. North Anglesey's character is in part defined by its rural community.

TAN 8: Renewable Energy (2005)

- 2.4.15 TAN 8 identifies strategic search areas for the consideration of onshore wind projects over 25MW. The areas do not include North Anglesey. It states that onshore wind projects up to the 25MW capacity, should be encouraged on brownfield/urban sites otherwise most areas outside SSAs should remain free of large wind power schemes.

TAN 11: Noise (1997)

- 2.4.16 TAN 11 provides advice on noise generating development as well as the effects of development upon noise sensitive receptors. The construction of Wylfa Newydd is likely to give rise to noise particularly within the North Anglesey communities that neighbour the site.

TAN 12: Design (2016)

- 2.4.17 This document provides national policy advice to deliver good design. It introduces the steps to be taken in the consideration of design and sets out the various means by which local authorities can seek to improve the design of development in their areas. Reference is made to the use of supplementary planning guidance.

TAN 13: Tourism (1997)

- 2.4.18 TAN 13 provides national policy guidance on the planning for tourism related development and the approaches to the consideration of applications. Its focus is upon tourism accommodation and of potential relevance to North Anglesey is the guidance provided on the issue of holiday and touring caravans. The document recognises that such facilities are particularly important in tourism locations but that special consideration needs to be given to proposals within sensitive locations such as AONB. Advice is provided with regard to the importance of screening and landscaping of new tourism related development.

TAN 14: Coastal Planning (1998)

- 2.4.19 The coastal zone is defined as an area of land and adjacent sea that are considered to be mutually interdependent. TAN 14 provides guidance on developments within this zone and assessments of coastal physical and biological conditions.

TAN 15: Development and Flood Risk (2004)

- 2.4.20 TAN 15 provides advice regarding development and flood risk in relation to sustainability principles. It also provides a framework for assessing the risk of river/coastal flooding or from water that flows from developments to other locations.

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

- 2.4.21 The document references the use of open space standards and the approach to be taken to the planning of facilities within local planning policy and in the consideration of planning applications. The potential influx of construction workers within and alongside the existing North Anglesey communities may lead to greater demand for existing facilities.

TAN 18: Transport (2007)

- 2.4.22 TAN 18 provides advice on the location of major transport generating development. It emphasises the importance of policy support for public transport, walking and cycling and provides further advice on the consideration of potential effects arising from development traffic, including mitigation.

TAN 20: Planning and the Welsh Language (2017)

- 2.4.23 The document provides guidance on the how the planning system should consider the Welsh language when preparing development plans and considering planning applications. The document is consistent with the provisions introduced by the Planning (Wales) Act 2015 including clarification of when the Welsh language can be a material consideration on planning applications and in the use of language impact assessments. The communities of North Anglesey contain a high number of Welsh speakers compared to the national average.

TAN 21: Waste (2014)

- 2.4.24 The Note sets out the Government's intention to reduce the amount of waste generated and where this is not possible to capture waste in ways that enable material to be used again and/or harnessing waste as a resource in its own right. As such the document promotes the waste hierarchy. It also seeks to ensure that new waste facilities do not harm public health or the environment.

TAN 23: Economic Development (2014)

- 2.4.25 TAN 23 provides policy advice to support the maintenance and creation of strong rural economies. It also provides guidance on how plans should deal with the planning of economic development. It states that the planning system should give due weight to economic development when considering planning applications and that economic objectives are not necessarily in conflict with social and environmental objectives.

TAN 24: Historic Environment (2017)

- 2.4.26 The Note sets out policy guidance for the planning of all aspects of the historic environment, from those of international importance (World Heritage Sites) through

to listed buildings, locally designated conservation areas and unrecorded heritage assets. The area of North Anglesey possesses a number of important historic sites. The approach to be taken within the SPG to the consideration of development potentially affecting such sites will be consistent with this guidance. With regard to historic parks and gardens (Cestyll Gardens, North Anglesey), the TAN states that the applicant should show that they understand the significance of the registered park or garden and the impact that the proposal is likely to have on it. The local planning authority should consider if the impact is likely to be unacceptably damaging.

2.5 Regional and Sub-Regional Plans and Programmes

A Single Integrated Plan for Anglesey and Gwynedd Strengthening Communities in Gwynedd and Anglesey 2013-2017 (2013)

- 2.5.1 The Single Integrated Plan for Anglesey and Gwynedd, is designed to ensure that both authorities work together in order to improve the economic, social and environmental well-being of both council areas over the next 12 years. The Plan sets out the vision and the priority actions for the next 4 years. The plan recognises that new developments, such as Wylfa Newydd and the Menai Science Park, are expected to have a long-term impact on the area's economy. It acknowledges the positive potential that such major investments may bring in areas such as the economy, social and environmental opportunities but also recognises the challenges. The plan aims to facilitate the sustainable development of these projects whilst protecting the unique, culture, heritage and natural environment of the area.
- 2.5.2 The plan does not make specific reference to North Anglesey or the communities within it. Instead, its focus is towards issues at the joint county level. The plan pursues three themes of Healthy Communities, Safe Communities, and Prosperous Communities setting out for each, the main facts (baseline), what the Council's wish to achieve and how they will be delivered.

Western Wales River Basin Management Plan 2015-2021 (2015)

- 2.5.3 The River Basin Management Plan addresses:
- Improving the management of rural land;
 - Reducing the impact of transportation and built environments;
 - Ensuring sufficient amounts of sustainable water;
 - Improving wildlife habitats;
 - Dealing with single source pollution.

- 2.5.4 The North West Wales area of the Plan stretches west and south from Conwy covering the Island of Anglesey, the Llyn Peninsula and land draining to Cardigan Bay as far south as Borth. The Plan highlights that the tourism industry is of huge economic importance to North West Wales. There are many EC designated bathing waters and opportunities for water based recreation including angling, sailing and canoeing. A legacy of this still exists today with abandoned mines giving rise to elevated metal levels in rivers which sometimes directly affect ecological quality. This includes the Parys Mountain copper mine in North Anglesey.

West of Wales Shoreline Management Plan 2 (2012)

- 2.5.5 The Welsh Government has defined a policy of Integrated Coastal Zone Management which encourages all organisations with an interest in the coastline of Wales to work together to formulate policies and plans that will lead to vibrant, economically successful and sustainable communities around the coastline of Wales. Shoreline Management Plans (SMPs) provide key information to inform the statutory planning process in developing Local Development Plans and economic development strategies.
- 2.5.6 There are three heritage coast sections on the Island which are Aberffraw Bay, Holyhead Mountain and the North Anglesey Coast. The North Anglesey coast is also divided into three Policy Development Zones (PDZs), one which is described as PDZ18 North Anglesey: Twyn Cliperau to Trwyn Cwmrwd.
- 2.5.7 The plan notes that much of this section of the coast, is under the stewardship of the National Trust and the area is also designated as one of Ynys Mons Areas of Outstanding Natural Beauty, and as Heritage Coast. It recognises that the whole area is important for tourism, combining the industrial heritage of the Amlwch area and the natural attraction and relative remoteness of much of the rest of the area. It states that the settlements are very much individual entities supporting tourism in the area but are also important traditional communities in their own right.
- 2.5.8 The area around Wylfa Head is described as “Hard Rock Shore” and it is considered at minimal risk of erosion.

2.6 Local Plans and Programmes

Joint Local Development Plan (JLDP) 2017

- 2.6.1 The Anglesey and Gwynedd Joint Development Local Plan (JLDP) sets out the vision, the planning policy framework and strategic aims for development and land use from 2011 to 2026. The vision includes reference to the settlement of Amlwch, in North Anglesey, it states that:

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

- 2.6.2 Regarding smaller settlements within the northern part of the island, it states that the:

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

- 2.6.3 The JLDP is underpinned by nineteen strategic objectives set against five themes. All have some relevance to North Anglesey. The themes are:

- Theme 1: Support and create safe, healthy, distinctive and vibrant communities;
- Theme 2: Sustainable Living;
- Theme 3: Support growth and regeneration that will transform the local economy under the umbrella of Anglesey Energy Island Programme and other strategies and plans, building on those elements of its unique economic profile that are identified as being of regional and national significance;
- Theme 4: To give everyone access to a home appropriate to their needs;
- Theme 5: Protect and enhance the natural and built environment.

- 2.6.4 The JLDP contains strategic policies relevant to these themes. Those considered most relevant are summarised in **Box 2.1**.

Box 2.1 Summary of Relevant JLDP Strategic Policies

- **Strategic Policy PSI: Welsh Language and Culture** sets out how the council will promote and support the welsh language;
- **Strategic Policy PS 2: Infrastructure and Developer Contributions** describes how and when planning obligations will be applied;
- **Strategic Policy PS 4: Sustainable Transport, Development and Accessibility;**
- **Strategic Policy PS 5 Sustainable Development** states that development will be supported where it is demonstrated that they are consistent with the principles of sustainable development and lists the criteria all proposals should meet;
- **Strategic Policy PS 6 Alleviating and Adapting to the Effects of Climate Change** permits proposals only where it is demonstrated that they have fully taken account of and responded to the policy criteria;
- **Strategic Policy PS 8: Proposals for National Significant Infrastructure Projects and Related Developments;**
- **Strategic Policy PS 9: Wylfa Newydd and Related Development** applies to the proposed new nuclear power station including development associated with it;
- **Strategic Policy PS 10: Wylfa Newydd Campus Style Temporary Accommodation for Construction Workers** applies to the proposed associated development;
- **Strategic Policy PS 11: Wylfa Newydd Logistics Centres** applies to the proposed associated development;
- **Strategic Policy PS 12: Wylfa Newydd Park and Ride and Park and Share Facilities** applies to the proposed associated development;
- **Strategic Policy PS 13: Providing opportunity for a flourishing economy** supports economic development;
- **Strategic Policy PS 14: The Visitor Economy** applies to tourism related development;
- **Strategic Policy PS 15: Town Centres and Retail** references Amlwch and Cemaes as local retail centres;
- **Strategic Policy PS 16: Housing Provision** sets out a requirement for 7,184 housing units between 2011 and 2026 across both Council areas;
- **Strategic Policy PS 17: Settlement Strategy** defines the hierarchy of settlements with Amlwch, the largest settlement in North Anglesey, an Urban Service Centre;
- **Strategic Policy PS 18: Affordable Housing** sets a minimum target of 1,572 affordable new homes;
- **Strategic Policy PS 19: Conserving and where appropriate Enhancing the Natural Environment.** The Councils will manage development to conserve and where appropriate enhance the natural environment, countryside and coastline;

Box 2.1 Summary of Relevant JLDP Strategic Policies

- **Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets** in support of wider economic and social needs;
- **Strategic Policy PS 21: Waste Management** including the availability of land in appropriate locations to support an integrated network of waste facilities;
- **Strategic Policy PS 22: Minerals** sets out how the Councils will contribute to regional and local demand for a continuous supply of minerals.

2.6.5 The JLDP strategic policies are supporting by more detailed development management policies. Those which make explicit reference to locations, settlements, projects or initiatives in North Anglesey are set out in **Box 2.2**.

Box 2.2 JLDP Development Management Policies referencing North Anglesey

- Policy TRAI Transport Network Developments: references A5025 Valley to Wylfa and other transport infrastructure improvements associated with the new nuclear development at Wylfa Newydd, including improvements from Amlwch to Wylfa Newydd where need for improvement on that section is demonstrated following a highway impact assessment of the Wylfa Newydd Project on the A5025;
- Policy AND 2: PV Solar Energy; sets out Council policy concerning the potential development of sites for solar power generation including the identification of 'opportunity' areas. One area is identified in the south of North Anglesey at Llanddeusart;
- Policy ARNAI: Coastal Change Management Area: identifies the North Anglesey Coast as one such area. A number of other policies relate back to the management area. Essentially however new residential development is not suitable in the CCHMA due to the high risk of coastal erosion and flooding;
- Policy CYFI: Safeguarding, Allocating and Reserving Land and Units for Employment Use. Identifies sites, designated as secondary sites in North Anglesey. Sites are the Former Shell land, Amlwch, LLyn Onn Industrial park, Amlwch, in addition to a reserve site, the former Shell Site at Rhosgoch;
- Policy TAI 1: Housing in Sub-Regional Centres and Urban Service Centres. Identifies Amlwch as an Urban Service Centre allocating five sites with a total capacity of 373 dwellings with a further 142 as windfall;

Box 2.2 JLDP Development Management Policies referencing North Anglesey

- Policy TAI 2: Housing in Local Service Centres identifies the North Anglesey settlement of Cemaes allocating one site for 60 homes and a windfall allowance of 18;
- Policy TAI 3: Housing in Service Villages identifies the village of Llannerch-y-medd with a site allocated for 17 dwellings and a further windfall provision of 22;
- Policy TAI 4: Housing in Local, Rural & Coastal Villages identifies the following North Anglesey villages of Llanfaethlu (12 dwellings), Llanfechell (24), Llanfachraeth (27), Penysarn (27) and Tregele (10);
- Policy TAI 5: Local Market Housing allows for local market housing on unallocated sites within the above settlements subject to certain criteria. It indicates 32 dwellings in Moelfre;
- Policy TAI 6: Housing in Clusters identifies clusters of small villages including some in North Anglesey where new housing may be acceptable subject to certain criteria;
- Policy TAI 10: Campus Style Accommodation for Construction Workers identifies criteria against which proposals for this type of accommodation will be considered;
- Policy TAI 15: Affordable Housing Threshold & Distribution sets out the thresholds over which a percentage of affordable housing will be required. For all categories of settlements above cluster, the threshold is set at 2. The percentage of affordable is set at 10% for 'Amlwch & Hinterland';
- Policy AMG 1: Area of Outstanding Natural Beauty Management Plans. The North Anglesey coast lies substantially within the AONB where new development is required to the Management Plan;
- Policy AMG 2: Special Landscape Areas includes the SLA of Parys Mountain and slopes;
- Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character states that additional consideration will be given to developments which directly affect the landscape character if the AONBs in the plan are which include the AONB around the North Anglesey coast;
- Policy AMG 4: Coastal Protection sets a number of criteria which proposals for development along the coast will be assessed;
- Policy AMG 5: Local Biodiversity Conservation requires that proposals must protect and, where appropriate, enhance biodiversity that has been identified as being important to the local area. The Policy acknowledges Section 6, Part 1 of the Environment (Wales) Act 2016;
- Policy AT 1: Conservation Areas, World Heritage Sites and registered Historic Landscapes, Parks and Gardens requires that development proposals give due regard to the plans and registers in place for historic areas, within North Anglesey Cestyll Gardens is a registered Historic Garden;
- Policy GWA 3: Radioactive Waste Management states that facilities will be granted

Box 2.2 JLDP Development Management Policies referencing North Anglesey

consent subject to meeting certain criteria. Within North Anglesey it is assumed that facilities will be sought in connection with Wylfa Newydd although these are likely to be subject of the DCO application.

- 2.6.6 The JLDP is supported by a number of SPGs. These were prepared prior to the adoption of the JLDP and as such are likely to be the subject of review. Until such time, they should be read in conjunction with relevant JLDP policy. The SPGs are not specific to North Anglesey or indeed any other particular locations in Anglesey.

Other Council Policy Documents

- 2.6.7 The following documents, whilst not specific to North Anglesey, include policies that will influence the delivery of services and/or the Council's response to Wylfa Newydd.

Isle of Anglesey County Council's Council Plan 2017 -22

- 2.6.8 The Plan sets out the objectives necessary to achieve the Council's aim of working towards an Anglesey that is healthy and prosperous where families can thrive. Against each objective the plan sets out why it has been selected and how it will be achieved. The three objectives are:

- Ensure that the people of Anglesey can thrive and realise their long-term potential;
- Support vulnerable adults and families to keep them safe, healthy and as independent as possible;
- Work in partnership with our communities to ensure that they can cope effectively with change and developments whilst protecting our natural environment;

Anglesey Economic Regeneration Strategy (2004 – 2015)

- 2.6.9 The strategy establishes the Council's vision and objectives for economic development. It includes a number of actions designed to support the achievement of the vision. Under 'challenges' it identifies some serious deprivation remains around Holyhead and Amlwch in particular (i.e. in the north of the Island) and seeks, as an objective, to develop the core settlement of Amlwch.

Anglesey Energy Island Programme

2.6.10 The Energy Island Programme (The Anglesey Energy Island™ Programme), established by Isle of Anglesey County Council, is a collective effort between several public, private and third sector stakeholders. It seeks to achieve the following:

- Attract and de-risk major strategic investment;
- Influence potential developers;
- Support development of competitive people and communities;
- Support development of competitive businesses;
- Support development of competitive infrastructure;
- Realise the benefits major projects can bring and mitigate adverse impacts;
- Maximise long-term legacy benefits.

2.6.11 Energy Island Projects are located across Anglesey, however the main project is Wylfa Newydd and Magnox decommissioning, both located within North Anglesey.

Môn Menai Coastal Action Plan (2007)

2.6.12 The purpose of this Action Plan is to ‘Develop proposals to make the best use of the special coastline of Anglesey (in terms of activities on land and sea), in order to increase the economic benefit as much as possible.’ The Plan outlines specific proposals that have been grouped into twelve different themes, including ‘Environmental Attractions and Anglesey Coastal Path’ which runs along the north coast of Anglesey.

The Anglesey Area of Outstanding Natural Beauty (AONB) Management Plan 2015 – 2020

2.6.13 The Anglesey AONB is predominantly a coastal designation, covering most of Anglesey’s 201 kilometre coastline. The total coverage of the AONB on Anglesey is approximately 221sq km (21,500 hectares) and it is currently the second largest AONB in Wales. Under Section 85 of the CRoW Act 2000 all relevant authorities should have regard to the conservation and enhancement of the AONB.

2.6.14 The AONB Management Plan evaluates what the special qualities and features of the AONB are, and then determines what actions are required to ensure that these qualities are conserved and enhanced for future generations.

Anglesey Destination Management Plan 2016-2020

- 2.6.15 The Plan recognises that tourism can bring economic, social and cultural benefits. It seeks to focus on promoting the island's tourism brand and to differentiate destinations by promoting distinct characteristic and personality.

2.7 Key Policy Messages for the Wylfa Newydd SPG

- 2.7.1 Based on the review of plans and programmes in this section, consistent key messages/issues relevant to the communities, economy and environment of North Anglesey have been identified that will need to be considered in preparing the revised Wylfa Newydd SPG. These messages are summarised in **Box 2.3**. These focus on the balance to be struck between economic development and protection of the environment, with particular sensitivity given to the coast. There is the acknowledgement in policy of Wylfa Newydd and the opportunities that it could bring to local communities. National and local policy in particular identify a number of issues linked with the protection of the environment in light of Wylfa Newydd. Furthermore, policy documents seek to protect local communities from the detrimental effects of the development, which may be particularly sensitive during the construction phase.

Box 2.3 Key Policy Messages for the Wylfa Newydd SPG: North Anglesey

The need to:

- Deliver sustainable development through the actions of the County Council consistent with the Well-being of Future Generations (Wales) Act 2015;
- Conserve and where possible enhance the environmental assets of North Anglesey which include the AONB, designated ecological sites and species and the historic environment consistent with European legislation, national legislation and policy and the AONB Management Plan;
- Recognise, conserve and strengthen the unique character of North Anglesey, its cultural identity and the Welsh language consistent with the Wellbeing of Future Generations Act and TAN 20;
- Seek a net biodiversity benefit as a result of new development in line with the Wales (Environment) Act 2016;
- Protect sites designated for their natural or cultural significance in line with policy contained within PPW, technical advice notes, and the JLDP;
- Recognise the importance of Amlwch as an Urban Service Centre and the North Anglesey centre for housing, commerce and employment with smaller centres and clusters providing locations for sustainable rural development and local needs

Box 2.3 Key Policy Messages for the Wylfa Newydd SPG: North Anglesey

housing in line with the JLDP spatial framework;

- That development in Amlwch can address issues of deprivation (Anglesey Economic Regeneration Strategy);
- Recognise and encourage the redevelopment of land of the former Shell land, Amlwch, Llyn Onn industrial park and as a reserve site, land at Rhosgoch for appropriate job generating development consistent with JLDP employment policy;
- That whilst Amlwch is the prime location for new housing in North Anglesey other settlements such as Cemaes and Llannerch-y-medd can make a contribution consistent with JLDP policy;
- Work with communities to respond to change and to protect the natural environment as set out within the Anglesey Council Plan;
- Recognise that the North West of Wales, including North Anglesey has suffered from out-migration of young people but retains a strong cultural identity with communities attaching a strong importance to the dramatic landscape and coastline (Wales Spatial Plan);
- Understand the importance of a healthy natural environment, both in its own right and a key attractor for tourism as set out within the Destination Management Plan. Also recognise the importance of tourism to the local economy as referenced within the Western Wales River Basin Management Plan;
- Consider the implications arising from Wylfa Newydd in terms of demand for services and facilities as required by Technical Advice Notes and PPW;
- That the projects forming the Energy Island Programme have the potential to transform the economy of North Anglesey as well as Anglesey as a whole.

3 Baseline Information and Future Trends

3.1 Introduction

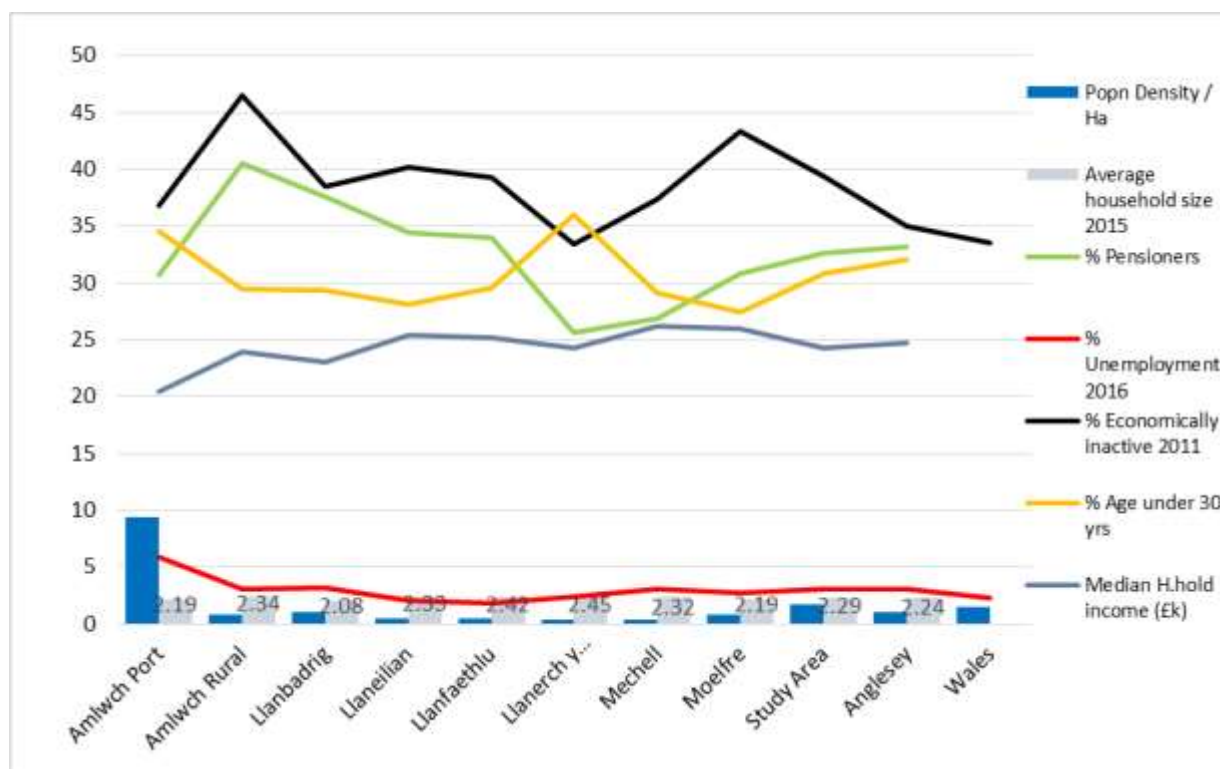
- 3.1.1 This section summaries the existing baseline characteristics of North Anglesey under a number of topic headings and identifies how this baseline could potentially change in the future, taking into account the proposed nuclear power station known as Wylfa Newydd. This helps develop an understanding of the key opportunities and challenges that should be addressed by the Wylfa Newydd SPG. It draws on a range of datasets from sources including the census, Welsh Government, the County Council (including the Local Housing Market Assessment (LHMA) 2016), and Natural Resources Wales (NRW).

3.2 Baseline Information

Demography

- 3.2.1 **Figure 3.1** sets out the distinctive qualities of those electoral wards which comprise North Anglesey by plotting the following key elements:
- Population density (persons per hectare);
 - Household size (persons per household);
 - % unemployment;
 - % economically inactive;
 - % pensioners;
 - % population aged under the age of 30 years; and
 - Annual household income (£k).

Figure 3.1 A Comparison of Key Socio-Economic Characteristics



3.2.2 The main findings for North Anglesey in relation to the wider Anglesey and Wales (based upon the above, and additional information contained within the LHMA 2016) are as follow:

- The northern wards are relatively populous and growing. The area is twice as densely populated than Anglesey as a whole (2.2 and 1 person/ hectare respectively) and household sizes are rather larger. The population grew at twice the rate of Anglesey as whole (17% and 8% respectively) between 2001 and 2011;
- The population is relatively aged. This is most significant in the 45 to 74-year age range which makes up 43.4% of the population against 40.6% for the island. Both these are considerably higher than that for Wales. A third of households in the study area are made up by pensioners;
- Against a general improving trend, unemployment has fallen only slightly over the past two years. This has seen the northern wards move from being comparable to the Welsh average to that of the poorer performing island. Rates are now at just over 3% which is approximately 1% adrift of the national figure;
- Self-employment is far more common. This amounts to 22% of the economically active against 18% for Anglesey and 14% for Wales. There is a greater prevalence of skilled workers (occupation groups 4 and 5) but a corresponding lack of managerial skills (groups 1 to 3);

- Educational attainment is lower than the wider island with a slightly higher proportion in unqualified and a lower proportion in Level 4 qualifications and above;
- Household savings and equity of owner occupiers are 4% and 8% higher than those for the island as a whole, although average household incomes are slightly lower reflecting the higher levels of retired.

Housing Characteristics

3.2.3 **Figures 3.2 and 3.3** demonstrate that the stock in North Anglesey tends to be larger (3 bedrooms and above) than for Anglesey and Wales and that there is a significantly higher proportion of detached and semi-detached stock.

Figure 3.2 Comparative Size of Housing Stock

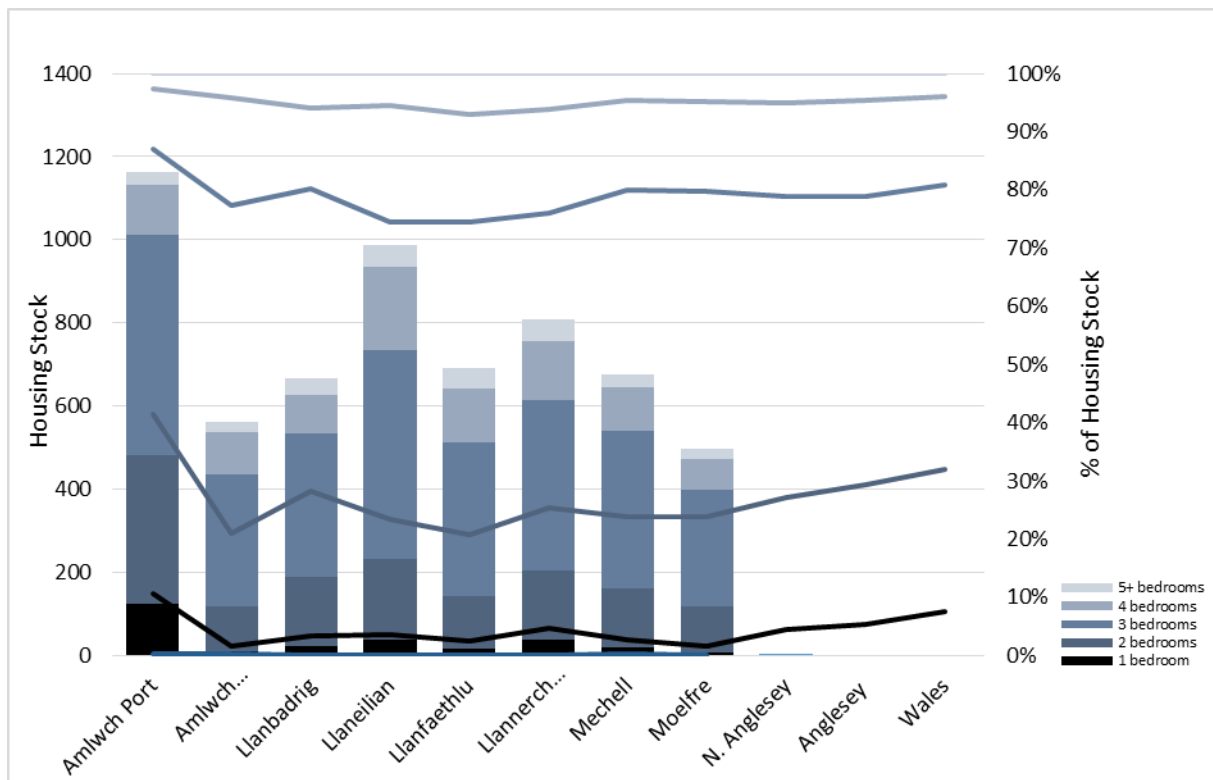
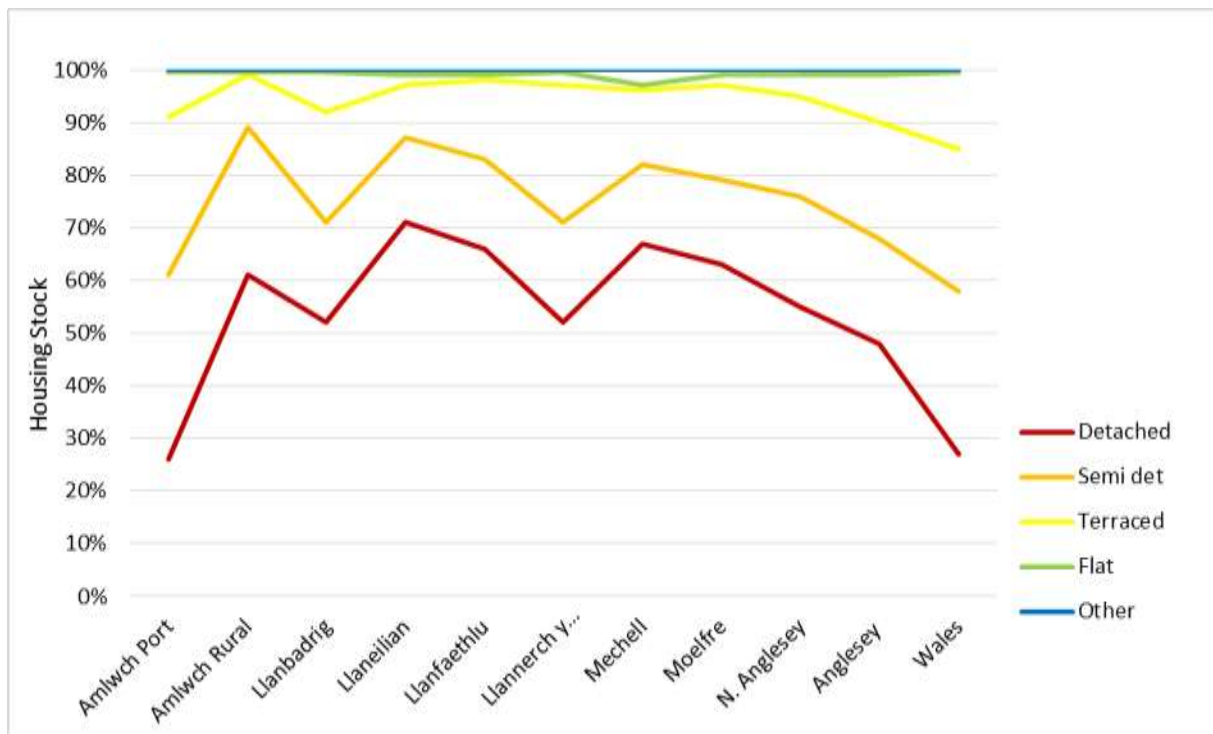
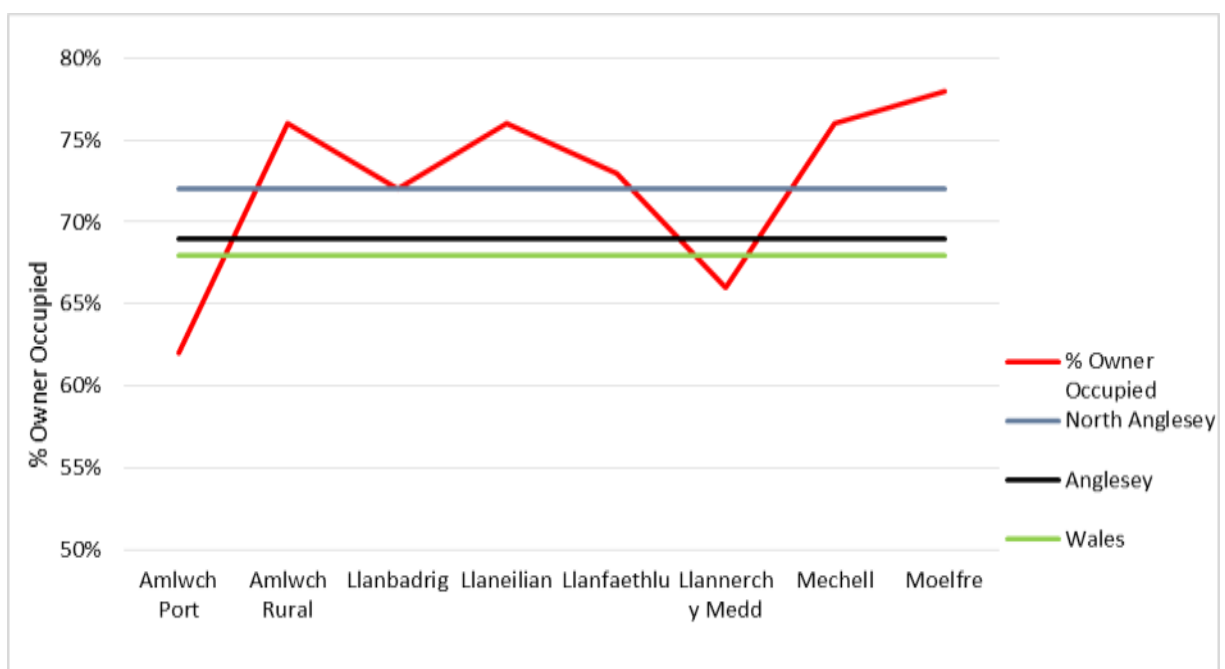


Figure 3.3 Comparative Type of Housing Stock



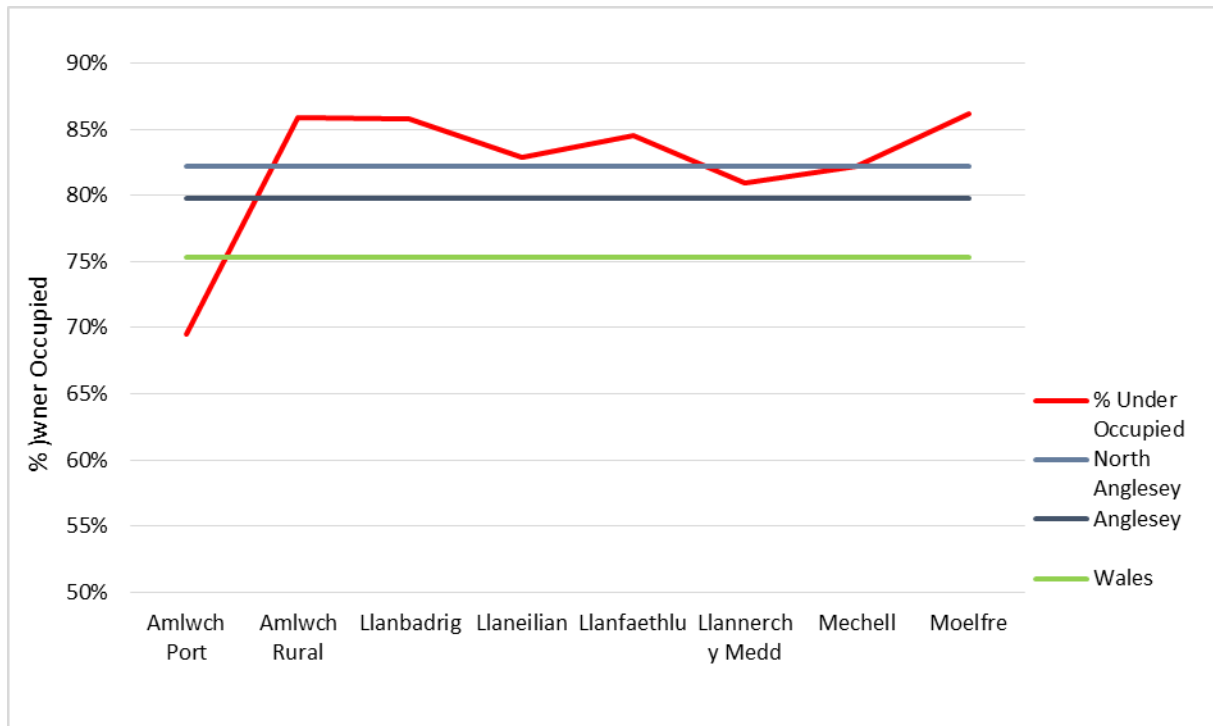
3.2.4 The contribution of owner-occupation as a proportion of total housing stock split across the wards is shown at **Figure 3.4**. This indicates that in general owner occupation is more prevalent in North Anglesey than across the island and Wales as a whole.

Figure 3.4 Comparative Proportion of Owner Occupied Stock



3.2.5 **Figure 3.5** suggests that a consequence of larger housing stock serving on average older households is that the level of under-occupation of stock in North Anglesey is higher than across the island and significantly higher than that for Wales.

Figure 3.5 Comparative Proportion of Under Occupied Bedspaces

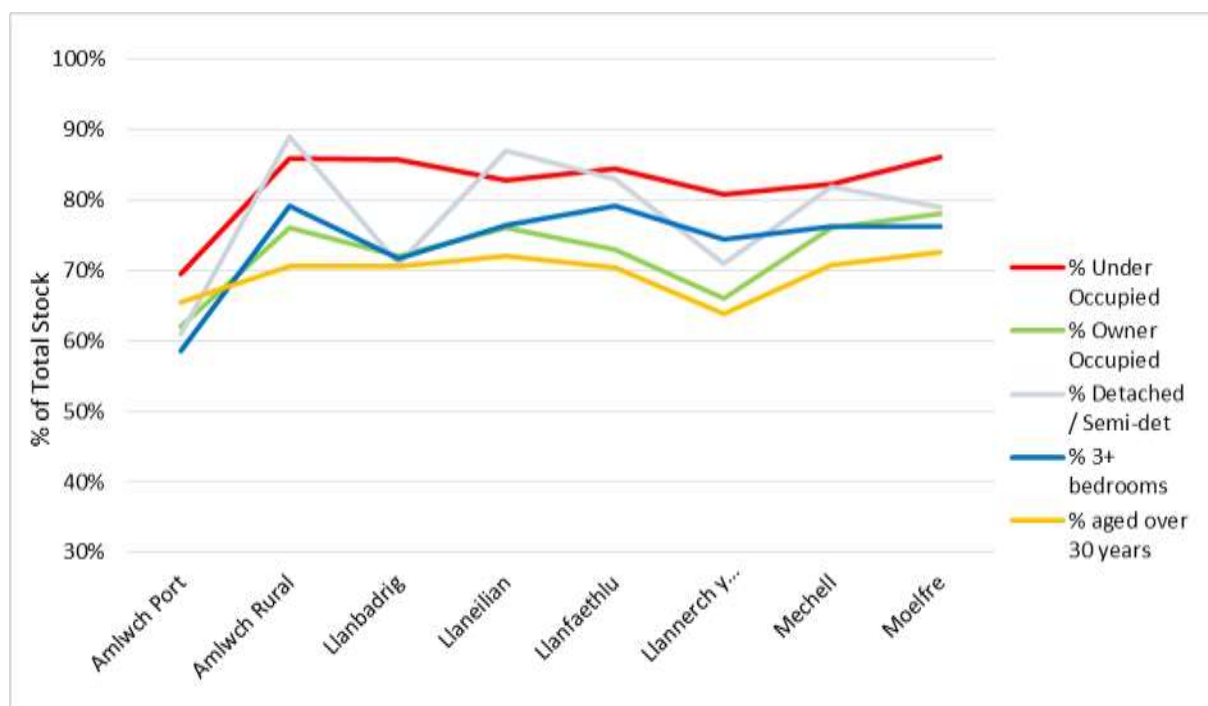


3.2.6 In summary, the wards of North Anglesey possess a growing but aged population that is less likely to work and therefore relatively unresponsive to wider trends in unemployment. The population is likely to live in relatively large, often detached or semi-detached accommodation which is relatively under occupied. Owner-occupation is more prevalent and homes are more likely to be wholly owned.

3.2.7 **Figure 3.6** sets out the distinctive qualities of the wards in the study area by plotting the following key elements:

- Tenure (% owner-occupied);
- House type (% detached and semi-detached);
- House size (% with 3 bedrooms or more);
- Occupancy (% of stock under occupied); and
- Age (% of householders aged 30 years and over).

Figure 3.6 A Comparison of Key Housing Stock Characteristics



- 3.2.8 Based upon the information set out above, the following general characteristics can be drawn out.
- 3.2.9 The spatial hierarchy of the Council's JLDP is well reflected in the housing stock profiles reflecting their historic growth. All three of the higher order settlements have a significantly higher proportion of terraces with fewer bedrooms within a denser urban fabric.
- 3.2.10 The characteristics of Amlwch make it the most distinctive settlement. Apart from being much the largest in the study area, its historical development has left a legacy of smaller largely terraced housing which is more likely to be rented than elsewhere in North Anglesey. The smaller size of the stock also means that occupancy is relatively high but that overcrowding (3.5% of households) contributes significantly to performance of North Anglesey as a whole (2.3%) which is slightly higher than the Anglesey average (2.2%). It also possesses a relatively youthful but relatively poorly qualified population.
- 3.2.11 The housing stock in Llanbadrig also reflects the historical growth of its main centre which is the village of Cemaes. The housing stock is relatively small, houses have fewer bedrooms than the Anglesey average and property is less likely to be owner occupied than in rural areas. Despite limited stock, under-occupancy is high which probably reflects its significantly lower average household size (2.08pph) against the average for North Anglesey.

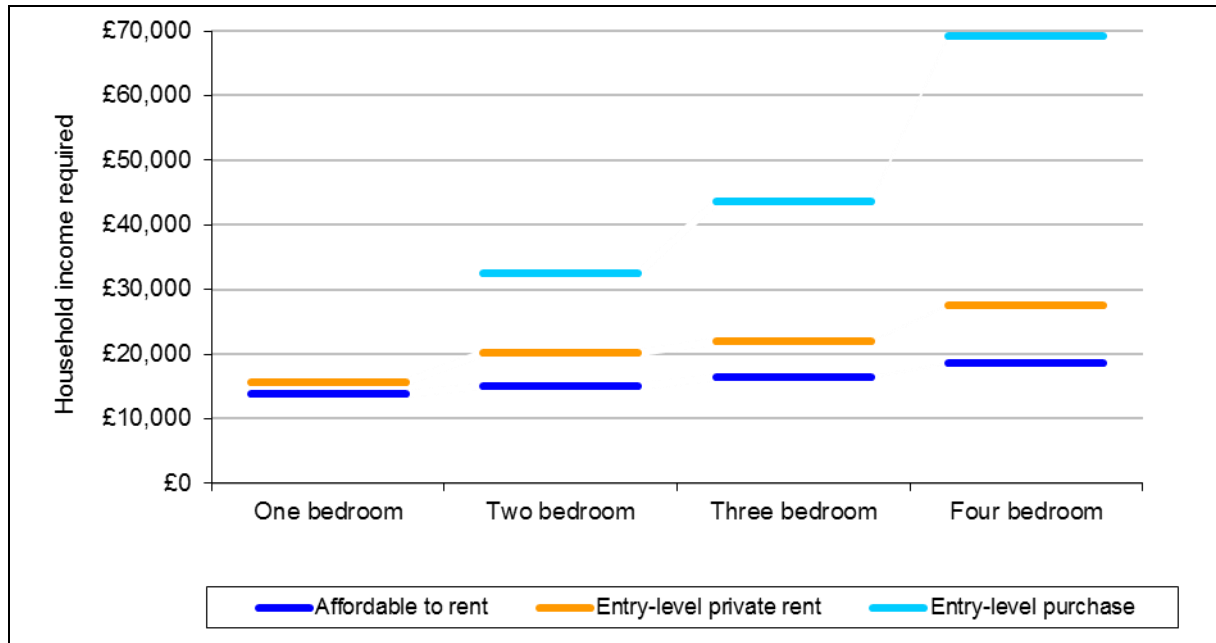
- 3.2.12 The housing stock in Llannerch-y-Medd also reflects its historical development with some larger terraces but is also distinguished by low owner occupancy and by far the most youthful population in North Anglesey. However, under occupancy is high when compared to Amlwch but this is counterbalanced by high levels of overcrowding suggesting that both these issues may have a patchy distribution.
- 3.2.13 The distinction between the remaining rural areas is rather less although the following characteristics are evident:
- Amlwch Rural is very different from Amlwch Port. It possesses the highest proportion of detached and semi-detached dwellings (close to 90%) and with the greatest average number of bedrooms. Owner occupation, under occupation and average age of the population are all the highest, or close to the highest, in North Anglesey. Llaneilian and Mechell also possess these general characteristics but to slightly lesser degrees.
 - Llanfaethlu is distinct from these settlements in that its stock is the largest in the study area and has a correspondingly low level of occupancy. It also has the highest proportion of rented properties in the rural area.
 - Moelfre diverges from this general pattern for the rural area. The main settlement is a traditional coastal village with relatively few detached dwellings with the best qualified but most aged population in the study area (42% is aged 60 and above). It has relatively large stock and has the highest levels of owner occupation in the study area – the proportion of wholly owned stock is particularly high.

Affordability

- 3.2.15 The LHMA 2016 divided Anglesey into the three price areas of Menai, Holyhead and Rest of Anglesey. The wards of North Anglesey were considered to fall within the Rest of Anglesey category. **Figure 3.8** illustrates the gaps between household income and average house prices for the Rest of Anglesey price market. It shows that household incomes of over £40,000 are required to purchase a three-bedroom house with average incomes of up to £30,000 required to rent one to four bedroomed properties. With **Figure 3.1** showing that median household incomes across all North Anglesey wards rarely exceeding £25,000 the ability to purchase two, three or four bedroomed properties is likely to be beyond the reach of households with private renting confined to smaller properties where these are available.
- 3.2.16 The County Council encourages the supply of affordable accommodation via policy and funding initiatives. However, in the period 2011-16 only seven affordable housing

completions were recorded in North Anglesey⁵ with the greatest number (3) recorded in Moelfre 2013/14 and Amlwch (2011/12).

Figure 3.8 Household income required to access housing in the Rest of Anglesey price market, by number of bedrooms



Source: Online survey of property prices, December 2015; StatsWales, 2015

Vacant Homes

3.2.17 The County Council records the number of empty residential properties on Anglesey through information received from Council Tax returns. In 2016 records show that in North Anglesey there were 165 empty residential properties dispersed across the following wards:

Table 3.1 Distribution of Empty Properties in North Anglesey 2016

Ward	Number
Amlwch Port	26
Amlwch Rural	11
Llanbadrig	28
Llaneilian	26

⁵ Information supplied by JPPU

Ward	Number
Llanfaethlu	32
Mechell	22
Moelfre	20

3.2.18 Empty properties have the potential to be brought back into use as accommodation either for local residents or for construction workers.

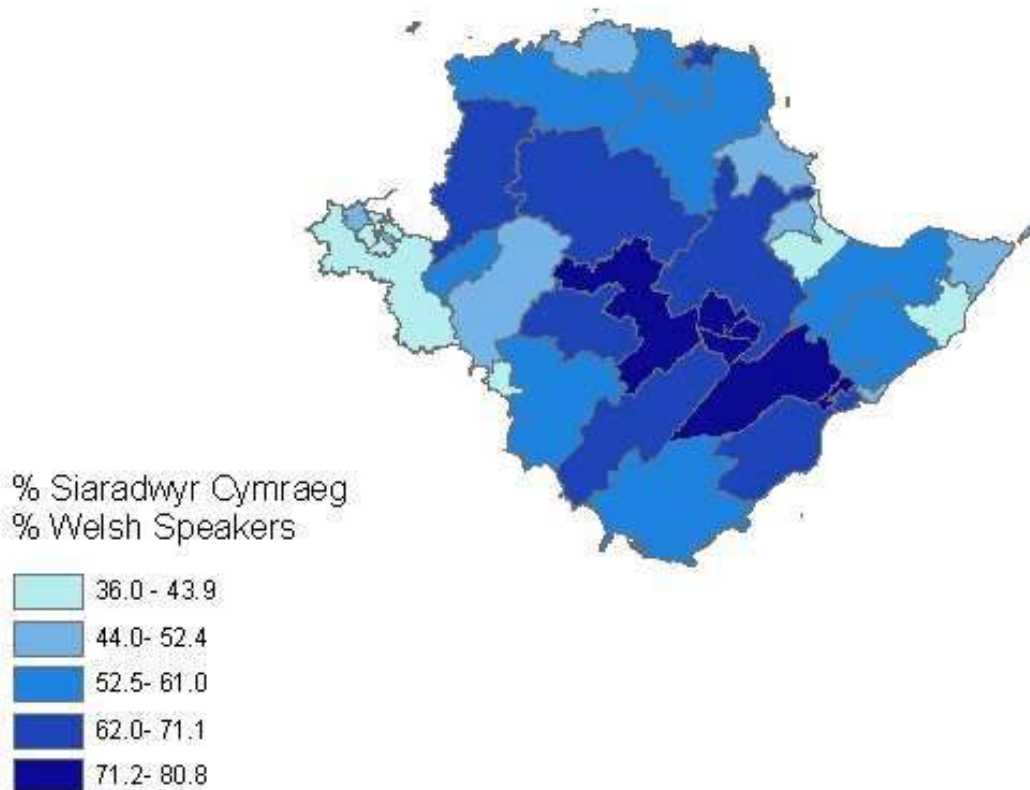
Tourism Accommodation

3.2.19 Existing tourism accommodation consists of both permanent accommodation, such as hotels and static mobile homes, as well as temporary, caravanning and camping sites. Static, tourer and motor home accommodation within North Anglesey is concentrated within the wards of Llanfaethlu and Moelfre with the wards accommodating 266 and 373 tourer pitches respectively. There is very little additional accommodation of this type elsewhere in North Anglesey (a total of 20 pitches). There are approximately 710 static pitches, none of which are licensed for full year occupancy.

Welsh Language

3.2.20 North Anglesey possesses a high proportion of Welsh speakers and this is particularly the case in the western and central areas (see **Figure 3.9**). The use of the Welsh language is slightly less prevalent in the east with Amlwch Rural and Moelfre possessing a lower percentage than the average for the Island as a whole.

Figure 3.9 Percentage of Welsh Speakers, Anglesey



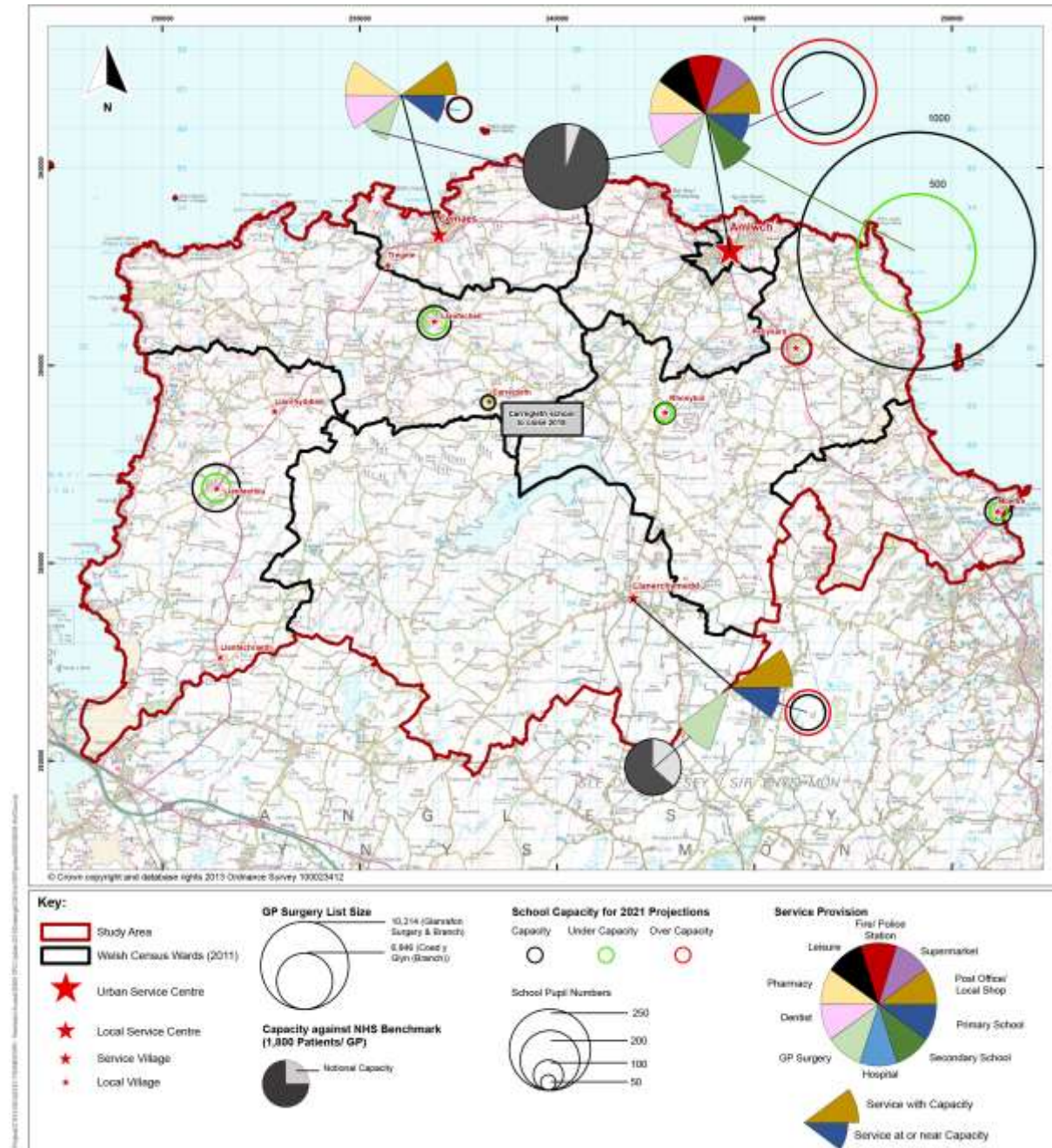
Community Infrastructure

3.2.21 **Figure 3.10** depicts the presence and availability of community infrastructure in North Anglesey against the settlement classifications of the JLDP. This shows that:

- The Urban Service Centre of Amlwch possesses the fullest range of services in North Anglesey and represents the most sustainable location for future development;
- The Local Service Centre of Cemaes also has a good range of local shops, a primary school, two GP surgeries and a pharmacy;
- The Service Village of Llanerch-y-Medd also possesses a local shop, a primary school and a branch GP surgery; and
- Elsewhere across the rural areas, services are restricted to a dispersed network of primary schools and the occasional small local shop usually providing post office services.

3.2.22 There are no major supermarkets in North Anglesey with the closest being the Asda and Morrisons supermarkets in Holyhead. There is a Co-Op in Amlwch and also a Tesco Express in Benllech.

Figure 3.10 Community Infrastructure in North Anglesey



Schools and Healthcare

3.2.23 One secondary school and nine primary schools are located in the north of the Island following the new provision at Llanfaethlu (see Figure 3.10 above). There are 34 nursery places. Whilst some primary schools (Amlwch and Cemaes) are forecast to exceed current capacities, the secondary school of St Thomas Jones is predicted to be up to 50% under-capacity by 2021.

3.2.24 Medical services are provided primarily by three GP practices (one in Cemaes, Llanerch-y-medd and Amlwch), one main practice (Amlwch) and two branch surgeries within the communities of North Anglesey.

Table 3.2 Distribution of Healthcare Provision in North Anglesey

Type	North
GP Practices	3
Main Practices	1
Branch Surgeries	2
Dental Practices	2
Pharmacies	2
Opticians	1

3.2.25 The GP services provided by the Glanrafon Medical Centre in Amlwch are also close to benchmark capacities and this also applies to the branch surgery in Cemaes.

Community Assets and Facilities

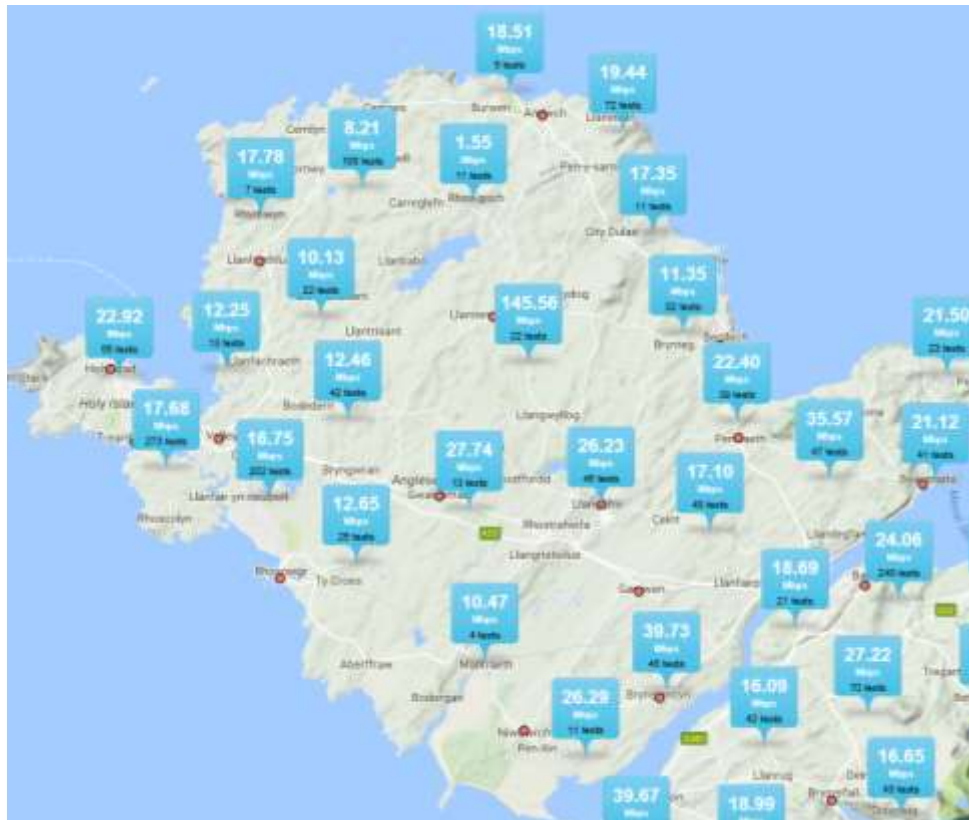
3.2.26 There are 3 libraries located in Amlwch, Molefre and Cemaes. There are no police stations and no retained fire stations with the closest located at Benllech and Holyhead. There are no household waste recycling centres in the north of the Island but 'bring sites' at Amlwch, Llanfechell, Cemaes and Moelfre.

Telecommunications

3.2.27 Broadband speeds across the island are variable but generally speeds are slower within the north and west of the Island as illustrated on **Figure 3.11**⁶.

⁶ Accessed from 'thinkbroadband.com'.

Figure 3.11 A Comparison of Average Broadband Speeds



Transport

3.2.28 The A5/A5025 route from Holyhead to Wylfa Newydd is a Welsh Government Class D advisory heavy load route. All other highway routes in the north of the Island are county roads maintained by IACC as the local highways authority. The A5025 follows the northern coastline to link Menai Bridge and Valley. It is a single carriageway of varying quality and the Wylfa Newydd project promoter is proposing a series of on and off-line improvements between Valley and the site of the proposed power station. East of the power station site, the highways authority has identified four main clusters of accidents, two of which are related to the sections of bends on the route where speed and loss of control are major factors in the accidents. Other locations include Betws where there is a pattern of accidents related to U-turns and a lack of forward visibility and the Burwen bends where again speed and visibility are the main causation factors.

Bus and Coach Services

3.2.29 The Island has a network of local bus services. Some routes are operated commercially whilst others operate under contract to the Isle of Anglesey County Council. Route 61 which runs between Amlwch and Holyhead via Cemaes Bay, passes in close proximity to the Wylfa Newydd site. This service operates at an

approximately 2 hourly frequency with no evening or Sunday services. Service 62 operates from Amlwch to Bangor every 30 minutes on weekdays, with a less frequent evening service and a 2-hourly service on Sundays. Four of the weekday services extend from Amlwch to Cemaes Bay. The 2011 Census figures show that 3% of employed persons aged between 16 and 74 who are in employment in the whole of Anglesey (excluding persons who work mainly from home), travel by bus.

- 3.2.30 There is no railway service in North Anglesey with the closest railway station at Valley.

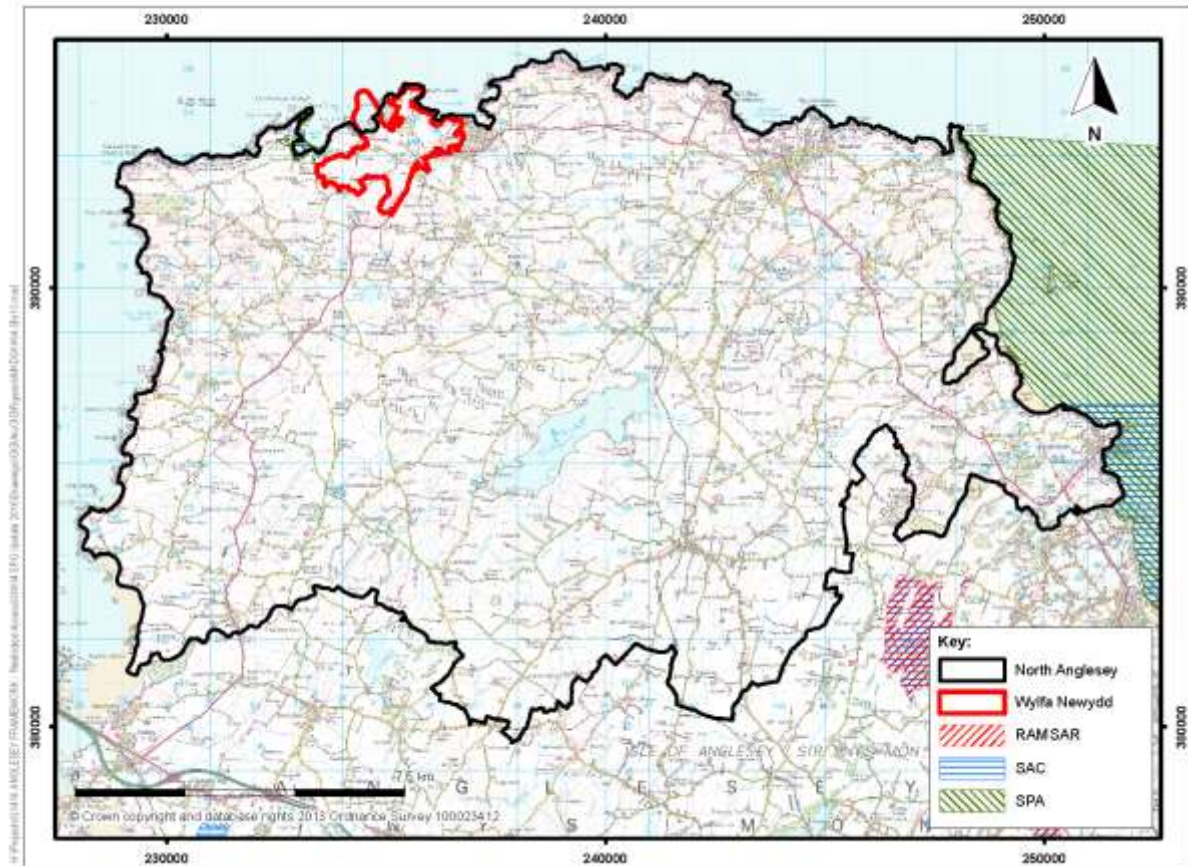
Natural Environment

- 3.2.31 North Anglesey has a rich and varied natural environment across its terrestrial, marine and coastal environments, the importance of which is reflected by the number of internationally and nationally designated sites.

European Designated Sites

- 3.2.32 Sites of European importance are designated to conserve natural habitats and species of wildlife which are rare, endangered or vulnerable in the European Community. In the UK, these form part of the 'Natura 2000' network of sites protected under the EC Habitats Directive (1992). **Figure 3.12** shows the distribution of European sites across North Anglesey which includes the Special Area of Conservation (SAC) of Cemlyn Bay and the Special Protection Areas (SPAs) of Ynys Feurig, Cemlyn Bay and The Skerries and Liverpool Bay. The proposed Wylfa Newydd main site is located near two European designated sites; Cemlyn Bay SAC and the Ynys Feurig, the Skerries and Cemlyn Bay SPA. The SPA comprises three separate areas of importance for four species of breeding terns. The three areas are treated as a single site as a consequence of regular movement by birds between the component parts.

Figure 3.12 European Designated Sites



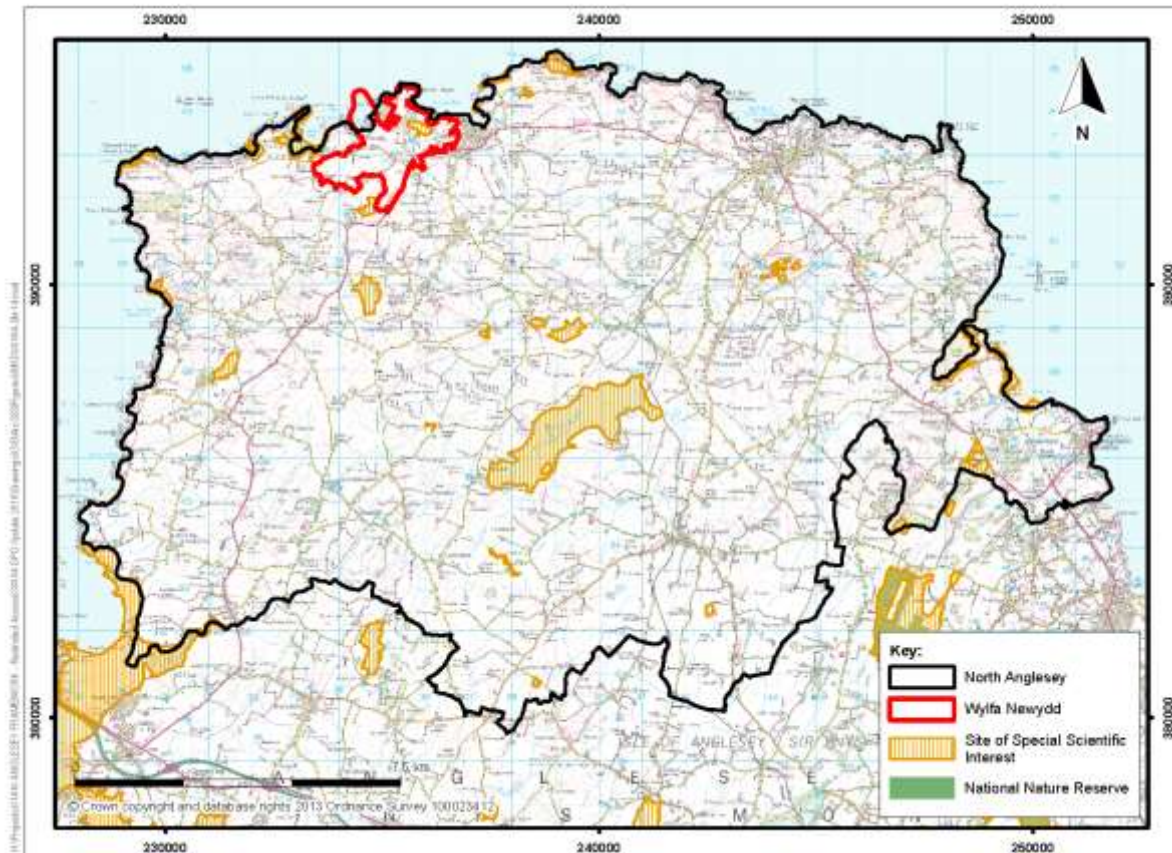
Nationally Designated Sites

3.2.33 North Anglesey contains 19 Sites of Special Scientific Interest (SSSIs) some of which extend over separate land areas. These are shown in **Figure 3.13**.

3.2.34 Tre'r Gof SSSI, a rich-fen wetland habitat vulnerable to changes to water quality or quantity, is located within the Wylfa Newydd site boundary. The Welsh Government has set a target that 95 per cent of SSSIs will be in favourable condition by 2015 and that by 2026 all statutory sites will be in favourable condition (the most recent data shows that on Anglesey 1,412 ha of SSSI management units requiring actions are under appropriate conservation management, i.e. 18% of the total area of SSSI management units on Anglesey)⁷ Tre'r Gof SSSI is explicitly referenced within the site-specific guidance contained within NPS EN-6 Volume 2.

⁷ Email from NRW dated 13 October 2017

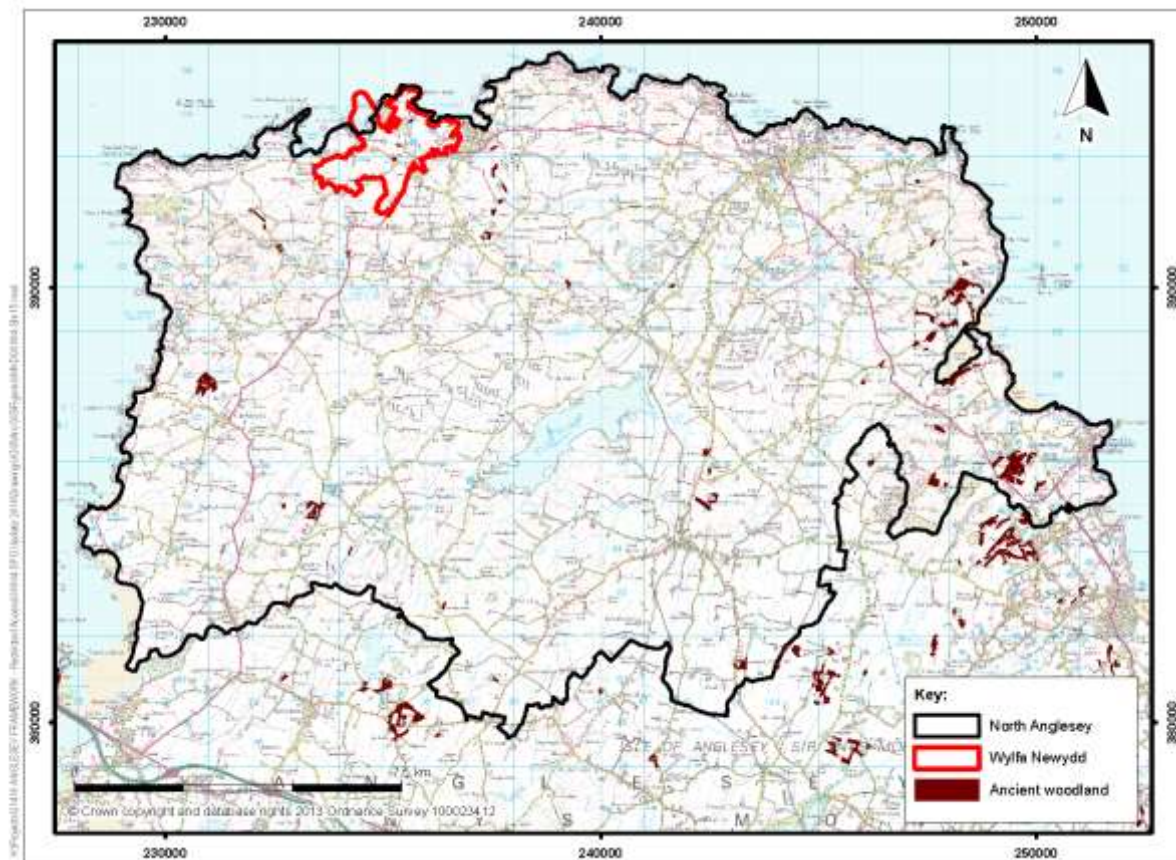
Figure 3.13 Nationally Designated Sites



Ancient Woodland

3.2.35 Woodland cover on Anglesey is very low when compared to other parts of Wales or Europe at 3.5% of the land area compared to an average of 13% for Wales and 33% for the EU. Within North Anglesey, (Figure 3.14) woodland cover appears even less prevalent.

Figure 3.14 Ancient Woodland



Non-Statutory Protected Sites and Other Biodiversity

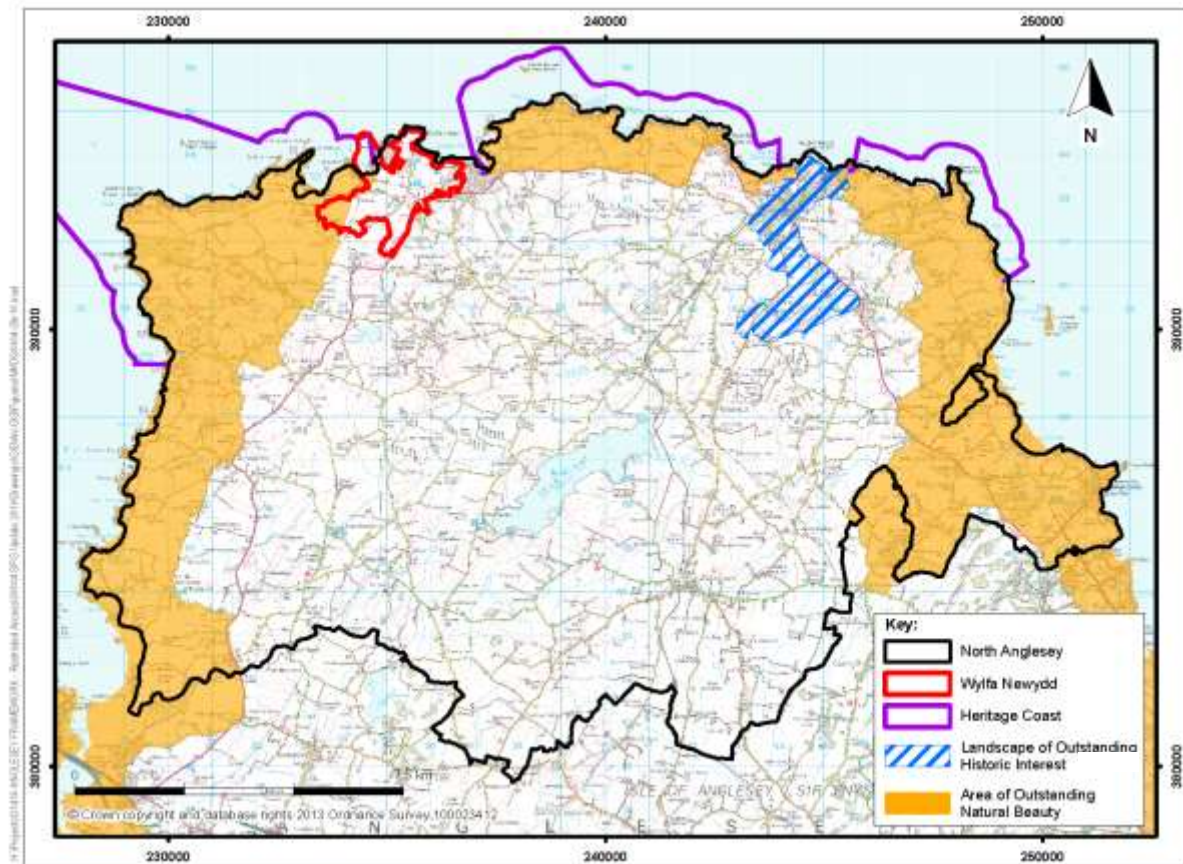
3.2.36 There are no designated Local Nature Reserves or National Nature Reserves in North Anglesey. There are a number of non-statutory Wildlife Sites which include Wylfa Head and clusters south of Carmel Head, much of the northern coastline and Parys Mountain.

Designated Landscapes

3.2.37 Almost the entire coastline of North Anglesey is designated as an Area of Outstanding Natural Beauty (AONB) (**Figure 3.15**) due to the variety of fine coastal landscapes. The AONB designation is overlapped by stretches of the defined Heritage Coast. Unlike AONB, Heritage Coasts have no legal protection, but planning authorities must take the designation into account when making decisions on development.

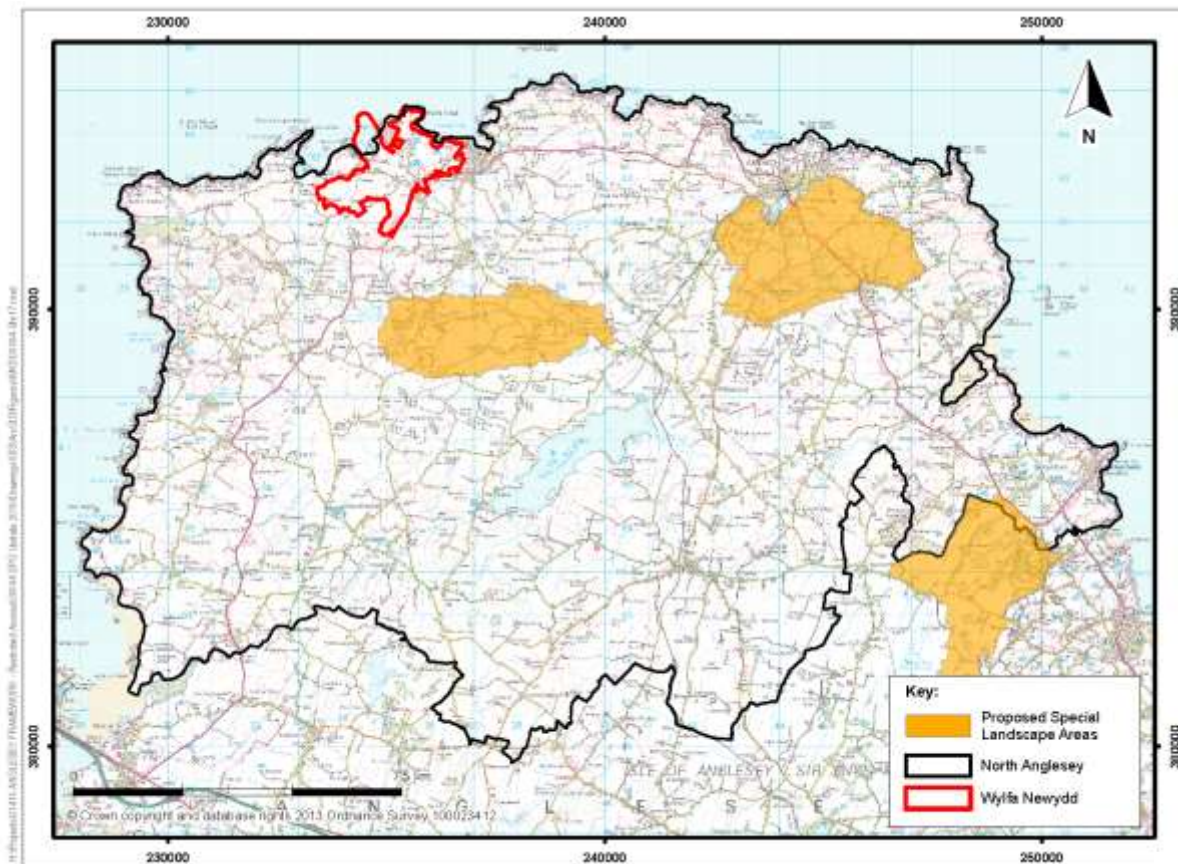
3.2.38 The North Anglesey Heritage Coast runs for 18 miles along the northern shore of the Isle of Anglesey from Church Bay in the west to Dulas Bay in the east.

Figure 3.15 National Landscape Designations



- 3.2.39 One area of North Anglesey has been designated as a Landscape of Outstanding Historic Interest; Amlwch and Parys Mountain (HLW (Gw) I) and comprises large eighteenth and nineteenth opencast copper mines and waste tips which were largely dug by hand. There is also an extensive complex of processing features and structures, earlier workings dating from the prehistoric and possibly Roman and medieval periods.
- 3.2.40 The adopted JDLP identifies parts of North Anglesey as Special Landscape Areas (see **Figure 3.16**). These are local authority designations.

Figure 3.16 JLDP Special Landscape Areas



- 3.2.41 Parts of the Anglesey AONB lie within the proposed Wylfa Newydd main site, and the North Anglesey Heritage Coast lies in close proximity. The site is also located within Landscape Character Area (LCA) 4: North West Coast. The Isle of Anglesey Landscape Strategy Update (2011) identifies several key issues for this LCA which are summarised in **Box 3.1**.

Box 3.1 Landscape Character Area 4: Key Issues

Coastal Landscapes

The area includes a range of cliffs and coves. Any development or management proposals should take into account:

- Any direct or indirect impacts upon the range of habitat types;
- Given its interrelationship with the AONB, any proposals must consider the impact upon people's perceptions of the character and quality of the coast;
- Work closely with key landowners, such as the National Trust; and
- Have regard to the AONB Management Plan.

Box 3.1 Landscape Character Area 4: Key Issues**Habitat Management**

New development and management proposals should seek to:

- Maintain high quality and distinctive habitats – coastal edge, mires, fens; and
- Develop and enhance the existing habitat and link with local Biodiversity Action Plan targets.

Settlement

Although only a few settlements lie within the LCA, it is important that any development proposals should:

- Be of a form and character that reflects each settlement;
- Be considered within terms of cumulative impacts upon the wider landscape;
- Integrate the development using land form, vegetation patterns etc;
- Do not impose standard solutions; and
- Have regard to Cemaes Bay Conservation Area SPG.

Water

- 3.2.42 One of the seven Anglesey beaches awarded Blue Flag status is located within North Anglesey at Church Bay. Porth Eilian near Llaneilian is one of five beaches on the Island to have won the Seaside Award for its good water quality and facilities. Bathing water at Cemaes was recorded by NRW as being of poor quality in 2016. Short term pollution is caused when heavy rainfall washes pollution into the sea from livestock, sewage and urban drainage via rivers and streams. There were a total of three warnings of a pollution risk forecast during the 2016 bathing water season at this beach⁸. Measures, including the erection of a new livestock bridge, are underway to reduce the potential for future pollution incidents.
- 3.2.43 There are seven classified rivers within North Anglesey. Four are rated by NRW as having an overall water quality classification of moderate, and three of good. Moderate rivers include the River Wygyr which discharges into Cemaes Bay (see above) and Goch Amlwch.
- 3.2.44 In Amlwch the sewerage system is generally functioning well and no major issues are envisaged with respect to the Amlwch Waste Water Treatment Works (WwTWs)

⁸ <http://environment.data.gov.uk/wales/bathing-waters/profiles/profile.html?site=ukl1100-40050>

in accommodating the proposals for housing growth set out in the JLDP. However, isolated incidents of flooding in the public sewerage network have been recorded.

- 3.2.45 Groundwater across the whole of the island is recorded as having an overall status as poor.

Historic Environment

Listed Buildings and Scheduled Ancient Monuments

- 3.2.46 Listed buildings and scheduled ancient monuments (SAMs) are located within each of the eight wards which together form 'North Anglesey'. Grade I listed building represent the top 2.5% of all buildings listed in England and Wales and are those buildings defined as being of exceptional interest. Grade II* make up 5.8% of buildings listed with 91.7% of buildings listed as Grade II. Table 3.2 provides the number and grade of buildings per ward, together with the number of SAMs. It is evident from the number totals that North Anglesey possesses a greater number of Grade II* buildings (11%) than the national average.

Table 3.3 Number and Grade of listed buildings and scheduled ancient monuments, North Anglesey

Ward	Grade I	Grade II*	Grade II	SAM
Amlwch Port	0	1	21	0
Moelfre	0	1	11	14
Llannerch-y-medd	0	5	23	6
Mechell	1	7	42	7
Llaneilian	1	6	37	5
Llanbadrig	0	1	2	2
Amlwch Rural	0	2	5	4
Llanfaethlu	0	3	65	3
Total	2	26	206	41

Historic Parks and Gardens

- 3.2.47 The Register of Parks and Gardens of Special Historic Interest in Wales is a statutory designation. Cestyll Gardens is situated in a small valley running north to the sea, on the north coast of Anglesey, to the west of Wylfa Head. The garden was established in the early twentieth century by the Hon. Violet Vivian used the house as a holiday

home and then a permanent residence. The house is no longer present, but the property was purchased by the then Central Electricity Generating Board in 1983, and the garden is maintained as part of the existing Wylfa Power Station grounds.

Conservation Areas

3.2.48 There are 4 Conservation Areas within North Anglesey, most of which are historic settlements or ports. They are:

- Amlwch;
- Amlwch Port;
- Cemaes; and
- Llanfechell.

3.3 Future Trends

3.3.1 Future trends relating to the North of Anglesey are summarised below:

- After rising up to 2020, the population is likely to decline in line with the future trends for Anglesey without significant economic investment which could include Wylfa Newydd;
- The population is likely to continue to age unless a significant number of construction workers associated with Wylfa Newydd make North Anglesey their home on a permanent basis;
- Unemployment is likely to continue to be low;
- The pattern of those wards with highest rates of owner occupation also possessing the highest levels of under-occupancy is likely to continue with incentives for owners to respond to potential accommodation demands;
- The number of empty homes might decrease in response to higher levels of demand for accommodation particularly if financial support is provided;
- The percentage of Welsh spoken may continue to fall, particularly if Wylfa Newydd workers are not educated about the cultural and history of the host communities;
- With forecast reductions in medium to long-term population figures, the viability of services and facilities is likely to weaken;
- Pressure on the areas sites of ecological, landscape and heritage importance is likely to increase leading to degradation without proper protection and investment;

- Higher rates of development in line with JLDP assumptions and the bringing forward of sites allocated in the Plan for development may help to address some of the potentially negative future trends identified.

3.4 Key Issues for the Wylfa Newydd SPG

- 3.4.1 Based on the findings of the baseline analysis and evidence base, a number of key issues relevant to North Anglesey have been identified that will need to be considered in revising the Wylfa Newydd SPG. These issues are summarised in **Box 3.2** below.

Box 3.2 Key Issues for the Wylfa Newydd SPG: North Anglesey

- The need to acknowledge the lack of suitable accommodation, the high proportion of owner occupation and lack of significant numbers of smaller, rented accommodation;
- Existing problems of affordability and how they might be exacerbated;
- The importance of the area as a tourism destination and the measures to be taken to preserve its tourist offer;
- The comparative low level of service provision, the likely further decline and the pressures that may be faced as a result of substantial numbers of construction workers coming to live in the area;
- The opportunities that present themselves for inward investment, either the allocated housing or employment sites of Amlwch and Cemaes;
- The lack of sufficient broadband speeds within certain areas of North Anglesey, the likely importance placed on this by Wylfa Newydd construction workers and opportunities to improve connectivity for all local communities;
- The current level of public transport provision and the need to ensure that it is sufficient to respond to the needs both of construction workers employed directly at the main site but also those workers in the local community who may in addition be accessing the associated and related sites;

Box 3.2 Key Issues for the Wylfa Newydd SPG: North Anglesey

- Protection of the landscape of North Anglesey and views, in particular seascapes and important and designated landscapes, particularly the AONB;
- Protection of the historic environment and opportunities for the sympathetic use of historic buildings;
- The poor quality of some of the water bodies particularly in and around Cemaes;
- Consider cumulative impacts arising from the Wylfa Newydd project upon the communities of North Anglesey in-combination with other proposals, plans and programmes.

4 Challenges and Opportunities

4.1 Introduction

- 4.1.1 Based on the review of plans and programmes presented in **Section 2** and analysis of the baseline and future trends in **Section 3**, this section draws together the key strengths, weaknesses, opportunities and threats related to North Anglesey to be addressed when revising the Wylfa Newydd SPG. Where appropriate, it also provides guidance in respect of how the SPG could respond to the issues identified in order to help inform the preparation of the document.

4.2 SWOT Analysis

- 4.2.1 **Table 4.1** presents an analysis of the strengths, weaknesses, opportunities and threats associated with the Wylfa Newydd Project during construction and operation on North Anglesey and in the context of the Wylfa Newydd SPG.

Table 4.1 SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none"> • Internationally and nationally important landscapes, heritage coast, geodiversity and nature conservation sites; • A strong tourism offer supported by a range of facilities and an outstanding natural environment; • Strong sense of community and place linked to the natural environment; • A high proportion of the local communities using Welsh as a first language; • A growing population relative to other Anglesey communities; 	<ul style="list-style-type: none"> • Proportion of designated sites in unfavourable condition; • An aging population which will increase reliance on public services; • A dispersed population (Amlwch, the largest settlement, has a population of 3,789) making it difficult to sustain services and facilities; • Relative remoteness from the main transport networks including the A55 and railway; • High levels of under-occupied properties in comparison to the Welsh average particularly outside Amlwch. • Lower levels of educational attainment;

Strengths	Weaknesses
<ul style="list-style-type: none"> • A comprehensive level of services and facilities within Amlwch which acts as the main settlement in the area; and • The presence of historic settlements set within a rich historical environment. 	<ul style="list-style-type: none"> • Lack of higher order services and facilities requiring travel to Holyhead or Llangefni; • Poor broadband speeds when compared with other parts of the island; • Lack of recycling sites to support household waste reduction; • The poor quality of surface water and beaches at Cemaes; and • Decline or slow improvements in populations of protected species and local biodiversity.
Opportunities	Threats
<ul style="list-style-type: none"> • Enhancing the natural environment of North Anglesey through pro-active measures; • Additional affordable housing; • Investment into programmes to improve the health and viability of ecological sites and species; • Improving public transport provision both to Wylfa Newydd and to the wider island; • Taking advantage of the availability of sites for development to deliver inward investment and economic growth; • Encouraging the use of vacant or under-occupied properties (both residential and commercial) as a means of accommodating workers and providing additional income to local residents; • Encouraging investment into existing health, sport and community facilities for the benefit of the existing communities as well as workers; 	<ul style="list-style-type: none"> • Potential impacts on the seascape, landscape character and protected landscapes of North Anglesey; • Potential impacts on designated sites and protected species particularly those in an around the Wylfa Newydd site; • Threats to the welsh language from the arrival of an increasing number of non-welsh speaking residents; • Increases in traffic along the A5025 and an over-stretched public transport system; • Local communities priced out of accommodation both rented and owner occupied; • Education not sufficiently responsive to enable existing and future workforce to take advantage of employment opportunities, particular lack of managerial skills; • Cumulative pressures on environmental resources;

Opportunities	Threats
<ul style="list-style-type: none"> • Encouraging tourism through a range of environmental improvements, additional marketing and investment; and • Support and promote the Welsh language both within existing communities and amongst those coming to work in the area. 	<ul style="list-style-type: none"> • Pressures on existing public services and facilities arising from an aging population and increase in the arrival of new residents; and • Loss of existing tourist accommodation to workers associated with Wylfa Newydd resulting in a reduced tourism offer and reduction in visitor numbers.

4.3 Summary of Key Matters to be addressed by the SPG

4.3.1 Key matters for North Anglesey relate to:

- Population including community and the Welsh language;
- Economy;
- Services and facilities; and
- The natural and historic environment.

4.3.2 For each, the construction and operation of Wylfa Newydd provides an opportunity to enhance existing conditions if undertaken in a planned and suitably resourced way. Without careful planning and resourcing however conditions in the communities and environment of North Anglesey could worsen given the scale and magnitude of the development proposed.

4.4 How Should the Wylfa Newydd SPG Respond?

4.4.1 The Wylfa Newydd SPG will need to consider the potential for effects upon North Anglesey in a holistic way. Many of the changes brought about by development could give rise to impacts upon a range of receptors, both natural and man-made whilst benefits to one could give rise to positive outcomes to all.

4.4.2 The SPG should be informed by, consistent with, and support existing policies and plans, most importantly the Joint Local Development Plan, which is the adopted spatial policy document for the area but also compatible plans and programmes. All consider the inter-relationships between the economy, social development and the environment either overtly or implicitly within their objectives and actions. In the context of North Anglesey, the allocation of residential development focussed upon the key centre of Amlwch would result in development, for example supporting

existing retail, services and facilities, accessible, in the context of North Anglesey and supporting retention of the local community through the provision of affordable homes. At the same time, development in Amlwch would negate the need for change within the Coastal Change Management Area.

- 4.4.3 The SPG should seek to collate those policies contained within the adopted JLDP that have particular effect to the communities and environment of North Anglesey. It should recognise the settlement hierarchy which exists in the area guiding new development towards the main settlement of Amlwch with lower levels towards the settlements of Cemaes and, Llannerch-y-medd and the local, rural and coastal villages of the area.
- 4.4.4 Emphasis within the document should also be upon the protection of some of the key attributes of the area, namely the high quality of its natural and historic environment, its location as an area for tourism and opportunities for inward investment.
- 4.4.5 The SPG should therefore maintain and expand upon JLDP, and national policy protection for the AONB and for sites and species designated at a local, national or international level either for their ecological or historical significance. It should provide guidance across a number of policy areas that combined will protect the area's tourism, enhance the opportunities for local communities to take a positive role in the construction and operation of Wylfa Newydd and encourage the use of allocated sites for development.
- 4.4.6 The potential impacts arising from the project will extend to those generated by associated works and development off-site; both those permitted under the Planning Act 2008 and as applications under the TCPA. Guidance must therefore consider the potential for possible cumulative impacts arising from all elements of Wylfa Newydd plus other developments and projects in the area.
- 4.4.7 More specifically, the SPG should include guidance that:
 - Establishes the appropriate locations for different categories of development consistent with the JLDP spatial strategy as applied to the settlements and rural areas of North Anglesey;
 - Sets out specific guidance on environmental matters relating to the main site and associated development sites including measures to mitigate effects upon sensitive receptors such as the AONB, historic landscape, European, national and locally designated ecological sites;
 - Establishes policy guidance to ensure that the amenity of residents in Cemaes, Tregele and in other surrounding settlements and in individual residential properties is protected with any potentially significant effects mitigated;

- Encourages the use of JLDP allocated sites to include the former Shell land, Amlwch, LLyn Onn Industrial park, Amlwch, and the former Shell Site at Rhosgoch;
- Provides advice for the enhancement of existing and/or provision of new infrastructure, services and utilities to ensure that it has the capacity to accommodate the increase in demand that will arise as a result of Wylfa Newydd;
- Promotes the use of under-occupied residential properties and the re-use of vacant commercial and residential buildings responding to construction worker demand;
- Minimises the potential for effects upon the local communities of North Anglesey, their cohesion, health and culture, recognising the importance of the Welsh language;
- Identifies guiding criteria to be used when considering planning applications by third parties for the conversion of existing properties into residential accommodation;
- Encourages the appropriate re-use of existing assets and resources which includes the existing workforce of North Anglesey, infrastructure, facilities and services on the basis that they are adequately supported and/or resourced;
- Promotes the concept of legacy, both environmental, social and economic that improves the condition of North Anglesey as a result of the project;
- Seeks to ensure that the existing tourism potential of the area is not detrimentally affected by the project with measures to address potential adverse impacts and maximise opportunities to promote the area as a continuing location for visitors;
- Notes the potential for significant increases in traffic as a result of the project, supporting improvements to the A5025 south and north of Tregele and promotes a range of sustainable transportation modes;
- Provides guidance on measures to reduce the effects upon the environment and surrounding communities as a result of on-site temporary worker accommodation.



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