

JOINT PLANNING POLICY COMMITTEE

29 JANUARY 2016

TO: ALL MEMBERS OF THE JOINT PLANNING POLICY COMMITTEE

The following paper has been added to item 5 on the agenda for the above meeting.

The content was not available for publication with the rest of the agenda when it was issued on the 22 January 2016. Following publication of Appendix B – Focussed Changes:

- (i) legal advice was received regarding the proposed wording set out in Focussed Changes NF40, NF42 and NF43. The advice suggests that the aforementioned Focussed Changes would benefit from minor editing in order to ensure clarity. Having considered the advice it is agreed that the the aforementioned Focussed Changes should be amended accordingly. The amended Focussed Changes are set out in Table 1 below;
- (ii) the Joint Planning Policy Unit has been advised by the Isle of Anglesey County Council that it isn't at this point able to identify a preferred site to locate temporary stopping pitches for Gypsies and Travellers on the Island. On this basis Focussed Change NF72 and NF73 requires minor editing in order to ensure that they reflect the current position. In addition, Focussed Change NF112, which currently identifies a proposed site to accommodate some temporary stopping pitches, should be deleted from the schedule of Focussed Changes to be considered by the Committee. The amended Focussed Changes are set out in Table 1 below.

Recommendation:

1. **That the Focussed Changes included in table 1 below replace the equivalent Focussed Changes set out in Appendix B to the main report at item 5 and that the Committee approves them for submission to Welsh Government and for public consultation;**
2. **That Focussed Change NF112 be deleted from the Schedule of Focussed Changes to be considered by the Committee.**

TABLE 1: REVISED FOCUSED CHANGES

Ref	Section	Rep. ID	Proposed Focused Change	Justification
<p>NF 40</p>	<p>Para 7.3.1 – 7.3.9</p>	<p>866 1139 1156 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150 1151 1152 1153</p>	<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 <u>as a potentially suitable site</u> for construction of a new nuclear power station. <u>Such a project would be an NSIP, as would be the separate National Grid proposal to provide transmission lines from the new nuclear station.</u> • These known <u>NSIPs</u> 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>Introduction</p> <p>7.3.2 Major Infrastructure <u>NSIPs</u> 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</p>	<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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			<p>chemical works.</p> <p>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>7.3.3 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>7.3.4 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 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</p>	

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			<p>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 set out in 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 statutory bodies. 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>7.3.5 The scale and impact of NSIPs Major Infrastructure Projects will be mitigated through may require an appropriate and comprehensive package of planning permission conditions, planning or highway agreements and CIL receipts (if a CIL charging schedule is implemented). 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>7.3.6 In addition the Councils may require packages of community benefits to be provided by the developer to offset and compensate the community for</p>	

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			<p>the burden imposed by hosting a project. Any such fund will be used to offset 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>7.3.7 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>7.3.8 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>7.3.9 There are currently two proposed NSIPs 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 	

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			<p data-bbox="768 264 827 289">Grid.</p> <p data-bbox="642 386 1625 488">7.3.10 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"> <li data-bbox="695 561 1625 626">i. providing advice to inform project promoters during the development of their proposals for consultation and project development; <li data-bbox="695 699 1640 802">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); <li data-bbox="663 829 1570 932">iii. suggesting appropriate requirements for inclusion in the Development Consent Order and obligations (such as Section 106 and Community Infrastructure Levy – if adopted); <li data-bbox="653 984 1640 1049">iv. determining applications for associated, ancillary or related development outside the Development Consent Order; <li data-bbox="663 1076 1430 1109">v. commenting on assessing the adequacy of consultation, <li data-bbox="653 1138 1640 1276">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, <li data-bbox="653 1308 1640 1373">vii. making representations as part of the formal examination of the Development Consent Order by the Planning Inspectorate, <li data-bbox="642 1401 1640 1433">viii. in determining any approvals subsequent to consent (including planning 	

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			<p><u>permission</u> 'conditions'), and in discharging functions as the enforcing authority.</p> <p>7.3.11 Strategic Policy PS8 is an overarching policy relating to <u>any application for a NSIP (other than Wylfa Newydd) or for development proposals associated with or ancillary to such an 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. <u>Strategic Policy PS8 does not relate to any NSIP application for development at Wylfa Newydd, or development proposals associated with or ancillary to that application.</u></p>	
NF 42	Para 7.3.10 – 7.3.19	1139 1156 1140 1141 1142 1143 1144 1145 1146	<p><u>WYLFA NEWYDD AND ASSOCIATED DEVELOPMENT</u></p> <p>INTRODUCTION</p> <p>7.3.12 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. Chapter 3 of the Plan provides a link to the New Nuclear Build at Wylfa Supplementary Planning Guidance, which sets out the Isle of Anglesey County Council's <u>supplementary advice on important local direct or indirect matters in relation to this Project and its response to national and local policy and strategies in the context of the</u> vision in relation to this 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</p>	

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		1147 1148 1149 1150 1151 1152 1153 1154	<p>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.</p> <p>7.3.13 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.</p> <p>7.3.14 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. Whether in their role as decision makers, or as consultees for applications to other bodies the Councils will seek to secure delivery on their key priorities as set out in their Single Integrated Plan, Strategic Plans and any other relevant plan or programme.</p> <p>7.3.15 <u>The New Nuclear Build at Wylfa Supplementary Planning Guidance (SPG), sets out the Isle of Anglesey County Council’s supplementary advice on important local direct or indirect matters in relation to this Project and its response to national and local policy and strategies in the context of the Project and is an important material consideration in assessing planning applications linked to the Project.</u></p>	

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			<p>7.3.16 <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>7.3.17 On the basis of the information currently available it is clear that this Project will be a significant development with numerous significant impacts, some <u>potentially</u> positive whilst <u>and</u> others could be <u>potentially</u> 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, <u>including</u> 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 is given in http://www.anglesey.gov.uk/business/energy-island/energy-island-news/wylfa-nuclear-new-build-construction-workers-accomodation-</p>	

Ref	Section	Rep. ID	Proposed Focused Change	Justification
			<p data-bbox="732 266 1625 399"> position-statement/114494.article?redirect=false and in the New Nuclear Build at Wylfa Supplementary Planning Guidance http://www.anglesey.gov.uk/Journals/2014/08/11/g/k/h/Wylfa-NNB-SPG-Adopted-July-2014.pdf </p> <p data-bbox="636 475 1625 824"> 7.3.18 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="636 898 1625 1417"> 7.3.19 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, or 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 </p>	

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			<p>include serviced plots for affordable 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 will be controlled by planning condition.</p> <p>7.3.20 Strategic Policy PS9 applies to the proposed Wylfa Newydd Project new nuclear power station including development associated with it. Strategic Policy PS9 does not apply to any other NSIP application, or any development associated with or ancillary to such NSIP applications. 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 1143	<p>STRATEGIC POLICY PS9: WYLFA NEWYDD RELATED-<u>PROJECT ASSOCIATED DEVELOPMENT</u></p> <p>In their role either as determining authorities for associated development, or as consultees <u>for a DCO application for Wylfa Newydd 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 or ancillary developments</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</p>	

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.

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		1144 1145 1146 1147 1148 1149 1150 1151 1152 1153 1154	<p>nuclear power station and proposals for nuclear related development and any associated development or infrastructure; and</p> <p>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</p> <p>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</p> <p>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</p> <p>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</p> <p>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</p>	

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			<p>aspects of the landscape, both in the short and longer term. Proposals will be expected to be commensurate with the scale of the development, and the extent of its impact; and</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 <u>with</u> by the Council at an early stage of project development, with an objective to maximize employment, business and training opportunities for the local communities both in the short and longer term; and</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</p>	

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			<p>outside the Plan area, in an existing or proposed facility on or off the nuclear site would need to:</p> <ul style="list-style-type: none"> i. Be strongly justified; ii. Demonstrate that the planning impacts are acceptable; and iii. Demonstrate that the environmental, social and economic benefits outweigh any negative impacts. <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>							
NF 72	Policy TAI12	1074	<p>POLICY TAI12: GYPSY AND TRAVELLER SITE ALLOCATIONS</p> <p>To contribute to fulfilling the identified need for Gypsy and Traveller pitches as shown in the Gypsy and Traveller Accommodation Needs Assessment the following locations sites, as shown on the Proposals Map, have been identified for potential development are allocated for permanent residential Gypsy or and Traveller use, to be solely occupied by Gypsies or Travellers:</p> <p>Permanent Gypsy or and Traveller sites</p> <table border="1" data-bbox="621 1230 1656 1365"> <thead> <tr> <th data-bbox="621 1230 1094 1281">Location</th> <th data-bbox="1094 1230 1480 1281">Number of pitches</th> <th data-bbox="1480 1230 1656 1281">Occupants</th> </tr> </thead> <tbody> <tr> <td data-bbox="621 1281 1094 1365"></td> <td data-bbox="1094 1281 1480 1365"></td> <td data-bbox="1480 1281 1656 1365"></td> </tr> </tbody> </table>	Location	Number of pitches	Occupants				
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			Extension to existing site at Llandygai, Bangor	5 <u>11</u>	Gypsies	
			<p>The Councils are applying a Gypsies and Travellers Sites Assessment Methodology to identify sites for an additional 16 4 permanent residential pitches as well as a series of temporary stopping pitches for Gypsies and Travellers in accordance with the Accommodation Needs Assessment Study.</p> <p><u>The Councils are applying a Gypsies and Travellers Sites Assessment Methodology to identify sites for temporary stopping pitches for Gypsies and Travellers in accordance with the Accommodation Needs Assessment Study.</u></p>			
NF 73	7.4.94 – 7.4.99	1075	<p>7.4.94 Some Gypsy and Traveller families, for various reasons, live in one place for longer periods of time. Permanent residential accommodation will be provided to those families and individuals that demonstrate that they have a genuine connection to the Plan Area accommodation need and have no alternative place to live (this assessment is carried out by Housing Services). Occupants will be provided with pitches on a year round basis paying rent and council taxes to the Local Authority.</p> <p>7.4.95 In order to ensure that sufficient land is available to meet accommodation needs in the Plan area, the Councils conducted ‘a call for sites’ in 2014, inviting landowners to submit details of land for consideration as a Gypsy and Traveller site. Two sites located within Snowdonia National Park (which is outside this Plan’s area) were submitted and were discounted by the Snowdonia National Park Planning Authority after applying the site assessment methodology. Further information about the assessment</p>			To reflect emerging data and evidence and to provide greater clarity and consistency.

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			<p><u>methodology used to select the allocated sites is set out in the revised Topic Paper 18.</u></p> <p>7.4.96 A potential expansion to the existing permanent site at Llandygai, Bangor is being explored. It is anticipated that 5 permanent residential pitches could be accommodated on this extension to the existing site. This means that at this stage there is a shortfall of 5 permanent residential pitches in Gwynedd and 11 pitches in Anglesey. The Councils will consult on options to satisfy the shortfall during 2015.</p> <p><u>The above allocation would meet part of the pitch requirements for permanent residential sites identified in the GTANA 2015 until 2020. It is acknowledged that further sites for Gypsies and Travellers will be required to meet the current (2015) identified need. Planning and Housing Services' Officers are continuing to assess various options and will report on the mater during the Examination. Additional pitches may be required thereafter depending on the annual monitoring of the Plan and following the completion of the next GTANA. If the monitoring report and next GTANA together with the necessary review of the Plan demonstrate a shortage in provision and/or an unmet need for further pitches then further sites will need to be allocated in the Review of the Plan.</u></p> <p>Permanent Residential Pitches</p> <p>7.4.97_ Local planning authorities are required to ensure that sites are sustainable economically, socially and environmentally. In order to identify the most appropriate sites, each potential site will be subject to an assessment process, which is in five stages: <u>sites have been assessed in accordance with the methodology set out in Revised Topic Paper 18 (2016). The main steps</u></p>	

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			<p style="text-align: center;"><u>of the methodology are set out below</u></p> <ol style="list-style-type: none"> 1. Identify data sources; 2. Establish search areas, which includes consideration of the preferences of the Gypsy and Traveller communities as indicated in the GTANA; 3. Initial filter of sites, which involves consideration of its size and major constraints, e.g. national or international nature conservation designations; 4. Detailed site assessment, which looks at environmental issues, accessibility, site context and character and an assessment against the Sustainability Assessment and the Habitat Regulation Assessment objectives; 5. Final schedule of <u>selection of suitable sites to allocate for Gypsy and Traveller use</u> <p>7.4.98 The ideal size of a residential site should generally be no more than 12 pitches (Good Practice Designing Gypsy Traveller Sites 2014 2009; the Welsh Government has recently been consulting on a revised version of this guidance note).</p> <p>Temporary Stopping Sites</p> <p>7.4.99 <u>The GTANA 2015 and</u> Council records indicate that there have been occurrences of up to 15 caravans stopping at any one time on the same site in the Plan area for relatively short periods. However, most of the unauthorised encampments have involved much smaller numbers of caravans. <u>A temporary</u></p>	

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			<p><u>stopping site to accommodate 15 caravans on the same site would require 8 pitches (2 touring caravans per pitch).</u> Providing one transit/stopping site that could accommodate up to 15 caravans and the provision of a number of temporary stopping places along routes through the Plan area commonly used by Gypsies and Travellers that could accommodate up to a maximum of 6 units is being explored. The advantage of the latter approach is that number of units on one site would be limited by the size of the site and that there will be a series of sites located along commonly used routes. Whatever the results of the search work the sites will provide for the intermittent needs for site accommodation, for which a charge may be levied as determined by the Councils. The stopping site(s) would not be occupied all year around and they wouldn't be able to be occupied by Gypsies or Travellers for more than 5 days. The following section sets out the <u>main</u> criteria that will be <u>has been</u> applied to help select the development of <u>identify the 3</u> temporary stopping places for Gypsies and Travellers allocated in the Plan.</p>	