

## APPENDIX B – CHAPTER 7.2

### Chapter 7.2 – Managing Growth and Development – Sustainable Living

#### Sustainable development and Climate Change

Ref	Section	Rep ID	Proposed Focussed Change	Justification
NF 28	Strategic PS5	1056, 167, 168, 852, 853, 768	<p>STRATEGIC POLICY PS5: SUSTAINABLE DEVELOPMENT</p> <p><b>Development will be supported</b> <del>Proposals will only be permitted</del> where it is demonstrated that they are consistent with the principles of sustainable development. All proposals <b>should</b> <del>are</del> <b>required to:</b></p> <ol style="list-style-type: none"> <li>1. Accord with national planning policy and guidance in accordance with Policy PCYFF1;</li> <li>2. Alleviate the causes of climate change and adapting to those impacts that are unavoidable in accordance with Strategic Policy PS6;</li> <li>3. Give priority to effective use of land and infrastructure, prioritizing wherever possible the reuse of previously developed land and buildings within the development boundaries of Sub Regional Centre, Urban and Local Service Centres, Villages or in the most appropriate places outside them in accordance with Strategic Policy PS15, <b>PS10 and PS11;</b></li> <li>4. Promote greater self-containment of Centres and Villages by contributing to balanced communities that are supported by sufficient services; cultural, arts, sporting and entertainment activities; a varied range of employment opportunities; physical and social infrastructure; and a choice of modes of travel;</li> <li>5. Protect, support and promote the use of the Welsh language in accordance with Strategic Policy PS1;</li> <li>6. Preserve and enhance the quality of the built and historic environment assets (including their setting), improving the understanding, appreciation of their social and economic contribution and sustainable use of them in accordance with Strategic Policy</li> </ol>	<p>To ensure clarity and accuracy to the Plan.</p> <p>To demonstrate that appropriate regard is made to National Policy and Guidance.</p>

Ref	Section	Rep ID	Proposed Focussed Change	Justification
			<p>PS17;</p> <p>7. Protect and improve the quality of the natural environment, its landscapes and biodiversity assets, including understanding, and appreciating them for the social and economic contribution they make in accordance with Strategic Policy PS16;</p> <p>8. Reduce the effect on local resources, avoiding pollution and incorporating sustainable building principles in order to contribute to energy conservation and efficiency; using renewable energy; reducing / recycling waste; using materials from sustainable sources; and protecting soil quality;</p> <p>9. Reduce the amount of water used and wasted; reducing the effect on water resources and quality; managing flood risk and maximizing use of sustainable drainage schemes; and progressing the objectives of the Western Wales River Basin Water Management Plan.</p> <p>Proposals should also where appropriate:</p> <p>10. Meet the needs of the local population throughout their lives in terms of their quality, types of tenure and affordability of housing units in accordance with Strategic Policy PS13;</p> <p>11. Promote a varied and responsive local economy that encourages investment and that will support our Centres, Villages and rural areas in accordance with Strategic Policy PS10;</p> <p>12. Support the local economy and businesses by providing opportunities for lifelong learning and skills development in accordance with Strategic Policy PS10;</p> <p>13. Reduce the need to travel <b>by private transport</b> and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with Strategic Policy PS4;</p> <p>14. Promote high standards of design that make a positive contribution to the local area, accessible places, that can respond to future requirements and that reduce crime, antisocial behaviour and the fear of crime in accordance with Policy PCYFF2</p> <p><b><u>15. Promote co-location of developments to optimise opportunities for renewable energy where appropriate.</u></b></p>	

Ref	Section	Rep ID	Proposed Focussed Change	Justification
NF 29	PCYFF1	1136, 774, 124, 123, 171, 172	<p>POLICY PCYFF1: DEVELOPMENT CRITERIA</p> <p>A proposal <b><u>should demonstrate its compliance with</u></b></p> <ol style="list-style-type: none"> <li>1. <del>Must comply with</del> all relevant policies in the Plan;</li> <li>2. <del>Must comply with</del> national planning policy and guidance.</li> </ol> <p><b><u>Proposals should</u></b></p> <ol style="list-style-type: none"> <li>3. <b><u>give priority to sites</u></b> <del>will be approved</del> within defined development boundaries or the built form of identified clusters listed in the settlement framework set out in Strategic Policy PS15, <b><u>unless a rural location is essential or there is a specific locational requirement</u></b> subject to detailed material planning considerations;</li> <li>4. make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances <b><u>or site constraints</u></b> that dictate a lower density);</li> <li>5. provide appropriate amenity space to serve existing and future occupants;</li> <li>6. have regard to the generation, treatment and disposal of waste;</li> <li>7. Include, where applicable, provision for the appropriate management and eradication of invasive species;</li> </ol> <p>Additionally, planning permission will be refused where the proposed development would have an unacceptable adverse impact on:</p> <ol style="list-style-type: none"> <li>8. Prominent public views into, out of, or across any settlement or area of open countryside;</li> <li>9. Vehicular access to and from the highway network and public transport, cycling and pedestrian infrastructure (in line with Policy TRA4);</li> </ol>	

Ref	Section	Rep ID	Proposed Focussed Change	Justification
			<p>10. The highway network as a result of the volume and type of traffic generated from a proposal (in line with Policy TRA4);</p> <p>11. The health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance;</p> <p>12. The quality of ground or surface water;</p> <p>13. The best and most versatile agricultural land</p> <p>14. Land safeguarded <del>allocated</del> for other <b>development/</b> uses, <del>or impairs the development and use of adjoining land.</del></p>	
NF 30	PCYFF 2	778	7.ii <del>Not preventing</del> precluding the reasonable use of other adjacent land because of the layout and form of the development.	To ensure accuracy
NF 31	PCYFF3	943	1. Demonstrate how the proposed development conforms with the Landscape Character Assessment, or Seascape Character Area Assessment <b><u>or other detailed assessments adopted by the Local Planning Authority;</u></b>	To ensure clarity.
NF 32	PCYFF4	1057 1058	<p>Developers should carefully consider the most appropriate carbon management measure, or group of measures, at the conception of a development scheme. This may be an individual measure or a combination of both energy efficiency and renewable energy measures. The most appropriate technology for the site and the surrounding area should be used. In all cases, schemes should be of the highest aesthetic quality in line with Policy PCYFF2 and take into consideration the potential cumulative impacts of a combination of carbon management measures.</p> <p><b><u>An energy assessment can help identify the most suitable carbon management options for a</u></b></p>	To ensure clarity and accuracy

Ref	Section	Rep ID	Proposed Focussed Change	Justification
			<p><u>development and should be undertaken prior to deciding upon the most suitable course of action to take. The potential options for energy efficiency and renewable energy generation are listed below:</u></p> <p>Potential Options for Energy Efficiency:.....</p>	

### Renewable Energy Technology

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)	Justification
<b>NF 33</b>	7.2.24	Council	<p>7.2.24 In 2012 Renewable Energy Capacity Studies were prepared for Gwynedd (county) and Anglesey to assess the potential capacity for renewable sources of energy. The purpose of the Studies was to help each Council understand the potential resources from each renewable energy technology. The Studies considered a number of on-shore technologies, e.g. onshore wind, hydropower, biomass. Off-shore resources were acknowledged in the Studies but they do not contribute to the renewable energy capacity figures of the Plan area. <b><u>In September 2015 the Welsh Government provided an updated 'Practice Guidance: Planning for Renewable and Low Carbon Energy – A Toolkit for Planners'. This had an additional section on how to assess the potential for solar farm developments. A letter dated the 10 December 2015 by the Minister for Natural Resources stated his expectations for energy policies in LDPs. He expects allocations or identification of areas of search for local-authority scale (5MW to 25MW) renewable energy schemes or other low carbon technologies. In light of this the Councils have commissioned additional work to ascertain any potential areas for solar farm development. In addition an assessment against the areas Landscape Sensitivity and Capacity Study will ascertain whether any local-authority scale areas of search</u></b></p>	To demonstrate that appropriate regard is made to National Policy and Guidance.

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)	Justification
			<p><b>should be identified in the Plan.</b> The Studies found that while the Plan area had a high natural resource for renewable energy, it also has a large number of high quality landscapes that reduces what is deployable. The following Strategic Policy provides a positive framework to deliver energy from renewable energy resources.</p>	
NF 34	PS7	607, 765	<p>STRATEGIC POLICY PS7: RENEWABLE ENERGY TECHNOLOGY</p> <p>The Councils will seek to ensure that the Plan area wherever feasible and viable realises its potential as a leading area for initiatives based on renewable or low carbon energy technologies by promoting:</p> <ol style="list-style-type: none"> <li>1. renewable energy technologies within development proposals which support energy generation from a variety of sources which include biomass, marine, waste, water, ground, solar and wind, including micro generation;</li> <li>2. free-standing renewable energy technology development</li> </ol> <p>This will be achieved by:</p> <ol style="list-style-type: none"> <li>i. ensuring that installations in areas covered by international or national landscape designations and visible beyond their boundaries, or areas of local landscape value, in accordance with Strategic Policy PS16 do not individually or cumulatively compromise the objectives of the designations especially with regard to landscape character, visual impact, <del>and</del> residential amenity <b>and amenity of housing used by visitors on holiday</b>;</li> <li>ii. ensuring that installations in accordance with PS16 do not individually or cumulatively compromise the objectives of international, national and local nature conservation designations;</li> </ol>	To ensure consistency

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)	Justification
			<p>iii. supporting installations outside designated areas provided that the installation would not cause significant demonstrable harm to landscape character, biodiversity, residential amenity, <b><u>amenity of housing used by visitors on holiday</u></b>, either individually or cumulatively.</p> <p><b><u>To lessen the visual impact of new overhead lines associated with such installations, especially in sensitive locations, the lines should be placed underground unless this causes significant harm to other acknowledged interests or the viability of the scheme, which cannot be negated or mitigated.</u></b></p>	
NF 35	ADN1	608, 711, 713, 894, 950	<p>POLICY ADN1: ON-SHORE WIND ENERGY</p> <p>No Large-Scale or Very Large-Scale wind farms / wind turbines will be permitted in the Plan area.</p> <p>Other on shore wind turbine proposals will be permitted subject to an assessment of their environmental and sustainability impacts:</p> <ol style="list-style-type: none"> <li>1. Medium-Scale wind farms / wind turbines will only be granted on urban / industrial brownfield sites or when the proposal involves the repowering of existing wind farms / wind turbines.</li> <li>2. Micro-Scale and Small-Scale wind turbine proposals will be granted outside the AONB, SLA and the setting of the <b><u>AONB, SLA</u></b>, National Park and World Heritage Site.</li> <li>3. In the AONB, SLA and the setting of the <b><u>AONB, SLA</u></b>, National Park and World Heritage Site only Domestic-Scale wind turbine proposals well related to existing settlements / buildings will be granted.</li> </ol>	<p>To ensure that the policy can be easily interpreted.</p> <p>To demonstrate that the Plan has full regard to emerging data and evidence.</p> <p>[Note – the Welsh version has additional minor changes in relation to the term</p>

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)	Justification
			<p>All proposals should conform to the following criteria</p> <ul style="list-style-type: none"> <li data-bbox="674 336 1812 496">i. the proposal will not have an unacceptable impact upon visual amenity or landscape character through: the number, scale, size, design and siting of turbines and associated infrastructure especially in areas designated for their historic or landscape value;</li> <li data-bbox="674 496 1812 576">ii. the proposal will not result in demonstrable harm to biodiversity including statutorily protected sites and species in particular bats and birds;</li> <li data-bbox="674 576 1812 703">iii. the proposal will not result in significant harm to the safety or amenity of sensitive receptors including <b>effect from</b> noise, shadow flicker and <b>impact on</b> public health, and will not have an unacceptable impact on roads, rail or aviation safety;</li> <li data-bbox="674 703 1812 783">iv. the proposal will not result in significant harm to the residential visual amenities of nearby residents;</li> <li data-bbox="674 783 1812 911">v. the proposal will not result in unacceptable electromagnetic interference to communications installations, radar or air traffic control systems, emergency services communications, or other telecommunication systems;</li> <li data-bbox="674 911 1812 1038">vi. the proposal will not have unacceptable cumulative impacts in relation to existing wind turbines, those implemented and those which have permission, and other prominent landscape features;</li> <li data-bbox="674 1038 1812 1166">vii. turbines and associated infrastructure will, at the end of the operational life of the facility, be removed and an appropriate land restoration and aftercare scheme agreed.</li> </ul> <p>A proposal will be considered as falling within the category that represents the biggest type for which it qualifies.</p>	<p>‘turbines’ replacing the term ‘windmills’ within the policy]</p>



## Coastal Change Management

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)	Justification						
NF 36	7.2.33	713, 950, 1066	<p>7.2.33 Since no Strategic Search Area has been identified within the area no Large or Very Large scale wind farms / turbines will be supported.</p> <p><b>[The only change within the table is in relation to Very large typology and this is shown below]</b></p> <p>Table 13: wind turbine typology used in policy ADN1</p> <table border="1" data-bbox="875 679 1559 1335"> <thead> <tr> <th>Wind Energy Typology</th> <th>Indicative Output (broad output category)</th> <th>Supplementary Criteria (meets one or more of the criteria) (determines whether this typology applies or whether a larger one does)</th> </tr> </thead> <tbody> <tr> <td>VERY LARGE</td> <td>Over 25MW</td> <td> <ul style="list-style-type: none"> <li>• <del>Turbines over and including 10 in number</del></li> <li>• Turbines over 110 metres to blade tip</li> <li>• Viewed as a very</li> </ul> </td> </tr> </tbody> </table>	Wind Energy Typology	Indicative Output (broad output category)	Supplementary Criteria (meets one or more of the criteria) (determines whether this typology applies or whether a larger one does)	VERY LARGE	Over 25MW	<ul style="list-style-type: none"> <li>• <del>Turbines over and including 10 in number</del></li> <li>• Turbines over 110 metres to blade tip</li> <li>• Viewed as a very</li> </ul>	<p>To ensure clarity.</p> <p>To ensure consistency.</p> <p>[Note – the Welsh version has additional minor changes in relation to the term ‘turbines’ replacing the term ‘windmills’ within the table]</p>
Wind Energy Typology	Indicative Output (broad output category)	Supplementary Criteria (meets one or more of the criteria) (determines whether this typology applies or whether a larger one does)								
VERY LARGE	Over 25MW	<ul style="list-style-type: none"> <li>• <del>Turbines over and including 10 in number</del></li> <li>• Turbines over 110 metres to blade tip</li> <li>• Viewed as a very</li> </ul>								

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)				Justification
						large scale wind farm	
NF 37	7.2.49	771	<p>Local planning authorities should demonstrate that they have considered Shoreline Management Plans, which provide a large-scale assessment of the risks associated with coastal processes, and should provide the primary source of evidence in defining the coastal change management area and inform land allocation within it. The West of Wales Shoreline Management Plan (SMP) 2 sets a range of policies for the coastline, which are ‘hold the line’, ‘no active intervention’ or ‘managed realignment’, per policy epoch. The policy epochs are up to 2025, 2026 to 2055 and 2056 to 2105. A copy of the SMP 2 can be viewed at <a href="http://www.westofwalessmp.org/content.asp?nav=23&amp;parent_directory_id=10">http://www.westofwalessmp.org/content.asp?nav=23&amp;parent_directory_id=10</a>. Planning Policy Wales states that Local Authorities should help reduce the risk of flooding and the impact of coastal erosion by avoiding inappropriate development in vulnerable areas. A Coastal Change Management Area (CChMA) is defined where the accepted shoreline management plan policy is for ‘no active intervention’ or ‘managed realignment’ during the Plan period. Appendix 6 provides a schedule of coastal areas defined as the Coastal Change Management Area. <b><u>The coastal areas included in the CChMA are those where the SMP 2 set a ‘no active intervention’ or ‘managed realignment’ policy approach either up to 2025 or between 2026 and 2055 policy epochs or both policy epochs.</u></b></p>				For clarity and to ensure internal consistency of the Plan
NF 38	Policy ARNA1	771, 864, 1070	<p>A Coastal Change Management Area (CChMA) is identified in Appendix 6.</p> <p>New <b><u>Residential</u></b> Development</p> <p>Proposals for new dwellings, replacement dwellings, subdivisions of existing buildings to residential use or conversion of existing buildings to residential use will be refused in the CChMA.</p>				For clarity

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)	Justification
			<p>Relocation of Existing Permanent Dwellings in the Countryside</p> <p>Proposals for the relocation of existing permanent dwellings in the countryside located in the CChMA <b>predicted to be</b> affected by coastal erosion will be permitted provided they conform to the following criteria:</p> <ol style="list-style-type: none"> <li>1. The development replaces a permanent dwelling which is affected or threatened by erosion within 20 years of the date of the proposal; and</li> <li>2. The relocated dwelling is located an appropriate distance inland with regard to CChMA and other information in the Shoreline Management Plan and where possible it is in a location that is: <ol style="list-style-type: none"> <li>(i) in the case of an agricultural dwelling, within the farm holding or within or immediately adjacent to existing settlements, <b>or</b></li> <li>(ii) within or immediately adjacent to existing settlements close to the location from which it was displaced;</li> </ol> </li> <li>3. The existing site is either cleared and made safe; <b>and</b></li> <li>4. The proposal should result in no detrimental impact on the landscape, townscape or biodiversity of the area.</li> </ol> <p><del><b>New or Existing Non-Residential Buildings, Extensions to Existing Dwellings, Community Facilities or Services or Infrastructure</b></del></p> <ol style="list-style-type: none"> <li>5. New non-residential permanent buildings not associated with an existing use or building will not be permitted in areas within the CChMA <b>predicted identified</b> as</li> </ol>	

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)	Justification
			<p>being at risk from coastal change during the first indicative policy epoch up to 2025</p> <p>6. <del>(outside the indicative policy epoch up to 2025)</del> <b><u>Proposals for the following types of new non-residential development will be permitted on sites within the CChMA predicted as being at risk from coastal change during the second indicative policy epoch (2026 – 2055), subject to a compliant Flood Consequence Assessment or a Stability Assessment:</u></b></p> <ul style="list-style-type: none"> <li>i. <b><u>development</u></b> directly linked to the coastal area (e.g. beach huts, cafés, tea rooms, shops, short let holiday accommodation, <b><u>touring caravan sites</u></b>, camping sites, leisure activities); and</li> <li>ii. providing substantial economic and social benefits to the community; and</li> <li>iii. where it can be demonstrated that there will be no increased risk to life, nor any significant risk to property; <b><u>and</u></b></li> <li>iv. subject to either time-limited and/ or season-limited planning permission, as appropriate.</li> </ul> <p>7. Redevelopment of, or extensions to, existing non-residential property or intensification of existing non-residential land uses <b><u>on sites within the CChMA</u></b>, where it can be demonstrated <b><u>by a TAN15 compliant Flood Consequences Assessment or a Stability Assessment</u></b> that there will be no increased risk to life, nor any significant risk to property and subject to a time-limited planning permission (where appropriate).</p> <p>Extensions to Existing Dwellings, Community Facilities or Services or Infrastructure</p> <p>Proposals for the following types of development will be permitted in the CChMA, subject to a TAN 15 compliant Flood Consequences Assessment <b><u>or a Stability Assessment:</u></b></p>	

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)	Justification
			<p>8. limited residential extensions that are closely related to the existing scale of the property and therefore doesn't result in a potential increase in the number of people living in the property;</p> <p>9. ancillary development within the curtilage of existing dwellings that require planning permission <del>subject to prior consent from Natural Resources Wales if it is located within 7m of a main river;</del></p> <p>10. key community infrastructure, which has to be sited in the CChMA to provide the intended benefit for the wider community and there are clear plans to manage the impact of coastal change on it and the services it provides;</p> <p>11. essential infrastructure, e.g. roads, provided that there are clear plans to manage the impact of coastal change on it, and that it will not have an adverse impact on rates of coastal change elsewhere.</p> <p>New or Replacement Coastal Defence Schemes</p> <p>Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the Shoreline Management Plan, and there will be no material adverse impact on the environment.</p> <p>Managing Development</p> <p>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 seasonal use; remove a time-limited development or existing dwellings on cessation of use; review relevant planning permissions; manage the</p>	

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)	Justification
			occupancy of a relocated dwelling.	
<b>NF 39</b>	7.2.54	1070	<b><u>In terms of non-residential development,</u></b> subject to the timeframe anticipated for loss of the property as a result of coastal erosion, appropriate uses could include holiday lets, community facilities, business uses, sports pitches and playing fields, sites for events such as markets and show grounds, subject to their location and accessibility. Occupants and/or owners would be expected to acknowledge that the use could be for a restricted time or season only in the risk assessment and consider the benefits against the risks associated with taking over a property with a limited lifetime.	For clarity