

APPENDIX B – CHAPTER 7.3

Chapter 7.3 Managing Growth and Regeneration – Economy and Regeneration

Major Infrastructure Projects

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
NF 40	Para 7.3.1 – 7.3.9	866	<p>*Some of the amendments made to this section of the Plan relate to rearranging the section within the Deposit Draft version*</p> <p style="text-align: center;">MAJOR INFRASTRUCTURE PROJECTS <u>NATIONAL SIGNIFICANT INFRASTRUCTURE PROJECTS AND ASSOCIATED DEVELOPMENTS</u></p> <p>7.3.1 Context</p> <ul style="list-style-type: none"> • The UK has a legally binding target to cut emissions by 80% by 2050, with an interim target of at least 34% below base year levels by 2020 (Climate Change Act 2008) • A key aim of national policy is to improve the country’s energy security • National Policy Statements establish the need for particular Nationally Significant Infrastructure Projects <u>(NSIPs – as defined by the Planning Act 2008), including specifically for power generation</u> • A site adjacent to Wylfa has been selected by the UK Government as <u>a potentially suitable site</u> for construction of a new nuclear power station. <u>This forms NSIP, as does the separate National Grid NSIP to provide transmission lines from the new nuclear station,</u> • These known NSIPs national significant infrastructure project could have major infrastructure implications for the Plan area in the form of new electricity transmission lines and associated development 	<p>To ensure the internal consistency of the Plan this section will be reworded and restructured.</p> <p>Further, to ensure clarity the terminology used when referring to National Significant Infrastructure Projects will be amended.</p>
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Ref	Section	Rep. ID	Proposed Focused Change	Justification
		1150 1151 1152 1153	<p data-bbox="786 336 943 363">Introduction</p> <p data-bbox="696 405 1809 507">7.3.2 Major Infrastructure Projects NSIPs) are large-scale projects of national importance such as new trunk roads, airports, ports, power stations (including nuclear), electricity transmission lines, waste water treatment works and chemical works.</p> <p data-bbox="696 580 1809 643">7.3.3 For the purpose of the Plan, Major Infrastructure Projects include those defined as Nationally Significant Infrastructure Projects in the Planning Act 2008.</p> <p data-bbox="696 716 1809 1177">7.3.43 The approval process for a development consent order (being the form of consent for NSIP) is set out in paragraphs 3.7 – 3.10. As noted in those paragraphs while the decision maker for development consent order is the relevant Applications for Development Consent Orders for Nationally Significant Infrastructure Projects are examined by the Planning Inspectorate with the final decision to grant or refuse permission being made by Secretary of State (following examination and recommendation by the Planning Inspectorate) for Energy and Climate Change. Local authorities or other statutory bodies would be are the decision maker for associated or related development not included within the main Development Consent Orders application, and national policy will be a material consideration as appropriate. Where associated or ancillary development is related to the construction or operation of a NSIP, these proposals will be considered under Strategic Policies PS8 and PS9, as well as other relevant policies in the Plan.</p> <p data-bbox="696 1251 1809 1350">7.3.54 The Planning Inspectorate will examine applications for new Nationally Significant Infrastructure Projects development, using the criteria of national need, benefits and impacts as set out in relevant policy. For energy infrastructure this will include</p>	

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

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

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

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			<p style="text-align: center;"><u>permission</u> 'conditions'), and in discharging functions as the enforcing authority.</p> <p>7.3.10 Strategic Policy PS8 is an overarching policy relating to <u>any application for NSIP (other than Wylfa Newydd) or for development proposals associated with or ancillary to such NSIP application</u> Major Infrastructure Projects whether determined by the Secretary of State, the Isle of Anglesey County Council, Gwynedd Council or any other agency.</p>	

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

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

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

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

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

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

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

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

Providing Opportunities for a Flourishing Economy

Ref	Section	Rep. ID	Proposed Focused Change	Justification
NF 44	Context- para PARA 7.3.18	959 960 972 973	<p>7.3.18 Context</p> <ul style="list-style-type: none"> • Economic development is an important pillar of sustainable development. • National policy requires an approach that facilitates and promotes development of employment land by making sure that there is a suitable amount and quality available which will enable economic development. • The aim of the Single Integrated Strategy is to promote economic, social and environmental wellbeing in Anglesey and Gwynedd. • The Isle of Anglesey County Council and Gwynedd Council through their Corporate or Strategic Plan, taking into account the difficult economic times, aim in the long term to transform the Plan area into an enterprising and vibrant area economically and 	To ensure the internal consistency of the Plan.

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

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

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

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

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
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POLICY CYF1: SAFEGUARDING AND ALLOCATING LAND AND UNITS FOR EMPLOYMENT USE

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

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

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

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

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

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

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

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

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
			<p>been 4ha per annum. To ensure that there is provision for the possibility of slippage and flexibility of economic stimulus that would lead to greater demand for employment land, the Plan provides for the rate of take up of employment land 6ha per annum.<u>The new allocated employment sites equates to 60ha, and existing employment land is also safeguarded which already include development or infrastructure.</u></p>	
<p>NF 49</p>	<p>Policy CYF3 Para 7.3.31 – 7.3.33</p>	<p>959 960 972 973</p>	<p>7.3.31 It is considered that the Plan provides for a sufficient range- in terms of volume, mix, quality and distribution of existing industrial / business within the Plan area to meet demand. However, there may be cases where in the plan’s period where a large employer is unable to find a suitable site on existing or allocated sites. In these cases any applications for industrial or business use, which would be a departure from the Plan, can be considered taking into account the normal planning criteria, <u>as set out, for example in Policy PS1 Welsh Language and Culture; Policy ISA1 Infrastructure Provision, Policy PS5 Sustainable development,</u> and if there is a need for the development.</p> <p>7.3.32 The aim of this policy is to support new large scale initiatives as long as they are located in an appropriate location and are sustainable and that they are well related to settlements. In considering such initiatives, it is essential to follow the sequential test and guidance process contained in Planning Policy Wales along with Technical Advice Note (TAN) 23: 'Economic Development' which identifies the need to ensure there is no other more suitable location option which would be able to meet the need, assurance as to the number of direct jobs that would be created by the initiative, and whether it would make any special contribution to</p>	<p>In order to ensure the internal consistency of the Plan</p>

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

The Visitor Economy

Ref	Section	Rep. ID	Proposed Focussed Change	Justification
NF 51	Strategic Policy PS11	340, 465 & 761	3. Managing and enhancing the provision of high quality un-serviced tourism accommodation in the form of self-catering cottages and apartments , camping, alternative luxury camping, static or touring caravan or chalet parks;	To ensure the internal consistency of the plan.
NF 52	7.3.59	342 & 1072	7.3.59 Historically national planning guidance and local planning policy (particularly within the Gwynedd Local Planning Authority area) has given priority to the conversion of existing buildings in the countryside for economic use. This means that within some areas there is an abundance of buildings that have been converted to self-serviced accommodation. Clearly it is not the intention of national guidance or the Council for this policy to lead an over-concentration of this type of holiday accommodation within a particular location. <u>Evidence about occupancy rates suggests that good quality self-serviced accommodation continues to be a popular choice for visitors. Nonetheless evidence also suggests that the potential for developing additional self-serviced accommodation is limited within parts of the Plan area. There is some doubt about business sustainability of the existing self-serviced capacity and the Councils should therefore be very cautious about permitting applications for further accommodation. If proposals are based on unrealistic assumptions about a level of occupancy in a potentially saturated market there is a danger that they will make little profit or even fail financially. A further risk is that by adding to the supply of accommodation the occupancy levels and viability of existing providers will be undermined, putting the more vulnerable of them at increased risk of failure. The Councils will seek to prioritise the provision of high quality serviced accommodation over self-serviced accommodation where such opportunities arise. However, opportunities may exist, on a</u>	To ensure the policy can be easily interpreted.

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

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

Town Centres and Retail Development

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

			<u>rationale for the Plan's Settlement Hierarchy.</u>	
NF 56	7.3.82	1067 & 1068	<p>The Retail Study (2013) undertaken to inform the Plan <u>identified the centres within the settlement hierarchy that have a significant retail and commercial function. The categories of Retail Centres are as follows: Sub-regional, Urban and Local.</u> noted the strong influence of Bangor as a Sub-regional Retail Centre. <u>The Settlement Hierarchy in the Plan is not the same as the Retail Hierarchy because it is based on a wider range of factors including housing numbers and the number, type and scale of existing facilities and services within each settlement. Appendix 4 of the Plan and Topic Paper 5: Developing the Settlement Hierarchy explain the rationale for the Plan's Settlement Hierarchy.</u></p> <p>The study also recognised that the area is serviced by a retail hierarchy which includes centres outside the Plan area, e.g. Llandudno and Chester. The study considered that there was limited quantitative need for some 372 sq. m. convenience floor space to be provided and distributed as set out below:</p> <ul style="list-style-type: none"> • <u>200 sq. m Caernarfon</u> • <u>172 sq. m Pwllheli</u> <p>However, in respect of comparison goods, the Study concludes that there was potential for some 9,353 sq. m. floor space to be provided over the Plan period <u>as set out below:</u></p> <ul style="list-style-type: none"> • <u>7,913 sq. m Bangor</u> • <u>176 sq. m Caernarfon</u> • <u>772 sq. m Pwllheli</u> • <u>492 sq. m Llangefni</u> 	To ensure clarity and consistency with other changes to the Plan
NF 57		1068	STRATEGIC POLICY PS12: TOWN CENTRE AND RETAIL DEVELOPMENT!	To ensure clarity and

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

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