

Schedule of Matters Arising Changes (NMC): Chapter 7.3 Managing Growth and Development – Economy and Regeneration

NMC Number	Policy/Para/Map	Matters Arising Changes
NMC 125	7.3.3	<p><b><i>Include reference to new Policies PS 9A – PS 9C at the end of the paragraph and remove reference to the Planning Inspectorate:</i></b></p> <p>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 the development consent order is the relevant Secretary of State. (following examination and recommendation by the Planning Inspectorate) Local authorities or other statutory bodies are the decision maker for associated or related development not included within the main Development Consent Orders application. National policy will be a material consideration as appropriate. Where associated or ancillary development is related to the construction or operation of a Nationally Significant Infrastructure Project, these proposals will be considered under Strategic the relevant policies in the Plan as well as Strategic Policies PS 8, and PS 9, <b><u>PS 9A – 9C</u></b> where applicable.</p>
NMC 126	7.3.4	<p><b><i>Remove references to the Planning Inspectorate and include reference to the Supplementary Planning Guidance:</i></b></p> <p>The Planning Inspectorate will examine <u>The</u> applications for new Nationally Significant Infrastructure Projects development <b><u>will be examined</u></b> using the criteria on national need, benefits and impacts as set out in relevant Policy. For energy infrastructure this will include the relevant National Policy Statements (NPS) for Energy Infrastructure (EN-1- 6). The energy NPSs set out national policy against which proposals for major energy projects will be assessed and examined by the Planning Inspectorate. In accordance with the National Policy Statements, <del>the Planning Inspectorate may also consider</del> other matters that are important and relevant to its decisions <b><u>may also be considered</u></b>, including the existing land use development plan, <del>this Plan when it carries sufficient weight as a material planning consideration or the Plan is adopted,</del> 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 set out in the</p>

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		<p>Planning Act 2008 (<b>as amended by the Wales Act 2017</b>); 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. In Wales The local planning authorities are the determining authorities for <b>some</b> any development <b>related to the Wylfa Newydd Project</b>, associated with the Development Consent Order application, for example, construction workers accommodation.</p>
NMC 127	7.3.5	<p><b><i>Include additional text to clarify that mitigation measures may also be required in relation to related developments:</i></b></p> <p>The scale and impact of NSIPs <b>and related development</b> will be mitigated through an appropriate package of planning permission conditions, planning or highway agreements, <b>DCO requirements</b>, and CIL receipts (if a CIL charging schedule is implemented).</p>
NMC 128	7.3.6	<p><b><i>Amend wording to reflect the Councils' stance and to align with legislation and guidance:</i></b></p> <p>In addition the Councils may require <b>will encourage developers to consider</b> packages of community benefits to be provided by the developer to offset and compensate the community for the burden imposed by hosting a project. Any such <b>fund packages</b> 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>
NMC 129	7.3.8	<p><b><i>Amend wording to clarify what 'voluntary community benefits' entail:</i></b></p> <p><b>Voluntary</b> community benefits contributions are monetary payments <b>or other provisions</b> from a developer for the benefit of communities hosting a development <b>which are 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. Voluntary</b> 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. <del>Any</del></p>

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		<p>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>
NMC 400	7.3.10	<p><b><i>Minor amendment to criterion viii to improve clarity:</i></b></p> <p><i>viii</i> in determining any approvals subsequent to consent (including planning permission conditions <b><u>and DCO requirements</u></b>), and in discharging functions as the enforcing authority.</p>
NMC 130	Policy PS 8	<p><b><i>Amend Policy PS 8 to delete criterion that refers to the Habitat Regulations, replace ‘associated’ with ‘related’ and clarify that not all criteria may be relevant:</i></b></p> <p><b>STRATEGIC POLICY PS 8: PROPOSALS FOR NATIONAL SIGNIFICANT INFRASTRUCTURE PROJECTS AND <del>ASSOCIATED</del> <u>RELATED</u> DEVELOPMENTS</b></p> <p>In their role as authorities giving permission for <del>associated</del> <u>related</u> development or as 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>The Councils will therefore aim to ensure conformity, as far as is <del>appropriate or</del> relevant, with the following criteria:</p> <ol style="list-style-type: none"> <li>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; <del>and</del></li> </ol>

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		<ol style="list-style-type: none"> <li>2. An assessment is submitted of how a consideration of alternative options influenced the proposals; <del>and</del></li> <li>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; <del>and</del></li> <li>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; <del>and</del></li> <li>5. In recognition of any burden and disturbance borne by the community in hosting significant 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; <del>and</del></li> <li>6. Local economic and community benefits are where feasible maximized, through agreement of strategies for procurement, employment, education, training and recruitment with the Council at an early stage of project development; <del>and</del></li> <li>7. <del>Any proposal for development, including all ancillary and induced development, must be accompanied by a project level Habitats Regulations Assessment, which meets the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended); and</del></li> <li>8. The provision of flood protection measures to manage flood risk and, where feasible, deliver improvements in the locality. The provision of an assessment of anticipated impacts of the proposal on the surrounding marine and terrestrial environment and delivery of measures to manage and minimise any harm caused.</li> </ol> <p>In order to have sufficient information to be able to assess the effects of the proposals, the Councils may request the preparation of management or delivery plans identifying the measures to be taken to maximize benefits and to mitigate and/or compensate for impacts where this is justified by national or local policy. These plans should identify the timetables for delivery and the systems and resources that will be used to implement the proposed measures.</p>

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NMC 131	7.3.12	<p><i>Amend text to improve clarity. Remove text in order to streamline the paragraph/ Plan:</i></p> <p><b>WYLFA NEWYDD AND ASSOCIATED <u>RELATED</u> DEVELOPMENT</b></p> <p><b>INTRODUCTION</b></p> <p>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. <del>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 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 vision in relation to this Project.</del> This section of the Plan deals with the proposed Wylfa Newydd Project including developments that are <u>related</u> <del>associated</del> with it where either the Isle of Anglesey County Council or Gwynedd Council is the determining planning authority on planning applications.</p>
NMC 132	7.3.13	<p><i>Remove text that refers to the pre-adoption period and include text to confirm link between the Plan’s vision and objectives and the Isle of Anglesey County Council’s vision for the Project. Amend explanatory text to reflect changes to the decision making process in relation to the Wylfa Newydd Project</i></p> <p>Although the Councils are not the consenting authorities for the Wylfa Newydd Project Development Consent Order, 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 associated <u>related</u> development, <b><u>which is subject to an application for planning consent from the Councils</u></b> conforms with the relevant policies and strategies included in this Plan. <b><u>The Isle of Anglesey County Council’s vision (as the host authority) for the Wylfa Newydd Project is set out in Chapter 5 of this Plan, and has informed the Plan’s Vision and Objectives.</u></b> <del>In the period before the Plan is adopted or before weight can be given to the policies as</del></p>

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		<p>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. <b><u>The Project will be expected to contribute to achieving the Plan’s Vision by:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>contributing to the delivery of the Anglesey Energy Island Programme and the Anglesey Enterprise Zone;</u></b></li> <li>• <b><u>driving the transformation of the economy, maximising opportunities for the employment and up-skilling of local people;</u></b></li> <li>• <b><u>maintaining and enhancing the quality of life of local communities and visitors</u></b></li> <li>• <b><u>conserving and strengthens the unique identity of the Plan area;</u></b></li> <li>• <b><u>conserving, or where appropriate, enhance the Plan area’s distinctive environment and resources, taking into account climate change.</u></b></li> </ul>
NMC 133	7.3.14	<p><b><i>Refine wording to clarify the role of the Supplementary Planning Guidance. Amend explanatory text to reflect changes to the decision making process in relation to the Wylfa Newydd Project</i></b></p> <p>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 <b><u>the Wylfa Newydd</u></b> 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 <b><u>for related development proposed in connection with the Wylfa Newydd</u></b> linked to the Project. <b><u>In combination with the Plan’s policies,</u></b> the New Nuclear Build at Wylfa SPG document will help the County Council to:</p> <ul style="list-style-type: none"> <li>• <b><u>provide detailed guidance on Project related development, e.g. construction workers’ accommodation</u></b></li> <li>• make robust decisions on all enabling works and associated <b><u>related</u></b> development planning applications</li> <li>• ensure that the potential impacts of the New Nuclear Build and its associated <b><u>related</u></b> developments are identified and mitigated where possible</li> <li>• ensure that the socio-economic benefits linked with the construction and operation of the power station are fully</li> </ul>

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		<del>maximised, realised.</del>
NMC 134		<i>This unique reference number has not been used.</i>
NMC 135	7.3.16	<p><i>Update the text to reflect the most upto date information about the Wylfa Newydd Project and remove text from end of paragraph in order to streamline the paragraph/ Plan:</i></p> <p>On the basis of the information currently available it is clear that this Project will be a significant development with numerous significant impacts, some potentially positive and others potentially negative. It is currently anticipated that the Wylfa Newydd construction period will be around <del>12</del> <b>10</b> years, with around <del>8,500</del> <b>8,000 to 10,000</b> construction workers during the peak construction periods (although it is recognised that the Project is still undergoing detailed design). 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 <del>8501,000</del> <b>8501,000</b>. <del>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, including 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 <a href="http://www.anglesey.gov.uk/business/energy-island/energy-island-news/wylfa-nuclear-new-build-construction-workers-accomodation-position-statement/114494.article?redirect=false">http://www.anglesey.gov.uk/business/energy-island/energy-island-news/wylfa-nuclear-new-build-construction-workers-accomodation-position-statement/114494.article?redirect=false</a> and in the New Nuclear Build at Wylfa Supplementary Planning Guidance <a href="http://www.anglesey.gov.uk/Journals/2014/08/11/q/k/h/Wylfa-NNB-SPG-Adopted-July-2014.pdf">http://www.anglesey.gov.uk/Journals/2014/08/11/q/k/h/Wylfa-NNB-SPG-Adopted-July-2014.pdf</a></del></p>

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NMC 136	7.3.17	<p><b><i>Remove text from beginning of the paragraph to streamline the paragraph/ Plan and provide link with proposed new policies and other relevant policies in the Plan:</i></b></p> <p>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 is located in accordance with the Plan's Spatial Strategy as set out in Chapter 6, <b>Policy PS 9, Policies PS 9A – 9C</b>, and other relevant policies included in the Plan <b>(including Policy TAI 8 and Policy PS 1)</b>, depending on the type of use <b>and its scale</b>, in order to be consistent with the principle of sustainable development.</p>
NMC 137	7.3.17a New paragraph	<p><b><i>Include new paragraph following paragraph 7.3.17 to highlight different accommodation options and the need to consider legacy options at the outset:</i></b></p> <p><b><u>Proposals for accommodation of construction workers should minimise the 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), and the tourism sector. Where appropriate, the Councils require the Project to deliver legacy benefits to local communities during the Plan period or beyond the construction period. A draft construction workers accommodation strategy has been developed and will be finalised having regard to the Plan's Spatial Strategy and any relevant policies in the Plan, including a suite of policies that provides further guidance on the management of development related to the Project.</u></b></p>
NMC 138	7.3.17b - ch New paragraph	<p><b><i>Include additional text to describe the Councils' preferred approach to provision of construction workers' accommodation:</i></b></p> <p><b><u>The construction workforce should be accommodated via various means, including the existing housing stock (to buy or rent), holiday accommodation, and new purpose built permanent or modular accommodation provided by Horizon or through a third party. Such use should not however result in an unacceptable impact on availability of housing (owner</u></b></p>



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		<p><u>occupied and private rented), or on the availability of tourist accommodation. The impacts should be made acceptable. Tourism is a key economic sector and requires to be given specific consideration and assessment in finalising the construction workers accommodation strategy.</u></p> <p><u>In terms of location, the Councils' position is that accommodation for the temporary construction workers should as far as possible be provided within, or adjacent to, or well related to the development boundaries of the Centres and Service Villages identified in the Plan's Settlement Hierarchy (depending on the scale of the development), or and in locations that relate well to the main transport routes and transport modes, especially the railway, and also taking account of policy preference for use of previously developed land. They should also contribute towards sustainable regeneration programmes and support the vitality and viability of town centres. The following criteria will be used to assess whether a proposed site is well related to a development boundary:</u></p> <ul style="list-style-type: none"> <li>• <u>Physical distance / degree of separation with an increasing distance and separation less preferable; and</u></li> <li>• <u>The location of the site in relation to facilities, services and other sustainability assets (such as recreation provision, employment opportunities, etc.) of the Centre/ Service Village; and</u></li> <li>• <u>Accessibility to the Centre/ Service Village (primarily by non-car transport modes) and ability to improve on it; and</u></li> <li>• <u>Visual impacts and ability to integrate the development into the landscape and townscape.</u></li> </ul> <p><u>Paragraph 7.3.17b refers to the various types of accommodation. Given the scale of the anticipated number of construction workers required during the construction phase, it is considered that modular development will be part of the supply of accommodation but will not be first option except for provision for workers on the Wylfa Newydd Project site. Providing some modular accommodation in temporary buildings on the Wylfa Newydd Project site would be acceptable where it is supported by provision of an appropriate level of community facilities and the transport impact (including workers' access and parking) can be demonstrated to be acceptable. Policy PS 9 and Policy PS 9A sets out the requirements for such modular accommodation related to the Wylfa Newydd Project.</u></p>

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		<p>Project promoters <del>must</del> should consider re-using <b><u>demonstrate that they have fully considered the re-use of existing buildings and/ or the provision of permanent buildings capable of being adapted for permanent use following use by construction workers, proportionate use of the private rented sector and consideration of existing consents, before proposing modular accommodation in temporary buildings.</u></b></p>
NMC 139	7.3.17d - dd  New paragraphs	<p><b><i>Include part of former text as a new paragraph and include additional wording to further clarify expectations in relation to construction workers' accommodation and refer to the proposed Construction Worker Accommodation Management Portal:</i></b></p> <p><b><u>Any modular accommodation provided outside the Wylfa Newydd Project site should provide a sustainable legacy use for the buildings or the site and demonstrate how that legacy will be secured.</u></b> 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 Proposed legacy uses must comply with the relevant policies <u>in</u> this Plan. Potential legacy uses include serviced plots for affordable housing, elderly or special needs accommodation, student accommodation, offices or hotels, <b><u>or serviced plots for similar uses or employment related uses</u></b> <del>or buildings that can be refurbished for similar uses.</del> <b><u>A permanent residential legacy should be informed by the published Local Housing Market Assessment in order to ensure that the type of housing units required to address local need can be incorporated into the proposal at the design stage.</u></b> <del>If the project promoter and the Council agree that an after use is</del> <b><u>demonstrated to the Council's satisfaction</u></b> <del>not to be</del> <b><u>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. In such cases off-site legacy benefits will be required to compensate for the lack of legacy on the site and should be included within the proposal.</u></b> <del>Policy TAI 3 sets out the policy context for temporary workers accommodation and Policy TAI 8 sets out the policy context in relation to the residential use of holiday accommodation as temporary workers accommodation.</del></p>

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		<p><u>In order to mitigate the effects of the Wylfa Newydd Project on the housing market and to help co-ordinate the best use of all types of accommodation, construction workers will be expected to use the services provided by, what is currently referred to as, the Construction Worker Accommodation Management Portal. This Portal will comprise of a register of rooms or property that will be available for rent, and the applicant will be required to propose and secure methods by which construction workers will be required or encouraged to arrange their accommodation through this Portal. The Portal will also be used to monitor the uptake of accommodation and provide breakdowns by sector and spatially. This information will be shared with the Councils as set out in the construction workers accommodation strategy in order to allow the Councils and the applicant to monitor the impacts on sectors and locations and respond appropriately where these do not accord with the predicted impacts.</u></p>
NMC 140	Policy PS 9 introductory text	<p><b><i>Remove reference to project level Habitat Regulations Assessment:</i></b></p> <p>Strategic Policy PS 9 applies to the proposed Wylfa Newydd Project 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 Wylfa<sup>1</sup> as well as the HRA process for the Joint LDP.</p>
NMC 141	Policy PS 9	<p><b><i>Amend Policy PS 9 to:</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>clarify reference to "green infrastructure"</i></b></li> <li>• <b><i>delete criterion that refers to the Habitat Regulations</i></b></li> <li>• <b><i>remove reference to "voluntary" community benefits</i></b></li> <li>• <b><i>reword criterion dealing with Very Low level, Low Level or Intermediate Level Waste, removing the first two sub criteria and amending the third</i></b></li> </ul>

<sup>1</sup> 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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		<ul style="list-style-type: none"> <li>• <i>add a criterion to refer to refer to early works on the main site</i></li> <li>• <i>include cross-reference to new and amended policies relating to construction workers' accommodation and other related development</i></li> <li>• <i>include additional criterion about restoration of sites where required</i></li> <li>• <i>include additional criterion clarifying expectation regarding impact on transport infrastructure</i></li> </ul> <p><b>STRATEGIC POLICY PS9: WYLFA NEWYDD <u>AND RELATED</u> PROJECT ASSOCIATED DEVELOPMENT</b></p> <p><b>In their role either as determining authorities for associated <u>related</u> development, or as consultees for a DCO application for Wylfa Newydd and applications to other bodies, and within the provisions of national policy, when assessing and responding to emerging proposals for Wylfa Newydd and its associated or ancillary developments development, the Councils will seek to ensure <u>require compliance, where appropriate or relevant, with the following criteria set out in this Policy and Policies PS 9A – 9C, where applicable.</u></b></p> <p><b><u>In responding to proposals forming part of a Development Consent application to the Secretary of State the Councils will take the same considerations into account in the preparation of a Local Impact Report.</u></b></p> <ol style="list-style-type: none"> <li>1. Any relevant policies included in the Plan, and any relevant supplementary planning guidance should shape the approach to the development of the nuclear power station and <u>proposals for</u> and any associated <u>related</u> development; <del>and</del></li> <li>2. In order to minimise impact and maximise 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; <del>and</del></li> <li>3. Highways and transport proposals for the Wylfa Newydd Project form part of the integrated traffic and transport strategy that has regard to Strategic Policy PS4 and any relevant detailed Policies in the Plan and minimises adverse transport impacts to an acceptable level, including those arising during the construction, <del>and</del> operation <u>and decommissioning stages, and any restoration stages.</u> Proposals should where feasible make a positive contribution</li> </ol>

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		<p>to transportation policy objectives in the locality, and should include multi-modal solutions and investment that encourages travel by public transport, walking and cycling <u>and other sustainable forms of transport</u>; <del>and</del></p> <ol style="list-style-type: none"> <li data-bbox="629 411 2112 619">4. <u>Early or preparatory works for the development of the nuclear power station shall demonstrate that they are necessary to ensure the timely delivery of the Wylfa Newydd Project or are designed to provide mitigation for the effects of the construction or operation of the Wylfa Newydd Project. Any early or preparatory works must be accompanied by a strategy to enable the sites to be restored to an acceptable standard should the Project not be consented or constructed and demonstrate how the costs of undertaking such restoration will be secured, including through bonding;</u></li> <li data-bbox="629 659 2112 866">5. The accommodation requirements of construction workers should be met in a way that minimises 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 (<u>taking account of the published Local Housing Market Assessment</u>), <del>or</del> <u>and</u> not result in unacceptable adverse economic (<u>including the tourism sector</u>), 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, <u>including Policy PS 9A</u>;</li> <li data-bbox="629 874 2112 1121">6. <u>Where proposals are for a temporary period both the site selection and the proposal detail shall</u> <del>the siting and design of associated development should</del> 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. <u>Where a legacy use is proposed</u> <del>appropriate, delivery plans should be agreed for legacy uses will be required with</del> <u>planning applications to demonstrate how legacy use has</u> <del>that will</del> informed the approach to the design and layout of the <del>associated</del> <u>related</u> development sites, as well <u>to contribute to</u> <del>as</del> the framing of a S106 and/or other agreements and CIL payments (if applicable);</li> <li data-bbox="629 1129 2112 1201">7. <u>Proposals for campus style temporary workers accommodation, logistics centres and park and ride facilities will also be assessed against the criteria set out in Policies PS 9A – 9C;</u></li> <li data-bbox="629 1241 2112 1339">8. The scheme layout and design and the scale of <u>open spaces, landscaping, planting (including hedging and tree belts), waterways and similar features</u> <del>green infrastructure</del> proposed should avoid, minimize, 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</li> </ol>

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		<p>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;</p> <p>9. Any proposal for development, including all associated ancillary and induced development, must be screened in accordance with accompanied by a project level Habitats Regulations Assessment, which meets the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended) and where required be accompanied by an appropriate assessment; and</p> <p>10. <u>Early engagement by the promoter with the Council in respect of the promoter's procurement, employment, education, training and recruitment strategies, with an objective to maximise employment, business and training opportunities for the local communities both in the short and longer term is required.</u> The promoter's procurement, employment, education, training and recruitment strategies and delivery plans should be agreed with by <u>will require to be submitted to the Council as part of any planning application so far as it is relevant to the application</u> 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;</p> <p>11. Where <u>Community infrastructure facilities</u> is <u>will be provided</u> for construction workers, for example, park and ride <u>or park and share facilities</u>, shops, healthcare and sports and leisure facilities. Where feasible, <u>provision of these community infrastructure facilities on sites other than the Wylfa Newydd Development Area</u> 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 community facilities the Council will seek either appropriate contributions for off-site facilities or upgrading existing facilities. Legacy use of any additional facilities provided should be considered where that is appropriate;</p> <p>12. Proposals should include appropriate measures for promoting social cohesion and community safety;</p> <p>13. <u>All proposals shall be appropriately serviced by transport infrastructure including public transport and shall not have adverse impacts on local communities and tourism and this shall be demonstrated in a transport assessment. Where there is insufficient transport linkage, the road network does not have sufficient capacity to accommodate the level of traffic which will result from any development or an adverse impact is predicted appropriate improvements to the transport network and the provision of sustainable transport options shall be provided to mitigate; and</u></p> <p>14. The burden and disturbance borne by the community in hosting a major national or regional nuclear related</p>

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		<p>infrastructure project should be recognised; and appropriate packages of <del>voluntary</del> 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;</p> <p>15. Any proposal <u>on the Wylfa Newydd site</u> (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> <ul style="list-style-type: none"> <li>a. <del>Be strongly justified;</del></li> <li>b. <del>Demonstrate that the planning impacts are acceptable; and</del>  <b>demonstrate that the environmental, social and economic benefits outweigh any negative impacts.</b></li> </ul> <p>16. <b><u>If a future or legacy use for any temporary development is not feasible the Council shall require that temporary buildings are removed; and</u></b></p> <ul style="list-style-type: none"> <li><b><u>i. the serviced land is left in a suitable condition following the removal of the structures in accordance with a scheme of work submitted and approved by the Local Planning Authority; or</u></b></li> <li><b><u>ii. all waste disposal facilities, roads, parking areas and drainage facilities are permanently removed from the site and the land is reverted to its original state in accordance with a scheme of work submitted to and approved by the Local Planning Authority.</u></b></li> </ul> <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. <del>and may as a result, seek to re-negotiate any mitigation or compensation package</del> In order to off-set any additional impacts or burdens borne by the community affected. The developer should build in review mechanisms <u>in order</u> to monitor the full range of impacts, <del>and to review the adequacy of mitigation or compensation measures and to make adjustments as</del></p>

NMC Number	Policy/Para/Map	Matters Arising Changes
		necessary.
NMC 142	New paragraph 7.3.19a	<p><i>Include new paragraph after Policy PS 9 to clarify relationship between new policies PS 9A, PS 9B, or PS 9C and other policies in the Plan:</i></p> <p><u>Related development covered by Policies PS 9A, PS 9B, or PS 9C will not be required to comply with Policies TAI 3, TAI 5, TAI 8, TAI 9, TAI 14, TAI 15, TAI 16 and TAI 17; PS 12 and PS 15; ISA 2 and ISA 5; and TWR 2 within the Plan.</u></p>
NMC 143	New Policy PS 9A	<p><i>Include new policy to provide framework to address new campus style construction workers' accommodation:</i></p> <p><u>POLICY PS9 A - WYLFA NEWYDD – CAMPUS STYLE TEMPORARY ACCOMMODATION FOR CONSTRUCTION WORKERS</u></p> <p><u>In their role as determining authorities for campus style temporary accommodation for construction workers for Wylfa Newydd, the Councils will require compliance, where appropriate, with the criteria set out in Policy PS 9 and with this Policy.</u></p> <p><u>In responding to proposals forming part of a Development Consent application to the Secretary of State the Councils will take the same considerations into account in the preparation of a Local Impact Report.</u></p> <ol style="list-style-type: none"> <li>1. <u>the developer can firstly demonstrate that the proposal satisfies a demonstrable need for temporary accommodation for construction workers that cannot be met through either existing residential accommodation, or the re-use of existing buildings, or the provision of new permanent buildings capable of being adapted for permanent use following their use by construction workers; and</u></li> <li>2. <u>the proposal is located on the Wylfa Newydd Project site or a site located adjacent to or well related to the development boundary of Holyhead, Amlwch, Llangefni, Gaerwen or Y Fali, and is close to the main highway network where adequate access can be provided without significantly harming landscape characteristics and</u></li> </ol>



NMC Number	Policy/Para/Map	Matters Arising Changes
		<p><u>features, and also takes account of policy preference for use of previously developed land; and</u></p> <p>3. <u>the proposal must include appropriate mechanisms to mitigate any adverse impacts of the proposed development on the Welsh language and culture or a contribution is made towards mitigating those impacts in accordance with Policy PS 1 and Policy ISA 1; and</u></p> <p>4. <u>Where there is insufficient capacity within existing off-site leisure, recreational, retail and healthcare facilities to meet the needs of occupiers of the site or such facilities are not available within an acceptable distance which facilitates pedestrian or cycle access to them, the proposal must include appropriate mechanisms to mitigate negative impacts which may include onsite provision of ancillary facilities for the use of the occupiers; and</u></p> <p>5. <u>Operators will be required to maintain occupancy information to facilitate the monitoring of the impacts of the development, including the number of construction workers accommodated, the duration of occupancy and keep a record of anonymised data of workers (having regard to the requirements of data protection legislation) and make this information immediately available, on request, to the Council.</u></p>
NMC 144	New Policy  PS 9B	<p><i>Include new Policy to provide framework to address proposals for logistics centres related to with Wylfa Newydd:</i></p> <p><b><u>POLICY PS 9B - WYLFA NEWYDD– LOGISTICS CENTRES</u></b></p> <p><u>In their role as determining authorities for logistics centres for Wylfa Newydd, the Councils will require compliance, where appropriate, with the criteria set out in Policy PS 9 and with this Policy.</u></p> <p><u>In responding to proposals forming part of a Development Consent application to the Secretary of State the Councils will take the same considerations into account in the preparation of a Local Impact Report.</u></p> <p>1. <u>The site is located:</u></p>

NMC Number	Policy/Para/Map	Matters Arising Changes
		<p><u>i. on a safeguarded or allocated employment site; or</u></p> <p><u>ii. within development boundaries of Centres identified within the Plan’s Settlement Hierarchy; or</u></p> <p><u>iii. In other locations adjacent to development boundaries of Centres that are located along or close to the A5/A55 where the applicant has demonstrated that sites identified in criteria 1 i and ii have been first considered and discounted based on landscape and environmental considerations and that the impacts of development in the countryside can be acceptably minimised and mitigated;</u></p> <p><u>2. Proposals include sustainable transport proposals for staff including links to public transport, as appropriate;</u></p> <p><u>3. The siting of buildings and activities, means of access and egress and appropriate mechanisms are used to mitigate negative impacts of the proposed development on the amenity of local communities.</u></p>
NMC 145	New Policy PS 9C	<p><i>Include new Policy to provide framework to address proposals for park and ride and park and share facilities related to Wylfa Newydd:</i></p> <p><u>POLICY PS 9C - WYLFA NEWYDD - PARK AND RIDE AND PARK AND SHARE FACILITIES.</u></p> <p><u>In their role as determining authorities for park and ride and park and share facilities for Wylfa Newydd, the Councils will require compliance, where appropriate, with the criteria set out in Policy PS 9 and with this Policy.</u></p> <p><u>In responding to proposals forming part of a Development Consent application to the Secretary of State the Councils will take the same considerations into account in the preparation of a Local Impact Report.</u></p> <p><u>1. In order to minimise the need for construction workers and workers that service the facility to travel by private car, the site is located:</u></p>

NMC Number	Policy/Para/Map	Matters Arising Changes
		<p><b><u>i. within or adjacent to development boundaries of Centres located along or close to the A5/ A55; or</u></b></p> <p><b><u>ii. in other locations along the A5/A55 where the site is part of a comprehensive approach to mitigating the transport effects of the Project, takes account of the Councils’ preference to consider sites closer to Centres, has due regard to landscaping and environmental considerations, and where provision for travel to the site by sustainable means, including public transport and cycling, can be provided.</u></b></p> <p><b><u>2. Proposals should make provision for new and enhancement of existing pedestrian and cycle paths and improvement to public transport services</u></b></p> <p><b><u>3. The siting of buildings and activities, means of access and egress and appropriate mechanisms are used to mitigate negative impacts of the proposed development on the amenity of local communities</u></b></p>
NMC 146	7.3.23 (English version only)	<p><b><i>Amend the paragraph wording for correctness:-</i></b></p> <p>The 2011 Employment Land Review revealed an excess of existing employment land that is unlikely to meet the requirements of modern business and sites were therefore discounted at the end of the first stage of the Review. The Review then 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 existing and new employment sites that could meet the needs of modern business, have prospects of being developed during the Plan period and should be retained, as far as is possible, from redevelopment for other uses. Additional provision for employment uses (B1, B2 or B8) in or near to Llangefni, Gaerwen and Y Ffor. The Review identified a need for a new site in or around the Urban Service Centres of Pwllheli and Porthmadog in order to redress the current imbalance in the geographical spread of employment land within Gwynedd. Environmental constraints in <del>the</del> <b><u>these</u></b> Centres requires the Plan to allocate a site at Y Ffor. The Review also advised that some</p>

NMC Number	Policy/Para/Map	Matters Arising Changes
		reserve sites are also required to ensure the necessary supply of land relating to NSIPs on Anglesey.
NMC 147	Policy PS 10	<p><b><i>Amend the total amount of allocated and safeguarded employment sites/land to comply with the revised schedule of sites in Policy CYF 1 and Policy CYF 1A:-</i></b></p> <p><b>STRATEGIC POLICY PS 10: PROVIDING OPPORTUNITY FOR A FLOURISHING ECONOMY</b></p> <p>Whilst seeking to protect and enhance the natural and built environment, the Councils will facilitate economic growth in accordance with the spatial strategy of the Plan by:</p> <ol style="list-style-type: none"> <li>1. Safeguarding <del>638.7ha</del> <u>642.9ha</u> of current land and units for employment and business (B1, B2 , B8 and some sui generis uses) purposes (in accordance with Policy CYF 1);</li> <li>2. Allocate <del>60ha</del> <u>55.1ha</u> 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 <u>during the Plan period within sites which have been included in the employment land hierarchy and allocated on the proposals map</u> (in accordance with Policy CYF 1);</li> <li>3. Facilitate appropriate sites which become available on windfall sites which could satisfy any additional needs to those indicated in criterion 1 and in accordance with the principles given in Strategic Policy PS 5 and Strategic Policy PS 6 and the Plan’s Spatial Strategy, in order to ensure that economic opportunities are maximised;</li> <li>4. Supporting economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth</li> </ol>

NMC Number	Policy/Para/Map	Matters Arising Changes																																			
		of rural enterprises, extension of existing businesses and diversification by supporting the re-use of existing buildings, the development 'live work' units, working from home, and by encouraging the provision of sites and premises in appropriate accessible locations consistent with the Plan's Spatial Strategy and in line with Strategic Policies PS 5 and PS 6.																																			
NMC 148	Policy CYF 1	<p><i>Amend policy wording to comply with National Planning Policy guidance and for clarity along with amending the employment site reference numbers and site area:-</i></p> <p><b>POLICY CYF 1: SAFEGUARDING, <del>AND</del> ALLOCATING <u>AND RESERVING</u> LAND AND UNITS FOR EMPLOYMENT USE</b></p> <p><del>Land</del> Land and units on existing employment sites listed below are safeguarded for employment/ business enterprises and are shown on the Proposals Map. <u>Proposals for waste management facilities at the sites identified in Policy GWA 1 will be supported.</u></p> <table border="1" data-bbox="589 890 2092 1225"> <thead> <tr> <th colspan="2"></th> <th>Spatial Strategy</th> <th>Site</th> <th>Map reference</th> <th>Vacant land area (ha)<sup>2</sup></th> <th>Total Area (ha)</th> <th>Use</th> <th>Enterprise Zone Site</th> <th>Regional Plan Status</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Primary Sites</td> <td>Gwynedd</td> <td rowspan="2">Sub-regional Centre</td> <td>Parc Bryn Cegin, Bangor</td> <td>C1</td> <td>36</td> <td>36</td> <td>B1, B2, B8</td> <td>Not applicable</td> <td>Strategic Regional Site</td> </tr> <tr> <td></td> <td>Llandygai</td> <td>C2</td> <td>4</td> <td>27.6</td> <td>B1, B2,</td> <td>Not</td> <td>Not</td> </tr> </tbody> </table>										Spatial Strategy	Site	Map reference	Vacant land area (ha) <sup>2</sup>	Total Area (ha)	Use	Enterprise Zone Site	Regional Plan Status	Primary Sites	Gwynedd	Sub-regional Centre	Parc Bryn Cegin, Bangor	C1	36	36	B1, B2, B8	Not applicable	Strategic Regional Site		Llandygai	C2	4	27.6	B1, B2,	Not	Not
		Spatial Strategy	Site	Map reference	Vacant land area (ha) <sup>2</sup>	Total Area (ha)	Use	Enterprise Zone Site	Regional Plan Status																												
Primary Sites	Gwynedd	Sub-regional Centre	Parc Bryn Cegin, Bangor	C1	36	36	B1, B2, B8	Not applicable	Strategic Regional Site																												
			Llandygai	C2	4	27.6	B1, B2,	Not	Not																												

<sup>2</sup> Figure is correct at the time of carrying out the Employment Survey, 2011

NMC Number	Policy/Para/Map	Matters Arising Changes									
				Industrial Estate, Bangor					B8	applicable	applicable
				Parc Britannia, Bangor	C3	0	7.9		B1	Not applicable	Not applicable
				Parc Menai, Bangor	C4	<del>13.2</del>	32.9		B1	Not applicable	Strategic Sub-regional Site (Secondary)
			<u>Urban Service Centre</u>	Cibyn Industrial Estate, Caernarfon	C5	<del>7.3</del>	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	<del>C6</del>	<del>3.1</del>	11.5		B1	Not applicable	Not applicable
				Business Park,	<del>C8</del> <u>C7</u>	4	13.5		B1, B2	Not applicable	Not applicable

NMC Number	Policy/Para/Map	Matters Arising Changes									
				<b>Porthmadog</b>							
				<b><u>Local Service Centre</u></b>	<b>Pendre Industrial Estate, Tywyn</b>	<b>€9-C8</b>	<b>2.7</b>	<b>7.9</b>	<b>B1, B2</b>	<b>Not applicable</b>	<b>Not applicable</b>
				<b>Service Village</b>	<b>Adjacent to the petrol station, Y Ffor</b>	<b>€10</b>	<b>1.7</b>	<b>1.7</b>	<b>B1, B2, B8</b>	<b>Not applicable</b>	<b>Not applicable</b>
			<b>Ynys Môn</b>	<b><u>Urban Service Centre</u></b>	<b>Parc Cybi, Holyhead</b>	<b>€11-C9</b>	<b>53</b>	<b>109.2</b>	<b>B1, B2, B8</b>	<b>Yes</b>	<b>Strategic Regional Site (Main)</b>
					<b>Penrhos Industrial Estate, Holyhead</b>	<b>€12-C10</b>	<b>2.69</b>	<b>5.8</b>	<b>B2, B8</b>	<b>Yes</b>	<b>Strategic Sub-regional Site (Secondary)</b>
					<b>Bryn Cefni Industrial Estate, Llangefni</b>	<b>€13-C11</b>	<b>18</b>	<b>59.5</b>	<b>B1, B2, B8</b>	<b>Yes</b>	<b>Not applicable</b>
		<b>Secondary Sites Gwynedd</b>		<b><u>Sub-regional Centre</u></b>	<b>Hirael Bay, Bangor</b>	<b>€16-C12</b>	<b>6.72</b>	<b>9.1</b>	<b>B1</b>	<b>Not applicable</b>	<b>Not applicable</b>
						<b>Peblig,</b>	<b>€19-C13</b>	<b>2.2</b>	<b>6.7</b>	<b>B2</b>	<b>Not</b>

NMC Number	Policy/Para/Map	Matters Arising Changes								
				Caernarfon					applicable	applicable
				Former Site of Friction Dynamex, Caernarfon	<del>€20</del> <u>C14</u>	7.4	7.4	B2, B8	Not applicable	Not applicable
				Tanygrisiau Site, Blaenau Ffestiniog	<del>€18</del> <u>C15</u>	2.7	7.4	B1, B2, B8	Not applicable	Not applicable
			Local Service Centre	Felin Fawr, Bethesda	<del>€17</del> <u>C16</u>	0.4	1.5	B2	Not applicable	Not applicable
				Glyn Rhonwy, Llanberis	<del>€21</del> <u>C17</u>	3.3	29.8	B1, B2, B8	Not applicable	Not applicable
				Penygroes Industrial Estate	<del>€23</del> <u>C18</u>	4.3	10	B1, B2, B8	Not applicable	Not applicable
				Nefyn Industrial Estate	<del>€25</del> <u>C19</u>	1.7	3.5	B1, B2, B8	Not applicable	Not applicable
				Former Site of Ysbyty Bron y Garth, Penrhyndeud	<del>€22</del> <u>C20</u>	0.7	161.6	B1	Not applicable	Not applicable



NMC Number	Policy/Para/Map	Matters Arising Changes								
				draeth						
				Griffin Industrial Estate, Penrhyndeu draeth	<del>€39-C21</del>	0	<del>4.9</del> 4	B1, B2, B8	Not applicable	Not applicable
				Service Villages	Y Ffôr Industrial Estate	<del>€27-C22</del>	2.8	2.8	B2	Not applicable
				Local Villages	Agricultural Park, Llanystumdwy	<del>€24-C23</del>	1.5	6.6	B1, B2, B8	Not applicable
				Open Countryside	Wynnstay Farmers site, Rhosfawr	<del>€26-C24</del>	1.4	4.9	B2	Not applicable
		Ynys Môn		Urban Service Centre	Former Shell land, Amlwch	<del>€28-C25</del>	7	19.3	B2, B8	No
					Llwyn Onn Industrial Estate, Amlwch	<del>€29-C26</del>	3.16	15	B1, B2, B8	No
					Anglesey	<del>€30-C27</del>	81.7	90.5	B1, B2,	Yes

NMC Number	Policy/Para/Map	Matters Arising Changes									
				Aluminium land, Holyhead					B8		Regional Site (Main)
				Former site of Eaton Electrical, Holyhead	<u>C31-C28</u>	2	2		B1, B2	No	Not applicable
				Kingsland site, Holyhead	<u>C32-C29</u>	0.8	0.8		B1, B2, B8	No	Not applicable
			<u>Local Service Centre</u>	<u>Gaerwen Industrial Estate, Gaerwen</u>	<u>C30</u>	<u>11.3</u>	<u>39.5</u>		<u>B1, B2, B8</u>	<u>Yes</u>	<u>Strategic Regional Site (Main)</u>
			Open Countryside	Land near Mona Airfield, Mona	<u>C34-C31</u>	8.9	20.5		B2, B8	No	Not applicable
<p>Land is allocated as listed below for employment/business enterprises and shown on the Proposals Map. <u>Proposals for non B-class employment uses, other than minor ancillary uses will not be permitted.</u></p>											

NMC Number	Policy/Para/Map	Matters Arising Changes								
			Site	Map reference	Vacant land area (ha) <sup>2</sup>	Total Area (ha)	Use	Enterprise Zone Site	Regional Plan Status	
		Urban Service Centre	Land to the north of Lledwigan farm, Llangefni	<del>C14</del> <u>C32</u>	20.6	20.6	B1, B2, B8	Yes	Strategic Regional Site (Main)	
			Land in the Creamery, Llangefni	<del>C15</del> <u>C33</u>	4.9	4.9	B1, B2, B8	Yes	Strategic Regional Site (Main)	
		Local Service Centre	Gaerwen Industrial Estate, Gaerwen	<del>C33</del> <u>C34</u>	<del>25.2</del>	<del>58.1</del> <u>20.3</u>	B1, B2, B8	Yes	Strategic Regional Site (Main)	
			Menai Science Park, Gaerwen <sup>4</sup>	<del>C38</del> <u>C35</u>	7.6	7.6	B1 <sup>3</sup>	Yes	Strategic Regional Site (Main)	

NMC Number	Policy/Para/Map	Matters Arising Changes																							
		Service Village	Adjacent to the petrol station, Y Ffor	<del>C10</del> <u>C36</u>	<del>1.7</del>	1.7	B1, B2, B8	Not applicable	Not applicable																
<p>The following sites are identified as 'reserve <u>employment sites</u>' associated with Anglesey Energy Island Programme <u>not for local market demand for general industrial or business uses, but rather to accommodate business and employment uses that would initially cater specifically for the needs of Wylfa Newydd or other 'Energy Island'/ 'Enterprise Island' development. Proposals for B1, B2 or B8 uses on</u> <del>Before consideration can be given to releasing these sites lands for employment use, need</del> <u>need to demonstrate that</u> <del>have to be demonstrated, plus evidence that the proposed development on the site is directly related to realising the objectives of the Anglesey Energy Island Programme and that there was no suitable protected safeguarded or allocated employment site</del> <u>or the supply is insufficient to meet the need.</u></p> <table border="1"> <thead> <tr> <th></th> <th>Site</th> <th>Map reference</th> <th>Area (Total)</th> <th>Use</th> <th>Enterprise Zone Site</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Reserve Sites</td> <td>Holyhead Port, Holyhead</td> <td><del>C(wg)35</del> <u>37</u></td> <td>41.9<sup>4</sup></td> <td>B1, B2, B8</td> <td>Yes</td> </tr> <tr> <td>Extension to Gaerwen Industrial Estate, Gaerwen</td> <td><del>C(wg)36</del> <u>38</u></td> <td>20</td> <td>B1, B2, B8</td> <td>No</td> </tr> </tbody> </table>										Site	Map reference	Area (Total)	Use	Enterprise Zone Site	Reserve Sites	Holyhead Port, Holyhead	<del>C(wg)35</del> <u>37</u>	41.9 <sup>4</sup>	B1, B2, B8	Yes	Extension to Gaerwen Industrial Estate, Gaerwen	<del>C(wg)36</del> <u>38</u>	20	B1, B2, B8	No
	Site	Map reference	Area (Total)	Use	Enterprise Zone Site																				
Reserve Sites	Holyhead Port, Holyhead	<del>C(wg)35</del> <u>37</u>	41.9 <sup>4</sup>	B1, B2, B8	Yes																				
	Extension to Gaerwen Industrial Estate, Gaerwen	<del>C(wg)36</del> <u>38</u>	20	B1, B2, B8	No																				

<sup>3</sup> Land at Menai Science Park, Gaerwen is allocated solely for the development of a Science Park. Any development on the site must be B1 Use or a use which is supplementary or connected to the B1 use. Only uses which conform with the definition of a 'Science Park' will be approved on the site.

<sup>4</sup> Parts of the site are currently occupied with mixed use development.

NMC Number	Policy/Para/Map	Matters Arising Changes					
			Former site of Shell, Rhosgoch	C(wg)3739	82.2	B1, B2, B8	Yes
NMC 149	7.3.25	<p><b><i>Include additional explanation relating to the purpose and compliance of the Employment Land Review with TAN23:-</i></b></p> <p><b><u>An Employment Land Review (ELR) was 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 undertake the Employment Land Review corresponds with the methodology as outlined in TAN23: Economic Development (2014).</u></b> This approach ensures 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, <b><u>the Plan</u></b> it is intended to <b><u>safeguards existing</u></b> protect employment land in accordance with the hierarchy referred to above in Policy CYF1. <b><u>Existing employment sites safeguarded in the Plan are those sites already in use for B1, B2 and B8 uses.</u></b> 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="text-align: center;"><b>Primary Sites</b></p> <p style="text-align: right;">Sites that are likely to be more attractive to the market and are likely to be developed in the short term. 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.</p>					

NMC Number	Policy/Para/Map	Matters Arising Changes
		<p data-bbox="837 338 1032 363"><b>Secondary Sites</b></p> <p data-bbox="1207 338 1865 703">Sites that are not in the most attractive location as regards 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. 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.</p> <p data-bbox="837 716 999 742"><b>Reserve Sites</b></p> <p data-bbox="1207 716 1865 831">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="837 844 1111 869"><b>Strategic Regional Site</b></p> <p data-bbox="1207 844 1865 997">Sites of regional importance with a critical role in achieving regional and contributing to national economic development objectives, supporting key sector development.</p> <p data-bbox="837 1010 1133 1080"><b>Strategic Sub-regional Site</b></p> <p data-bbox="1207 1010 1865 1163">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>

NMC Number	Policy/Para/Map	Matters Arising Changes
NMC 150	7.3.26	<p><b>Delete paragraph which refers to the porffolio of employment land:-</b></p> <p>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>
NMC 151	7.3.26a	<p><b>Delete paragraph which refers to the Employment Land Review:-</b></p> <p>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).</p>
NMC 152	7.3.27	<p><b>Include additional text to explain the importance of providing a balanced supply of employment land within the Plan:-</b></p> <p>Traditionally <u>Historically</u>, the rate of take up of employment land within the Plan area has been 4ha per annum. <b>However, the Councils consider that it is critical for the Plan to provide an employment land supply that provides a quantum and a range of employment sites to ensure that the Plan area meets the economic growth aspirations linked to Energy Island/ Enterprise Island over and above the local market demand.</b> 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. The new allocated employment sites equate to <u>60ha55.1ha and are well positioned in relation to the Plan area's road and transport infrastructure. If the supply of safeguarded and allocated sites is insufficient or inappropriate to meet the demand, 3 reserve sites are identified in Policy CYF 1 to ensure that the under-</u></p>

NMC Number	Policy/Para/Map	Matters Arising Changes
		<p><del>supply can be effectively addressed.</del>, and existing employment land is also safeguarded which already include development or infrastructure.</p>
NMC 153	7.3.28	<p><i>Delete paragraph which refers to the employment land provision which has been identified in policy CYF 1:-</i></p> <p>It is expected that the location of the majority of employment developments within the area and within the Plan period will be on sites that are identified in Policy CYF1. This protection will allow new developments, as well as extension and intensification of employment activities on existing employment sites.</p>
NMC 154	Policy CYF 1A New Policy	<p><i>Include a new policy which specifically relates to employment uses in Adwy'r Hafan as a result of the flooding restrictions which affect the site:-</i></p> <p><b><u>POLICY CYF 1A: ADWY'R HAFAN PWLLHELI</u></b></p> <p><b><u>Proposals for the change of use of land or conversion of existing units Adwy'r Hafan to a higher vulnerability classification, as set out in TAN 15, will not be permitted. Redevelopment of existing plots will only be supported if the following criteria can be met:</u></b></p> <ol style="list-style-type: none"> <li>1. <b><u>the proposal does not involve additional buildings;</u></b></li> <li>2. <b><u>the proposal does not involve extensions of more than 250m<sup>2</sup> to existing buildings;</u></b></li> <li>3. <b><u>the proposal does not involve sub-division of existing buildings for use by 2 or more businesses;</u></b></li> <li>4. <b><u>flood resistant and/ or resilient measures to mitigate potential flood risks are included in the design of replacement buildings.</u></b></li> </ol> <p><b><u>Any proposal for a replacement building will need to be accompanied by a site specific Flood Consequences Assessment</u></b></p>



NMC Number	Policy/Para/Map	Matters Arising Changes
		<p><u>which will need to consider options for betterment / flood resilience</u></p> <p><u>Planning conditions will be applied or a planning obligation will be secured where there is a need to: limit the planned life of a development or ensure seasonal use; remove a time-limited development on cessation of use; review relevant planning permissions.</u></p>
NMC 155	7.3.28a  New paragraph	<p><i>Include an explanation to the new policy which has been proposed to the Plan (Policy CYF 1A):-</i></p> <p><u>Explanation:</u></p> <p><u>Adwy'r Hafan is a well established employment site (10.5ha) in Pwllheli, providing an important supply of units for local businesses. Safeguarding of existing employment areas will encourage market activity to maintain a supply of employment floorspace. However, this Industrial Estate is vulnerable to flooding, being located within a C2 Flood risk area. Flood modelling indicates that, over its lifetime, the site would be at risk of flooding from overtopping the harbour wall to the west and the site would be at risk of flooding from the east should the sand dunes be breached. The West Wales Shoreline Management Plan 2 policy for epochs that cover the Plan period provide a hold the line policy approach for the relevant policy area that covers Pwllheli. The Council's main aim through its approach to flood risk is to ensure the safety of its existing and future residents and businesses. Adwy'r Hafan is a brownfield site. The site's continued use would contribute to sustaining an existing key settlement and would contribute to key employment objectives supported by the Council. On balance, the Councils consider that the Plan should facilitate 'like for like' development at Adwy'r Hafan in the short term, but, that its continued use during the Plan period should be strictly controlled and that options to identify options for an alternative site should be investigated. This policy serves as the best interim solution to maintain a supply of units in Pwllheli at least until further options, including funding, can be explored in detail. Applicants will be encouraged to take advantage of the pre-application service provided by the Council and should also discuss proposals with Natural Resources Wales.</u></p>

NMC Number	Policy/Para/Map	Matters Arising Changes
NMC 156	CYF 4	<p><i>Amend the wording of the policy to clarify that it relates to releasing safeguarded employment sites only for an alternative use along with clarifying that not all of the criteria are relevant when considering proposals:-</i></p> <p><b>POLICY CYF 4: ALTERNATIVE USES OF <u>EXISTING</u> EMPLOYMENT SITES</b></p> <p>Proposals to release employment land on <u>existing employment sites</u> safeguarded or allocated for Use Classes B1, B2 or B8 in accordance with Policy CYF 1 for alternative uses will be granted only in special circumstances, provided they conform to <u>one or more of</u> the following criteria:</p> <ol style="list-style-type: none"> <li>1. If the site is vacant, that it is unlikely to be used in the short and medium term for the original use or the safeguarded use and there isn't a viable business or industrial use for the site, <u>or</u>;</li> <li>2. There is an over provision of employment sites within the vicinity, <u>or</u>;</li> <li>3. The current employment use is having a detrimental effect on amenity and the environment, <u>or</u>;</li> <li>4. The proposal would not have a detrimental effect on employment uses at adjacent sites, <u>or</u>;</li> <li>5. There is no other suitable alternative site for the proposed use <u>and the need for the alternative use on the site overrides the economic considerations, or</u>;</li> <li>6. If the site is used in the short term (on a temporary basis) it should be assured that there are appropriate restoration measures in place to the satisfaction of the Local Planning Authority.</li> </ol>
NMC 157	7.3.34	<p><i>Provide further explanatory text to policy CYF 4 for clarity:-</i></p> <p>The Plan seeks to ensure that there is adequate and appropriate provision of land for employment purposes. It is essential that these sites are <u>retained as far as appropriate as they are</u> located in areas close to settlements where people live in order to reduce the need to travel to work <u>and to support economic growth and the local economy. As such the loss of employment uses can negatively impact on access to local jobs and reduce the area's competitiveness.</u></p>

NMC Number	Policy/Para/Map	Matters Arising Changes
NMC 158	7.3.35	<p><i>Provide further explanatory text to policy CYF 4 for clarity:-</i></p> <p><b>Nonetheless, over time, t</b>here <b>maybe</b> are cases where some traditional employment sites <b>or premises</b> may become have been dormant <del>for a while</del>. Furthermore it is recognized that traditional employment uses do not tend to produce land values that compare with uses such as housing or retail.</p>
NMC 159	7.3.36	<p><i>Provide further explanatory text to policy CYF 4 for clarity:-</i></p> <p>It <del>would</del> <b>will</b> be necessary to receive a full justification for the change of use of land or units allocated of <b>safeguarded sites or premises listed in Policy CYF1</b> <del>for B1-B8 use class purposes</del> 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.</p>
NMC 401	PS11	<p><i>Minor amendment to ensure internal consistency of Plan:</i></p> <p><b>STRATEGIC POLICY PS 11: THE VISITOR ECONOMY</b></p> <p><b>Whilst ensuring compatibility with the local economy and communities and ensuring the protection of the natural, built and historic environment the Councils will support the development of a year-round local tourism industry by:</b></p> <ol style="list-style-type: none"> <li><b>1. Focusing larger scale, active and sustainable tourism, cultural, the arts and leisure development in the sub-regional centre, urban service centres, and, where appropriate, local service centres;</b></li> <li><b>2. Protecting and enhancing existing serviced accommodation and supporting the provision of new high quality</b></li> </ol>

NMC Number	Policy/Para/Map	Matters Arising Changes
		<p>serviced accommodation in or near the sub-regional, urban and rural <u>local</u> service centres and villages;</p> <ol style="list-style-type: none"> <li>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;</li> <li>4. Supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the reuse of existing buildings, where appropriate, or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives;</li> <li>5. Preventing development that would have an unacceptable adverse impact on tourist facilities, including accommodation and areas of visitor interest or their setting, and maximise opportunities to restore previous landscape damage.</li> </ol>
NMC 160	TWR 1	<p><i>Amendment to clarify the Policy's scope and to reflect national planning policy:</i></p> <p><b>POLICY TWR 1: VISITOR ATTRACTIONS AND FACILITIES</b></p> <p>Proposals to develop new visitor attractions and facilities or to improve and extend the standard of existing facilities will be encouraged to locate to sites within the development boundary.</p> <p>Where there are no suitable opportunities within the development boundary, only proposals that involve the following will be granted:</p> <ol style="list-style-type: none"> <li>1. The re-use of an existing building(s) or a suitable previously used site: or</li> <li>2. The re-use of an existing building(s) or a site closely related to other existing buildings that forms part of an existing tourist facility; or</li> <li>3. An activity restricted to a specific location due to its appropriate use of a historical or natural resource <u>or its</u></li> </ol>

NMC Number	Policy/Para/Map	Matters Arising Changes
		<p><b><u>proximity to the attraction which it relates</u></b></p> <p><b>All proposals, will be required to comply with all the following criteria:</b></p> <p>4. <del>Where it is reasonably practical it can be accessed by various modes of transport, especially sustainable modes of transport such as walking, cycling and public transport;</del></p> <p><b>5. The scale, type and character of the proposed development is appropriate for its urban/rural setting;</b></p> <p><b>6. The proposed development is of high quality in terms of design, layout and appearance;</b></p> <p><b>7. The proposed development will support and extend the range of facilities within the Plan area;</b></p> <p><b>8. The proposal is supported by evidence to demonstrate that there would be local employment opportunities.</b></p> <p><b><u>Where appropriate, the development can be accessed by various modes of transport, especially sustainable modes of transport, such as walking, cycling and public transport.</u></b></p>
NMC 161	7.3.54	<p><b><i>Amendment to paragraph 7.3.54 to improve clarity:</i></b></p> <p>The policy also recognises that in exceptional circumstances some attractions and facilities require an open countryside, non-urban location which could be acceptable where they result in an all year round tourism facility and rural employment gain. <b><u>This type of development would be that in connection with features of the natural or historic environment or outdoor activity and might include visitor or interpretation centres or development associated with outdoor activities.</u></b> However, development should not be at the expense of the local environment or community interests. Outside of the development boundaries proposals should first look at re-using or extending existing buildings in order to protect the countryside from inappropriate development. However, new build attractions could be permitted in certain areas of the countryside if it can be demonstrated there are no sequentially preferable sites and buildings. <b><u>All proposals outside existing settlements will need to establish why a rural location is necessary.</u></b></p>

NMC Number	Policy/Para/Map	Matters Arising Changes
NMC 162	7.3.57	<p><i>Amendment to paragraph 7.3.57 to improve clarity:</i></p> <p><u>Evidence about occupancy rates suggests that good quality self-serviced accommodation generally continues to be a popular choice for visitors.</u> Policy PS11 and Policy TWR2 also recognizes that managing the wide range of high quality self-serviced accommodation is essential in providing visitors with choice. The policy therefore aims to support the principle of providing high quality self-serviced holiday accommodation in sustainable locations which presents such a choice.</p>
NMC 163	7.3.59	<p><i>Amendment to paragraph 7.3.59 try to improve clarity:</i></p> <p>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. <u>Therefore, there is concern about oversupply of self-serviced accommodation in some parts of the Plan area. This could mean that providers and operators may not receive the anticipated return in income from what may be a significant investment.</u> 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>which could result in businesses failing.</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</p>

NMC Number	Policy/Para/Map	Matters Arising Changes
		<p>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 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. <b><u>Applicants will be required to submit either a full market appraisal or a detailed business plan, which demonstrates the robustness of the proposed scheme. This would enable the Council to assess whether the scheme has a realistic chance of being viable, is not speculative in nature, and would help to make sure that there is no loophole to allow the redevelopment of existing buildings in the countryside for holiday use, and then allow them to convert to residential use if shown to be unviable in holiday use</u></b> provide evidence of the level of occupancy required to make the business viable. Supplementary Planning Guidance will be published to provide more information about the matter.</p>
NMC 164	7.3.66	<p><b><i>Amendment to paragraph 7.3.66 to improve clarity:</i></b></p> <p>Outside the Areas of Outstanding Natural Beauty and Special Landscape Areas a minor increase in units on site may be approved providing it can be demonstrated that the proposal offers significant <b><u>landscape or environmental</u></b> improvements to the site, reducing its landscape <b><u>and environmental</u></b> impact. Minor in relation to extending site area is not defined. <b><u>Normally, the improved siting and layout of units, together with improved internal circulation, parking areas and landscaping would result in the same number or slightly less units being accommodated. However, it is recognised that there may be instances where such landscaping improvements could result in an increase in the number of units,</u></b> except in relation to an increase in the number of units. <b><u>provided that the increase is minor and the increased number of units does not unacceptably harm the appearance of the site. As a general rule an approximate</u></b> and should be no greater than a 10% increase in the number <b><u>of units</u></b> at the time of the original application, <b><u>is considered minor. However, each application will be assessed on its merit within this general guide due to</u></b> the However, because of the considerable variety in the size, nature and location of sites. → each application will be assessed on its merit within this general guide.</p>

NMC Number	Policy/Para/Map	Matters Arising Changes												
NMC 165	7.3.83	<p data-bbox="573 437 2112 469"><b><i>Provide further information with regard to the requirement for additional retail floorspace during the Plan period:-</i></b></p> <p data-bbox="573 507 2112 624">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. <b>net</b> convenience floor space to be provided and distributed as set out below:</p> <ul data-bbox="770 662 1128 735" style="list-style-type: none"> <li data-bbox="770 662 1128 694">● 200 sq. m Caernarfon</li> <li data-bbox="770 703 1128 735">● 172 sq. m Pwllheli</li> </ul> <table border="1" data-bbox="745 788 1812 1043"> <thead> <tr> <th data-bbox="745 788 1037 903"><u>Retail Centre</u></th> <th data-bbox="1041 788 1292 903"><u>2011 – 2021</u></th> <th data-bbox="1296 788 1568 903"><u>2022 - 2026</u></th> <th data-bbox="1572 788 1812 903"><u>Indicative total (net)</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="745 906 1037 970"><u>Caernarfon</u></td> <td data-bbox="1041 906 1292 970"><u>125 sq.m</u></td> <td data-bbox="1296 906 1568 970"><u>75 sq.m</u></td> <td data-bbox="1572 906 1812 970"><u>200 sq.m</u></td> </tr> <tr> <td data-bbox="745 973 1037 1037"><u>Pwllheli</u></td> <td data-bbox="1041 973 1292 1037"><u>132 sq.m</u></td> <td data-bbox="1296 973 1568 1037"><u>40 sq.m</u></td> <td data-bbox="1572 973 1812 1037"><u>172 sq.m</u></td> </tr> </tbody> </table>	<u>Retail Centre</u>	<u>2011 – 2021</u>	<u>2022 - 2026</u>	<u>Indicative total (net)</u>	<u>Caernarfon</u>	<u>125 sq.m</u>	<u>75 sq.m</u>	<u>200 sq.m</u>	<u>Pwllheli</u>	<u>132 sq.m</u>	<u>40 sq.m</u>	<u>172 sq.m</u>
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NMC 166	7.3.83a	<p><i>Provide further information with regard to the requirement for additional retail floorspace during the Plan period:-</i></p> <p>However, in respect of comparison goods, the Study concludes that there was potential for some 9,353 sq. m. <u>net</u> floor space to be provided over the Plan period as noted below:</p> <ul style="list-style-type: none"> <li>● 7,913 m<sup>2</sup> Bangor</li> <li>● 176 m<sup>2</sup> Caernarfon</li> <li>● 772 m<sup>2</sup> Pwllheli</li> <li>● 492 m<sup>2</sup> Llangefni</li> </ul> <table border="1" data-bbox="745 754 1812 1145"> <thead> <tr> <th><u>Retail Centre</u></th> <th><u>2011 – 2021</u></th> <th><u>2022 - 2026</u></th> <th><u>Indicative total (net)</u></th> </tr> </thead> <tbody> <tr> <td><u>Bangor</u></td> <td><u>5,105 m<sup>2</sup></u></td> <td><u>2,808 m<sup>2</sup></u></td> <td><u>7,913 m<sup>2</sup></u></td> </tr> <tr> <td><u>Caernarfon</u></td> <td><u>=</u></td> <td><u>176 m<sup>2</sup></u></td> <td><u>176 m<sup>2</sup></u></td> </tr> <tr> <td><u>Pwllheli</u></td> <td><u>413 m<sup>2</sup></u></td> <td><u>359 m<sup>2</sup></u></td> <td><u>772 m<sup>2</sup></u></td> </tr> <tr> <td><u>Llangefni</u></td> <td><u>44 m<sup>2</sup></u></td> <td><u>448 m<sup>2</sup></u></td> <td><u>492 m<sup>2</sup></u></td> </tr> </tbody> </table>	<u>Retail Centre</u>	<u>2011 – 2021</u>	<u>2022 - 2026</u>	<u>Indicative total (net)</u>	<u>Bangor</u>	<u>5,105 m<sup>2</sup></u>	<u>2,808 m<sup>2</sup></u>	<u>7,913 m<sup>2</sup></u>	<u>Caernarfon</u>	<u>=</u>	<u>176 m<sup>2</sup></u>	<u>176 m<sup>2</sup></u>	<u>Pwllheli</u>	<u>413 m<sup>2</sup></u>	<u>359 m<sup>2</sup></u>	<u>772 m<sup>2</sup></u>	<u>Llangefni</u>	<u>44 m<sup>2</sup></u>	<u>448 m<sup>2</sup></u>	<u>492 m<sup>2</sup></u>
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NMC 167	Policy PS 12	<p><i>Amend policy wording for clarity:-</i></p> <p><b>STRATEGIC POLICY PS 12: TOWN CENTRES AND RETAIL</b></p> <p>The Councils will work with partner organisations and the local community to protect and enhance the vitality and viability</p>																				

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		<p>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="595 440 1720 981"> <tbody> <tr> <td data-bbox="595 440 768 509">Gwynedd</td> <td data-bbox="772 440 1149 509">Sub-regional Retail Centre</td> <td data-bbox="1153 440 1720 509">Bangor</td> </tr> <tr> <td data-bbox="595 512 768 580"></td> <td data-bbox="772 512 1149 580">Urban Retail Centre</td> <td data-bbox="1153 512 1720 580">Caernarfon, Porthmadog, Pwllheli</td> </tr> <tr> <td data-bbox="595 584 768 759"></td> <td data-bbox="772 584 1149 759">Local Retail Centre</td> <td data-bbox="1153 584 1720 759">Abersoch, Abermaw, Bethesda, Blaenau Ffestiniog, Cricieth, Llanberis, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn</td> </tr> <tr> <td data-bbox="595 762 768 831">Ynys Môn</td> <td data-bbox="772 762 1149 831">Urban Retail Centre</td> <td data-bbox="1153 762 1720 831">Holyhead, Llangefni</td> </tr> <tr> <td data-bbox="595 834 768 981"></td> <td data-bbox="772 834 1149 981">Local Retail Centre</td> <td data-bbox="1153 834 1720 981">Amlwch, Benllech, Beaumaris, Cemaes, Llanfairpwll, Menai Bridge, Rhosneigr, Valley</td> </tr> </tbody> </table> <p>The Councils will promote the vitality and viability of town /<del>city</del> centres in the Sub-regional Retail Centres, the Urban Retail Centres and the Local Retail Centre <u>as shown on the Proposals Maps</u> by:</p> <ol style="list-style-type: none"> <li>1. Encouraging a diverse mix of suitable uses (as defined in <u>PPW-Planning Policy Wales</u> and <u>TAN Technical Advice Note 4</u>) 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;</li> <li>2. Ensuring that new investment will be consistent with the scale and function of the city/ town centre in accordance with the retail hierarchy;</li> </ol>	Gwynedd	Sub-regional Retail Centre	Bangor		Urban Retail Centre	Caernarfon, Porthmadog, Pwllheli		Local Retail Centre	Abersoch, Abermaw, Bethesda, Blaenau Ffestiniog, Cricieth, Llanberis, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn	Ynys Môn	Urban Retail Centre	Holyhead, Llangefni		Local Retail Centre	Amlwch, Benllech, Beaumaris, Cemaes, Llanfairpwll, Menai Bridge, Rhosneigr, Valley
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		<p><b>3. Facilitating the provision of a total of <u>approximately 372 square metres (net)</u> of new convenience floor space by 2026 <u>in accordance with the conclusions of the Retail Study (2013)</u> in the appropriate locations; in the following <u>town</u> retail centres:</b></p> <ul style="list-style-type: none"> <li>i. 200 m<sup>2</sup> <u>net</u> Caernarfon</li> <li>ii. 172 m<sup>2</sup> <u>net</u> Pwllheli</li> </ul> <p>and, in terms of comparison goods , facilitate provision <u>of approximately</u> <del>the potential for</del> <u>9,353 square metres (net)</u> of floor space <u>by 2026 in accordance with the conclusions of the Retail Study (2013) in appropriate locations</u> in the following retail centres:</p> <ul style="list-style-type: none"> <li>iii. 7,913 m<sup>2</sup> <u>net</u> Bangor</li> <li>iv. 176 m<sup>2</sup> <u>net</u> Caernarfon</li> <li>v. 772 m<sup>2</sup> <u>net</u> Pwllheli</li> <li>vi. 492 m<sup>2</sup> <u>net</u> Llangefni</li> </ul> <p><b>4. Resisting development that detract from their vitality and viability and protecting against the loss of retail units within the Primary Retail Areas, as shown on the proposal maps;</b></p> <p><b>5. Maximising opportunities to re-use suitable buildings within town centres;</b></p> <p><b>6. Restricting the expansion of out-of-town retailing and leisure development;</b></p> <p><b>7. Encouraging sustainable links between the workplace, home and town centres.</b></p> <p>Shops and services in Local Retail Centres and smaller villages that provide for the day to day needs of communities are safeguarded against their unnecessary loss and proposals for multi-purpose community services are supported.</p>

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NMC 168	MAN 1	<p><i>Amend policy wording to give further explanation regarding the need to protect retail/Leisure uses within town centres:-</i></p> <p><b>POLICY MAN 1: PROPOSED TOWN CENTRE DEVELOPMENTS</b></p> <p>Proposals for new retail, commercial and leisure development will be directed towards town centres, as shown on the Proposals Maps, in the first instance, provided that they are of a scale and type appropriate to the size, character and function of the centre in the retail hierarchy set out in Policy PS 12.</p> <p>Proposals for new retail, commercial and leisure development proposals within town centres defined on the Proposals Maps will be granted provided they conform to the following criteria:</p> <ol style="list-style-type: none"> <li>1. They enhance the attractiveness, vitality and viability of the town centre,</li> <li>2. The proposal, either individually or cumulatively, does not undermine the retail role of the centre;</li> <li>3. The proposal use is in keeping with adjacent uses;</li> <li>4. The proposal does not create an excessive amount of dead frontages.</li> </ol> <p><del>Within the Primary Retail Areas, designated in Bangor, Caernarfon, Porthmadog, Pwllheli, Holyhead and Llangefni as shown on the Proposals Map, the change of use of ground floor premises (A1 shops) to any other use will be resisted</del></p> <p><b><u>Proposals that would lead to the loss of existing retail/leisure use (as defined by Planning Policy Wales) outside of the Primary Retail Area but within the defined town centre will be resisted unless it can be demonstrated that:-</u></b></p> <ol style="list-style-type: none"> <li>5. <b><u>The existing use is inappropriate or surplus to requirements, and</u></b></li> <li>6. <b><u>There is clear evidence that the current use has ceased to be financially viable, and</u></b></li> <li>7. <b><u>No other suitable retail/leisure use can be established, and</u></b></li> <li>8. <b><u>There is evidence of genuine attempts to market the facility, which have been unsuccessful.</u></b></li> </ol>

NMC Number	Policy/Para/Map	Matters Arising Changes
		Retail and commercial proposals outside the defined town centres will need to be supported by evidence of need for additional provision and satisfy the sequential approach set out in national planning policy and accord with other policies in the Plan.
NMC 169	7.3.87	<p><i>Amend wording for corectness:-</i></p> <p>Retail and commercial development should preferably be located within the defined town centres identified above. First preference will be given to developing sites within the Sub-Regional Centre, Urban Regional <u>Retail</u> Centres, followed by edge of centre sites and then Local Retail Centres. Proposals will be determined in accordance with the sequential approach set out in Planning Policy Wales and Technical Advice Note 4.</p>
NMC 170	Policy MAN 3	<p><i>Amend policy wording for corectness:-</i></p> <p><b>POLICY MAN 3: RETAILING OUTSIDE DEFINED TOWN CENTRES BUT WITHIN DEVELOPMENT BOUNDARIES</b></p> <p>Shops located outside defined town centres but within the development boundary will be safeguarded by refusing proposals for other uses unless it can be demonstrated that all the following criteria can be met:</p> <ol style="list-style-type: none"> <li>1. That there is a similar service available within reasonable walking distance;</li> <li>2. If there is no similar service present, that the property has been on the market for a reasonable selling price or rent for a continuous period of 6 months;</li> <li>3. That the new use will not have detrimental impact on the amenities of adjacent uses.</li> </ol> <p>Proposals for new small scale convenience shops that meet the daily needs of residents for essential daily goods will be</p>

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		<p>approved, provided that they do not jeopardise the viability and vitality of existing town centres in the retail hierarchy and do not form part of an industrial estate.</p> <p>Proposals for major retail development and sub-division of existing retail units outside the defined town centre boundaries will only be granted provided they conform to the following criteria:</p> <ol style="list-style-type: none"> <li>4. The development would not undermine the retail hierarchy set out <u>in Policy PS 12</u> <del>in the in the Strategic Policies and detailed Policy MAN1;</del> and</li> <li>5. The development either by itself or in combination with other permitted or allocated retail developments would not undermine the vitality and viability <u>of the defined town centre</u> <del>of any of the centres;</del></li> <li>6. Evidence of need for additional provision has been demonstrated;</li> <li>7. The sequential approach set out in <u>Planning Policy Wales</u> <del>national planning policy and guidance and in the Plan</del> has been satisfied.</li> </ol>
NMC 171	7.3.96	<p><i>Include additional text for clarity:-</i></p> <p>Proposals outside the defined town centres <u>on edge of town centre sites or outside the town centre will be carefully controlled in order to support the town centres of the retail centres listed in Policy PS 12. The Retail Study (2013) has identified the possible need for additional retail space at specific periods during the Plan period (see paragraph 7.3.83 and 7.3.83a). The Plan, in accordance with Planning Policy Wales, is aware that thriving town centres are essential to maintain the area's communities. The Councils have not been able to identify specific sites within the relevant town centres to address the possible additional demand. Nevertheless, in terms of selecting a location to address the possible additional demand, proposals will be required</u> <del>determined by</del> <u>to</u> use the sequential approach outlined in Chapter 10 of Planning Policy Wales. <u>If it can be shown through this test that there is no suitable town-centre site available, emphasis will be placed on assessing edge of town centre sites before looking at sites outside the centre for key town centre uses. This approach will expect developers and retailers to be flexible and innovative in terms of format, design and scale of the proposed</u></p>

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		<u>development and the amount of car parking required, tailoring these to fit local circumstances.</u>
NMC 172	7.3.98	<p><i>Amend explanation wording to comply with National Planning Policy:-</i></p> <p><del>Major retail proposals are considered to be any proposals above a net floor space of 500 sq. m. Any proposed additional floor space which would take an individual store to above 500 sq. m net will also be assessed under this policy. National policy establishes that a retail impact assessment must be submitted for retail developments over 2,500 sq. m gross floor space. In the case of Anglesey and Gwynedd where many centres have small retail provisions, more modest scale development <b>of less than 2,500 sq.m. gross</b> can have a significant adverse impact on the vitality and viability of existing town and local centres. For this reason a retail impact assessment will generally be required for developments over 500 sq. m net. In some instances a retail impact statement may be requested for smaller units where it is considered that the development either alone or in combination with other retail developments could harm nearby centres. <b>The Councils offer a pre- application advice service which is a means of receiving guidance in relation to the requirement for Retail Impact Assessment.</b> Requiring a retail impact assessment will help the Council assess whether there is a need for the development, the justification for selecting the site and the likely impact of the proposed development on the attractiveness, viability and vitality of the town centre.</del></p>
NMC 173	7.3.99	<p><i>Delete reference to Planning Policy Wales:-</i></p> <p><del>Planning Policy Wales establishes the approach to applying the needs and sequential tests for retail development.</del></p>