

**The policy context (national and local)**

2.1 There are several plans, strategies and national, sub-regional and local policy statements which provide a framework for development in the Plan area. The Planning and Compulsory Purchase Act makes it a requirement for local development plans to be prepared and that they address these documents. This part of the Plan summarises legislation and national planning policy that are relevant to the Plan area.

**National**

**Planning Policy Wales (Edition 9, November 2016)**

2.2 Planning Policy Wales is the Welsh Government’s policy document and it describes the land use context for using land sustainably. The document supports every strategy published by the Welsh Government and it is supported by a variety of Technical Advice Notes. It recognises that planning and the way land is used contributes to economic development, to maintaining Wales’ natural assets and to health, well-being and the quality of life of individuals and communities. In essence it describes how the land use planning system fulfils the Welsh Government’s objectives.

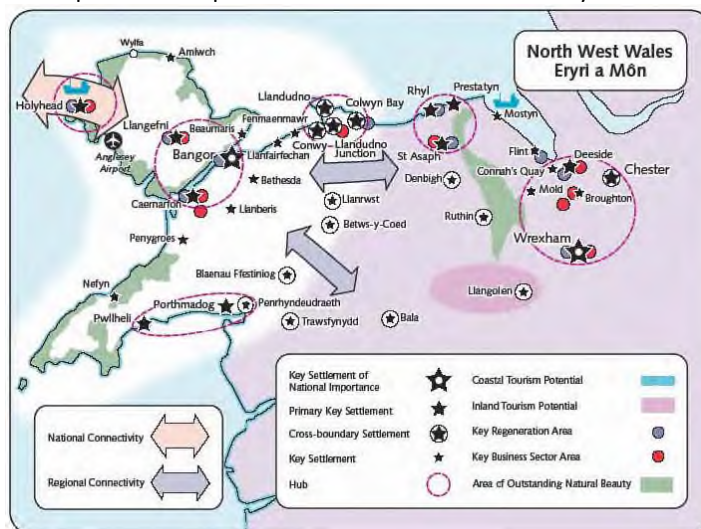
2.3 If national policy is sufficient, no local policies are included. If national guidance requires local interpretation, this is provided in the Plan.

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

2.4 The Wales Spatial Plan introduced a strategic framework for directing development and policy interventions in Wales in the future. Anglesey and North Gwynedd is part of the North-West Wales Area: Eryri a Môn. Its vision for this zone is:

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

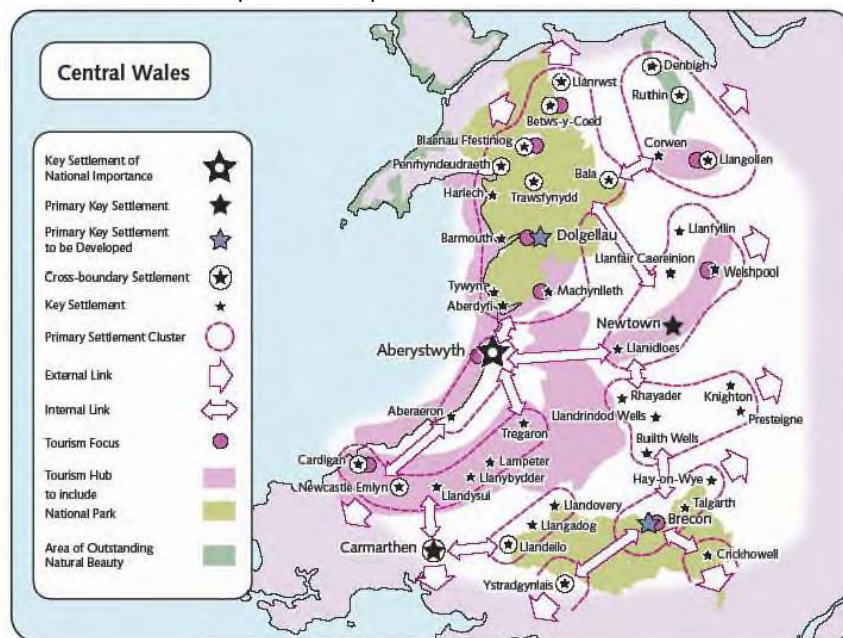
Map 2 : Wales Spatial Plan – North West Wales Eryri a Môn



2.5 South Gwynedd is part of the Mid-Wales area. Its vision for this zone is:

“High-quality living and working in smaller-scale settlements set within a superb environment, providing dynamic models of rural sustainable development, moving all sectors to higher value-added activities”

Map 3: Welsh Spatial Plan – Central Wales



**The Planning (Wales) Act 2015**

2.6 The Planning (Wales) Act 2015 sets out a series of legislative changes to deliver reform of the planning system in Wales, to ensure it is fair, resilient and enables development. The Act addresses 5 key objectives:

- A modernised framework for the delivery of planning services – the Act introduces powers to allow planning applications to be made directly to Welsh Ministers in limited circumstances
- Strengthening the plan led approach - the Act introduces a legal basis for the preparation of a National Development Framework and Strategic Development Plans
- Improved resilience - the Act will allow the Welsh Ministers to direct local planning authorities to work together and for local planning authorities to be merged
- Frontloading and improving the development management system – the Act introduces a statutory pre application procedure for defined categories of planning application
- Enabling effective enforcement and appeals – the Act enables changes to enforcement procedures to secure prompt, meaningful action against breaches of planning control and increase the transparency and efficiency of the appeal system.

### The Well-being of Future Generations (Wales) Act 2015

- 2.7 The Planning (Wales) Act 2015 introduced a statutory purpose for the planning system in Wales – any statutory body carrying out a planning function must exercise those functions in accordance with the principles of sustainable development as set out in the Well-being of Future Generations (Wales) Act 2015. The implication of the Well-being of Future Generations (Wales) Act 2015 (Commencement No.2 and Transitional and Saving Provisions) Order 2015 is that the requirements of various sections of the Act do not apply to development plans that had been submitted for Examination prior to 1 April 2016. This provision therefore applies to this Plan. Nonetheless, this Plan has been subject to a high level assessment against the Act’s seven goals: a prosperous Wales; a resilient Wales; a healthier Wales; a more equal Wales; a Wales of cohesive communities; a Wales of vibrant culture and thriving Welsh language; a globally responsive Wales. The overall conclusions are positive and align with the conclusions of the Sustainability Appraisal and the Equalities Impact Assessment undertaken throughout the Plan preparation process.

### Wales Act 2017

- 2.8 The Wales Act 2017, which received Royal Assent on 31 January 2017, introduced changes to the application of Planning Act 2008 in Wales. Planning Act 2008 provides that projects defined as Nationally Significant Infrastructure Projects, e.g. Wylfa Newydd Nuclear Power Station, are of such potential importance to the UK that a different consenting process has been established. Under the Nationally Significant Infrastructure Project (NSIP) consenting procedure in Planning Act 2008, an application for a Development Consent Order (DCO) is examined by the Planning Inspectorate, who will then make a recommendation to the relevant Secretary of State. Section 43 of the Wales Act permits the inclusion of development commonly referred to as “associated development” within the application for DCO. Associated development can be described as, for example, development that supports the delivery and operation of NSIPs, and could include such works as highway improvements, temporary accommodation for construction workers, park and ride facility, logistics centre, etc. It means that developers may choose whether to include these types of developments within a DCO application or make separate planning applications to the Local Planning Authorities.
- 2.9 NSIPs and their “associated development” are subject to a separate planning process within the national planning regime and this Plan does not have the same status for decision making by the Secretary of State as it does for decisions under the Town and Country Planning Act 1990, where the Council is the determining authority. However, the Planning Act 2008 provides that the Secretary of State must have regard to any Local Impact Report (LIR) prepared by a planning authority together with any other matters he/she thinks are both important and relevant to the decision. Chapter 6 of the Plan will inform the LIR to be submitted by the Councils to the Secretary of State in connection with the determination of any application for development consent.

### **Local**

- 2.10 Table 1 provides a summary of the main local plans and policies that have informed the Plan.

Table 1: The local policy context

Plan, policy or programme	Summary	Principle messages for the Plan
<p><a href="#"><u>A single Integrated Plan for Anglesey and Gwynedd Strengthening Communities in Gwynedd and Anglesey (2014)</u></a></p>	<p>The purpose of the Integrated Plan is to promote economic, social and environmental welfare in Gwynedd and Anglesey. Three key outcomes have been identified in order to satisfy the vision to strengthen communities in Gwynedd and Anglesey, which are:</p> <ul style="list-style-type: none"> <li>• Prosperous communities</li> <li>• Healthy communities</li> <li>• Safe communities</li> </ul>	<p>The Plan should incorporate the principles of sustainable development in terms of social, economic and environmental characteristics as outlined in the Integrated Plan.</p>
<p><a href="#"><u>Gwynedd Council's Strategic Plan 2013 - 17</u></a></p>	<p>The Strategic Plan is Gwynedd Council's principal plan. Its purpose is to set the vision and priorities for the Council for 2013 – 17 and to describe what the Council will do to achieve them. The Strategic Plan has identified 21 priorities across six thematic areas. These are:</p> <ul style="list-style-type: none"> <li>• Children and Young People</li> <li>• Care, health and well-being</li> <li>• The economy</li> <li>• The environment</li> <li>• Strong communities</li> <li>• Culture and the Council's business arrangements</li> </ul>	<p>The Joint Plan should play an important role in facilitating development required to realise the plans and projects set in place to tackle the priorities in Gwynedd's Strategic Plan.</p>

Plan, policy or programme	Summary	Principle messages for the Plan
<a href="#">Isle of Anglesey County Council's Corporate Plan 2013 -17</a>	<p>The Corporate Plan is the Isle of Anglesey County Council's principal plan. Its purpose is to set the vision and priorities for the Council for 2013 – 17 and to describe what the Council will do to achieve them. It identifies three priorities, which are:</p> <ul style="list-style-type: none"> <li>• Supporting the most vulnerable</li> <li>• Developing the economy</li> <li>• Raise standards and modernise the schools</li> </ul>	<p>The Plan should play an important role in facilitating development required to realise the plans and projects set in place to tackle the priorities in Anglesey's Corporate Plan.</p>
<a href="#">Anglesey Economic Regeneration Strategy (2004 – 2015)</a>	<p>The Plan provides a framework to encourage economic growth for the 10 year period in question. The strategy seeks to ensure the following in order to realise the vision:</p> <ul style="list-style-type: none"> <li>• A thriving and successful economy with quality work opportunities created by innovative employers with effective support services and a skilled and flexible workforce;</li> <li>• An image that can compete with the rest of the world, fully utilising the unique culture, heritage and environmental assets of the Island to develop it into the Mother Island for its people, investors and visitors;</li> <li>• Lively and sustainable communities within a varied rural economy;</li> <li>• Quality sites with a competitive business environment serviced by a modern infrastructure of links and transport;</li> <li>• Towns that thrive and flourish as drivers of economic growth;</li> </ul>	<p>The Plan should facilitate sustainable economic regeneration in the area giving full consideration to the Strategy's aims, objectives and targets.</p> <p>The Plan should improve access to employment opportunities especially in communities of deprivation.</p> <p>The Plan should support suitable economic activity and improve employment forecasts and opportunities giving consideration to those sectors that are in greatest need of support.</p> <p>The Plan should encourage the economic vitality of town centres as well as the countryside.</p>

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	<ul style="list-style-type: none"> <li>• Having taken advantage of its strategic location as the main gateway to Ireland and the route through Europe to North West England and beyond;</li> <li>• Having taken advantage of its proximity to the resources of the University of Wales, Bangor</li> </ul>	
<p><a href="#"><u>Anglesey Energy Island Programme</u></a></p>	<p>Anglesey’s Energy Island Programme is a joint attempt between a number of stakeholders in the public and private sectors (including the UK Government and the Welsh Government) to place Anglesey in the vanguard in terms of energy research and development, generating and servicing and which will be a means of influencing these major infrastructure projects coming to the area, or affecting the area.</p> <p>The Isle of Anglesey County Council look at the development of major projects as key to transforming the Island’s future economy and providing a high and sustainable quality of life for Anglesey’s residents. At the moment the two most prominent projects are Wylfa Newydd and the North Wales Connection Project. The Council is investing a lot of resources to ensure that the Island can take full advantage of the inward investment by the private sector.</p>	<p>The Plan should incorporate the principles included in the Programme and facilitate low carbon development across the Plan area (including energy saving methods and carbon footprint reduction)</p>
<p><a href="#"><u>Gwynedd Economic Regeneration Strategy</u></a></p>	<p>This Plan aims to develop and support sustainable</p>	<p>The Plan should facilitate sustainable economic</p>

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<p><a href="#">(2007-13)</a></p>	<p>communities that are healthy, vibrant and viable with the confidence to venture and the desire and ability to contribute their own solutions to the challenges and to take advantage of new opportunities.</p> <p>It is anticipated that the vision can be realised and the challenges achieved by means of a number of various activities in different fields, including:</p> <ul style="list-style-type: none"> <li>• physical and visual upgrade;</li> <li>• develop a modern, outward and welcoming image for the County</li> <li>• develop work opportunities, business, enterprise and innovation;</li> <li>• establish a creative culture and enterprising approach in all aspects of life;</li> <li>• develop capacity and skills through education, Lifelong learning and training;</li> <li>• add value to the economy by developing indigenous quality produce and efficient local supply chains;</li> <li>• affordable living units and housing;</li> <li>• health, well-being and community safety;</li> <li>• culture, the arts, entertainment and sports;</li> <li>• provision of roads, paths, transport and traffic;</li> <li>• clean energy, recycling and a quality</li> </ul>	<p>regeneration in the area giving full consideration to the Strategy’s aims, objectives and targets.</p> <p>The Plan should improve access to employment opportunities especially in communities of deprivation.</p> <p>The Plan should support suitable economic activity and improve employment forecasts and opportunities giving consideration to those sectors that are in greatest need of support.</p> <p>The Plan should encourage the economic vitality of town centres as well as the countryside.</p>

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	<p>environment;</p> <ul style="list-style-type: none"> <li>• build sustainable community capacity and resources;</li> <li>• look at improving the demographic balance and providing suitable facilities and services for people of all ages.</li> </ul>	