

## CHAPTER 20: SUSTAINABILITY

### Introduction

- 20.1 This chapter assesses the potential impact of the proposed development in terms of sustainability. In particular, it considers the potential effects of the scheme on environmental, economic and social baseline conditions.
- 20.2 The chapter describes the methods used to assess the impacts, the baseline conditions currently existing at the site and surroundings, the potential direct and indirect impacts of the development, the mitigation measures required to prevent, reduce, or offset the impacts and the residual impacts. It has been prepared by HOW Planning.

### Planning Policy Context

#### European Legislation

##### ***European Union Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (SEA Directive)***

- 20.3 This Directive requires national, regional and local authorities in Member States to carry out sustainability appraisals (SA) and, in some cases, strategic environmental assessments (SEA) of certain plans and programmes which are likely to have significant effects on the environment.

#### UK Legislation

##### ***Planning and Compulsory Purchase Act 2004***

- 20.4 Sustainability Appraisal of planning documents is required by s(19) 5 of the Planning and Compulsory Purchase Act 2004. The sustainability appraisal process incorporates the requirements of the EU SEA Environmental Assessment (SEA) Directive 2001/42 /EC, but also assesses wider economic and social effects of plans.

#### National Planning Policy

##### ***Securing the Future: Delivering the UK Sustainable Development Strategy (2005)***

- 20.5 Sustainable Development is the overarching principle governing planning policy in the UK. In 2005 the Government published *Securing the Future: delivering the UK sustainable development strategy* which defines sustainable development as:

*“enabling all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations”.*

- 20.6 The five key principles of the UK Governments sustainable development strategy are:
- *“Living within environmental limits*
  - *Ensuring a strong, healthy and just society;*
  - *Achieving a sustainable economy;*

- *Promoting good governance; and*
- *Using sound science responsibly.”*

### **One Wales, One Planet (2009)**

- 20.7 For Wales these sustainability objectives are reflected in the Welsh Government’s sustainable development scheme ‘*One Wales, One Planet*’ (May 2009) which defines sustainable development in the following terms:

*“In Wales, sustainable development means enhancing the economic, social and environmental wellbeing of people and communities, achieving a better quality of life for our won and future generations:*

- *In ways which promote social justice and equality of opportunity; and*
- *In ways which enhance the natural and cultural environment and respect its limits – using only our fair share of the earth’s resources and sustaining our cultural legacy.”*

### **Local Planning Policy**

#### ***Draft Interim Sustainability Appraisal Report of the Anglesey and Gwynedd Joint Local Development Plan (2012)***

- 20.8 The Draft Interim Sustainability Appraisal Report sets out the sustainability appraisal methodology, local sustainability context and objectives including baseline conditions and assesses the emerging Local Development Plan against key sustainability objectives in the Sustainability Appraisal (SA) Framework. This report will form the basis of this SA and the scheme will be assessed against established sustainability objectives set out in Table 20.1 below:

Table 20.1: Anglesey and Gwynedd Sustainability Objectives

<b>Sustainability Objective</b>	<b>Sustainability Appraisal Criteria</b>
<b>1. Maintain and enhance biodiversity interests and connectivity</b>	▪ Protect the integrity of designated (international, national and local) sites and avoid habitat/ species fragmentation
	▪ Conserve and enhance terrestrial and marine wildlife habitats (including the plan areas substantial woodland assets) and wider biodiversity in rural and urban areas
	▪ Maintain and improve the provision of green infrastructure
	▪ Conserve and enhance designated geological sites and wider geodiversity
<b>2. Promote community viability, cohesion, health and well being</b>	▪ Meet the needs of an ageing population
	▪ Reduce out migration of working age people in support of age balanced communities
	▪ Improve provision of, and access to, facilities and services for disadvantaged communities and rural areas
	▪ Promote community interaction and social inclusion

	<ul style="list-style-type: none"> <li>Remove barriers and create opportunities for people to live healthier lifestyles, e.g. promoting exercise (walking, cycling)</li> </ul>
	<ul style="list-style-type: none"> <li>Reduce health inequalities between areas and social groups</li> </ul>
<b>3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures</b>	<ul style="list-style-type: none"> <li>Reduce the emission of greenhouse gases from transport, buildings and energy generation</li> </ul>
	<ul style="list-style-type: none"> <li>Support and encourage new developments that are energy efficient and climate change resilient</li> </ul>
	<ul style="list-style-type: none"> <li>Integrate and promote renewable energy and low carbon energy schemes, including on a local, community level, and increase the proportion of energy demand met by low carbon sources</li> </ul>
	<ul style="list-style-type: none"> <li>Ensure adaptation planning that maximises the opportunities and minimises the cost of climate change</li> </ul>
<b>4. Conserve, promote and enhance the Welsh language</b>	<ul style="list-style-type: none"> <li>Protect and enhance opportunities for the promotion and development of the Welsh language</li> </ul>
<b>5. Conserve, promote and enhance cultural resources and historic heritage assets</b>	<ul style="list-style-type: none"> <li>Ensure that local historic, archaeological and cultural assets are protected (including from new developments) and enhanced for the benefit of residents and visitors</li> </ul>
	<ul style="list-style-type: none"> <li>Promote access to the historic environment for education and tourism/ economic development</li> </ul>
<b>6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities</b>	<ul style="list-style-type: none"> <li>Promote and facilitate investment for local businesses across a variety of economic sectors</li> </ul>
	<ul style="list-style-type: none"> <li>Improve and enhance employment opportunities, including in rural areas</li> </ul>
	<ul style="list-style-type: none"> <li>Support the tourist industry through environmental improvements and enhanced infrastructure and facilitating improvements to existing facilities and infrastructure</li> </ul>
	<ul style="list-style-type: none"> <li>Provide access to training, education and skills development opportunities for all sectors of the community</li> </ul>
<b>7. Provide sustainable housing, including affordable housing that meets local needs</b>	<ul style="list-style-type: none"> <li>Improve the quality and availability of existing housing stock for deprived communities</li> </ul>
	<ul style="list-style-type: none"> <li>Deliver additional affordable and sustainable housing with minimal impact on the environment in rural and urban areas</li> </ul>
	<ul style="list-style-type: none"> <li>Deliver adaptable housing that addresses the individual needs of communities</li> </ul>
<b>8. Value, conserve and enhance the plan area's rural landscapes</b>	<ul style="list-style-type: none"> <li>Protect and enhance the special landscape qualities of the plan area, including AONB's, coastal/ seascapes and townscapes</li> </ul>
	<ul style="list-style-type: none"> <li>Protect and improve the quality of publicly accessible open space in rural and built environments</li> </ul>

<b>and urban townscapes</b>	<ul style="list-style-type: none"> <li>▪ Ensure that new developments are appropriately and sensitively integrated with the landscape and townscape character of the plan area</li> </ul>
<b>9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling</b>	<ul style="list-style-type: none"> <li>▪ Prioritise development on suitable previously developed/ brownfield land without having an impact on biodiversity, historic heritage assets and landscape</li> <li>▪ Protect soil quality ( the best and most versatile)</li> <li>▪ Promote the regeneration of contaminated land and avoid/ reduce soil contamination</li> <li>▪ Reduce waste arisings and support the progression towards a sustainable waste management hierarchy for existing and new developments (including through a sustainable network of management facilities)</li> </ul>
<b>10. Promote and enhance good transport and internet links to support the community and the economy</b>	<ul style="list-style-type: none"> <li>▪ Improve accessibility in rural areas,. Through linking transport networks (public and non-motorised) to service centres</li> <li>▪ Reduce the need to travel by private car, through improved public transport infrastructure</li> <li>▪ Prioritise accessibility by sustainable transport options for new developments</li> </ul>
<b>11. Safeguard water quality, manage water resources sustainability and minimise flood risk</b>	<ul style="list-style-type: none"> <li>▪ Ensure that water quality of rivers, lakes, ground water and coastal waters are protected and improved</li> <li>▪ Minimise diffuse pollution from rural and urban areas</li> <li>▪ Protect and enhance water resources and support the integration of water efficiency measures in all new developments</li> <li>▪ Minimise the risk of all types of flooding (tidal, fluvial, surface water and sewerage) to people and property through appropriate planning and sustainable design</li> <li>▪ Promote water efficiency and adaptation measures in new developments to address the impacts of climate change, (e.g. SUDs)</li> <li>▪ Facilitate development away from land that is at risk from flooding</li> </ul>

20.9 The planning policy context against which the proposals will be determined are set out in full detail within the accompanying Supporting Planning Statement.

**Approach**

**Assessment Methodology**

20.10 The SA Framework takes the form of a matrix which assesses how the proposed development performs against established evidence based SA objectives.

20.11 Table 20.2 details the criteria used for determining the magnitude of effects with potential effects based on the degree of change in the baseline condition.

Table 20.2: Methodology for Determining Magnitude of Effects

Significance Criteria	Key	Description
Major Beneficial	+++	Effect resulting in a considerable change in baseline conditions with significant desirable consequences on the environment and community
Moderate Beneficial	++	Effect resulting in a discernible change in baseline conditions with moderate desirable consequences on the environment and community
Minor Beneficial	+	Effect resulting in a slight change in baseline conditions with minor desirable consequences on the environment and community
Negligible	-	No discernible change in baseline conditions
Minor Adverse	-	Effect resulting in a slight change in baseline conditions with minor undesirable consequences on the environment and community
Moderate Adverse	--	Effect resulting in a discernible change in baseline conditions with moderate undesirable consequences on the environment and community
Major Adverse	---	Effect resulting in a considerable change in baseline conditions with significant undesirable consequences on the environment and community

20.12 The sustainability appraisal framework identifies the sustainability objectives alongside the sub-objectives and indicators of relevance in relation to the proposed development.

20.13 It should be noted that potential effects of the proposals have been assessed based on the completed development. All short term impacts are comprehensively addressed in the relevant technical chapters.

### Assumptions / Limitations

20.14 The baseline information identified in this Chapter is limited to technical assessments prepared for inclusion in the ES or information readily available online and therefore may not represent the full range of sustainability issues.

### Baseline Conditions

20.15 This section describes the baseline conditions at the site (and surrounding area as appropriate). As part of the planning application process a full EIA has been undertaken and the findings included within this ES. The baseline data presented within this Chapter is derived predominantly from the technical assessments which comprise this ES.

20.16 The baseline information has been used to draw out sustainability issues and identify aspects of the proposals which may conflict with the sustainability objectives identified in the Draft Interim Sustainability Appraisal Report prepared jointly by Isle of Anglesey County Council and Gwynedd Council.

20.17 Below is a summary of the key baseline information and sustainability issues in relation to the proposals. Full details of the above information are provided in the corresponding chapters of the ES.

Table 20.3 Key baseline/ sustainability Issues

Topic	Key Baseline / Sustainability Issues
Socio-economic, regeneration and health	<ul style="list-style-type: none"> <li>▪ Population</li> <li>▪ Welsh language</li> <li>▪ Deprivation</li> <li>▪ Industrial structure</li> <li>▪ Tourism</li> <li>▪ Recreation</li> <li>▪ Labour market characteristics</li> <li>▪ Economic activity</li> <li>▪ Education</li> <li>▪ Health</li> <li>▪ Housing</li> <li>▪ Community and leisure facilities</li> <li>▪ Crime and Public Safety</li> </ul>
Landscape and Visual	<ul style="list-style-type: none"> <li>▪ Landscape Character</li> <li>▪ Visual Sensitivity</li> </ul>
Ecology and Nature Conservation	<ul style="list-style-type: none"> <li>▪ Protected Sites</li> <li>▪ Habitats</li> <li>▪ Flora</li> <li>▪ Fauna</li> </ul>
Archaeology and Heritage	<ul style="list-style-type: none"> <li>▪ Statutory and non-statutory designated sites</li> </ul>
Ground Conditions	<ul style="list-style-type: none"> <li>▪ Soils</li> <li>▪ Geology</li> <li>▪ Hydrogeology</li> <li>▪ Contaminated Land</li> </ul>
Drainage and Flood Risk	<ul style="list-style-type: none"> <li>▪ Surface water drainage</li> <li>▪ Foul Drainage</li> <li>▪ Flood risk</li> </ul>
Transport and Access	<ul style="list-style-type: none"> <li>▪ Existing Highway Network</li> <li>▪ Existing Traffic Flows</li> <li>▪ Highway Safety</li> <li>▪ Accessibility by Sustainable Modes of Transport</li> </ul>
Air Quality and Dust	<ul style="list-style-type: none"> <li>▪ Local Emission Sources</li> <li>▪ Air Quality</li> <li>▪ Local Air Quality Monitoring</li> </ul>
Noise and Vibration	<ul style="list-style-type: none"> <li>▪ Noise Sensitive Receptors</li> <li>▪ Noise Surveys</li> </ul>
Waste	<ul style="list-style-type: none"> <li>▪ Existing Site Waste Generation</li> <li>▪ Waste Arisings</li> <li>▪ Waste Collections and Facilities</li> </ul>
Light	<ul style="list-style-type: none"> <li>▪ Lighting Survey</li> </ul>
Utilities	<ul style="list-style-type: none"> <li>▪ Electricity</li> <li>▪ Gas</li> <li>▪ Water</li> <li>▪ Telecommunications</li> </ul>

**Potential Impacts**

20.18 This section assesses the proposals against Anglesey’s SA objectives using the SA Framework shown in Table 20.4 below:

Table 20.4 Sustainability Appraisal

Topic	Objective	Sub-objectives	Nature of Impact	Comments
Biodiversity, fauna, flora soil	1. Maintain and enhance biodiversity interests and connectivity	<b>Will the proposals:</b>		
		Protect the integrity of designated (international, national and local) sites and avoid habitat/ species fragmentation?	+	<p>The development will not directly impact upon statutory designated sites, although there is a possibility of indirect impacts on Holy Island Coast SAC and Beddmanarch Cymyran SSSI through increased recreational use.</p> <p>The potential effect on the Holy Island Coast SAC will be managed by encouraging visitors to the Penrhos Leisure Village to use a shuttle bus system enabling visitors to access a wide range of attractions on Anglesey and beyond including established attractions associated with the SAC</p> <p>Indirect impacts on birds and habitats associated with the Beddmanarch-Cymyran SSSI will be avoided or minimised by implementing various people management measures.</p>
		Conserve and enhance terrestrial and marine wildlife habitats (including the plan areas substantial woodland assets) and wider biodiversity in rural and urban areas?	+	<p>Some woodland loss will occur within the Penrhos and Cae Glas sites although the areas of wood will retain their woodland character through taking a glade creation approach in the development masterplan. Substantial tree planting will also be undertaken using native species which will maximise benefits for red squirrels, birds and other wildlife.</p> <p>The Penrhos, Cae Glas and Kingsland parts of the development have been designed to maximise benefits for wildlife through the retention and management of important habitats and the creation of new habitats.</p>
		Maintain and improve the provision of green infrastructure?	++	The proposed development will drastically increase the amount and quality of green infrastructure located in and around the site.

Topic	Objective	Sub-objectives	Nature of Impact	Comments
		Conserve and enhance designated geological sites and wider geodiversity?	0	<p>The sites are not located within or near to any of the Anglesey Geopark sites of geological importance. The nearest is South Stack, which is over 4km west of Kingsland.</p> <p>In terms of the wider geodiversity, the development will retain the characteristic outcrops at Cae Glas and cliffs/headlands at Penrhos. These features are key landscape elements that will contribute positively to the proposed development.</p>
Human health, population	2. Promote community viability, cohesion, health and well being	<b>Will the proposals:</b>		
		Meet the needs of an ageing population?	+	<p>The proposed development will facilitate enhanced access to the Coastal Park as well as other leisure activities to enable people of all ages and abilities to visit the area.</p> <p>High quality housing will be delivered which is adaptable to suit the needs of an ageing population.</p>
		Reduce out migration of working age people in support of age balanced communities?	++	<p>The total number of on and off-site jobs created by the leisure scheme once operational is estimated at 575 FTEs (465 on-site + 110 off-site). A high proportion of these jobs (between 430 and 520 FTEs) will be taken by Anglesey residents of working age thereby helping to reduce outward migration.</p>
		Improve provision of, and access to, facilities and services for disadvantaged communities and rural areas?	++	<p>Areas of Anglesey are amongst some of the most deprived in Wales. The proposed development will provide enhanced access to sporting and leisure activities including cricket and football, water sports, an education centre, nature reserve and direct and indirect employment opportunities.</p>



Topic	Objective	Sub-objectives	Nature of Impact	Comments
		Promote community interaction and social inclusion?	+	<p>29ha of public open space will be provided at Penrhos as part of the proposed development which will enable informal social interactions. In addition, the education facilities and nature reserve will be available for use by local schools and other groups.</p> <p>Opportunities for local school groups to use the private leisure facilities during off-peak and local membership of spa facilities hours will be investigated.</p> <p>As has been the case with AAM, a community helpline will be set up to deal with any complaints and ensure the Land and Lakes is a good neighbour.</p>
		Remove barriers and create opportunities for people to live healthier lifestyles, e.g. promoting exercise (walking, cycling)?	++	<p>The development proposals for the site will deliver high quality public leisure and recreational facilities in the form of:</p> <ul style="list-style-type: none"> <li>▪ A new publically accessible grass football and cricket pitch with a club house and associated car parking at;</li> <li>▪ A visitor centre and 40 hectare Nature Reserve, both of which will be publically accessible;</li> <li>▪ 29 hectares of publically accessible open space will be improved and maintained at Penrhos Coastal Park.</li> </ul>
		Reduce health inequalities between areas and social groups?	+	<p>The proposed development will provide opportunities for members of the local community to participate in sport, leisure and social activities regardless of address or social group.</p> <p>The creation of a large number of employment opportunities will also help to reduce health inequality. In particular, it will help to reduce the mental health impact of joblessness.</p>
Climatic	3. Manage and	<b>Will the proposals:</b>		

Topic	Objective	Sub-objectives	Nature of Impact	Comments
factors, air	reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures	Reduce the emission of greenhouse gases from transport, buildings and energy generation?	++	<p>A natural gas fired Combined Heat and Power Plant (CHP) is proposed as part of the leisure village on the western boundary of the site. The CHP plant adjoins the site which will house the recently approved Biomass facility and there is an opportunity for the CHP plant to connect to the Biomass facility. The CHP Plant will have an electrical output of 241kW and a thermal output of 363kW thereby reducing the overall greenhouse gas emissions from the site.</p> <p>The proposed development will seek to achieve Code for Sustainable Homes (CfSH) level 4 and BREEAM 'Excellent' ratings.</p> <p>The Energy Strategies for the Kingsland and Penrhos/Cae Glas sites are presented at Appendices 20.1 and 20.2.</p> <p>The BREEAM and CfSH pre-assessment reports are included at Appendices 20.3 and 20.4.</p>
		Support and encourage new developments that are energy efficient and climate change resilient?	++	<p>The proposed development will seek to achieve Code for Sustainable Homes (CfSH) level 4 and BREEAM 'Excellent' ratings. This will ensure that the buildings are well adapted to climate change, featuring energy efficient design, on-site low carbon energy generation (or district heating if possible) and appropriate ventilation.</p>
		Integrate and promote renewable energy and low carbon energy schemes, including on a local, community level, and increase the proportion of energy demand met by low carbon sources?	++	<p>Renewable and low carbon energy will be promoted at the sites. Options for further consideration have been put forward in the ESP Energy Strategies (Appendices 20.1 and 20.2). There is also the potential for future connection to the biomass plant at the AAM core site through a waste heat district heating system.</p>
		Ensure adaptation planning that maximises the opportunities and minimises the cost of climate change?	++	<p>The proposed development will seek to achieve Code for Sustainable Homes (CfSH) level 4 and BREEAM 'Excellent' ratings. This will ensure that the buildings are well adapted to climate change, featuring energy efficient design, on-site low carbon energy generation (or district heating if possible) and appropriate ventilation.</p>
Cultural	4. Conserve,	<b>Will the proposals:</b>		

Topic	Objective	Sub-objectives	Nature of Impact	Comments
heritage	promote and enhance the Welsh language	Protect and enhance opportunities for the promotion and development of the Welsh language?	++	<p>A Welsh Language Assessment has been undertaken and the summary report is included at Appendix 8.3.</p> <p>Restaurants and farmers markets on-site will sell local produce. The proposed development will be marketed as a 'Welsh destination' leisure village which will incorporate and promote Welsh heritage and culture.</p> <p>Where practicable all construction material and produced served in the leisure village will be sourced from Anglesey or more widely in Wales.</p> <p>The proposed development will provide significant employment and housing opportunities in the local area, contributing to the retention of the working age population and minimising out migration.</p>
	5. Conserve, promote and enhance cultural resources and historic heritage assets?	<b>Will the proposals:</b>		
		Ensure that local historic, archaeological and cultural assets are protected (including from new developments) and enhanced for the benefit of residents and visitors?	++	Local historic, archaeological and cultural assets have been appropriately assessed and will be protected as part of the proposals. Listed buildings at the Penrhos site will be sensitively restored and brought back into functional use, ensuring their conservation in the long term. The scheduled monument at Cae Glas will be retained in situ.
	Promote access to the historic environment for education and tourism/ economic development?	++	A heritage centre will be provided as part of the proposed development, which will showcase Anglesey's rich history. The refurbishment of Listed buildings at Penrhos will further promote the interaction of visitors with the historic environment.	
Population	6. Support economic growth and facilitate a vibrant, diversified economy providing local	<b>Will the proposals:</b>		
		Promote and facilitate investment for local businesses across a variety of economic sectors?	++	Local business across a variety of economic sectors will benefit from the proposals both directly and indirectly. Local construction and maintenance contractors will be used where practicable and local produce will be served to visitors at the proposed restaurants. Facilities will be provided for local suppliers to sell produce to visitors via a 'farmers market'.

Topic	Objective	Sub-objectives	Nature of Impact	Comments
	employment opportunities	Improve and enhance employment opportunities, including in rural areas?	+++	The total number of on and off-site jobs created by the leisure scheme once operational is estimated at 575 FTEs (465 on-site + 110 off-site). A high proportion of these jobs (between 430 and 520 FTEs) will be taken by Anglesey residents. This is therefore a major opportunity for job creation.
		Support the tourist industry through environmental improvements and enhanced infrastructure and facilitating improvements to existing facilities and infrastructure?	+++	The scheme represents a major leisure development on Anglesey which will generate additional 150,000-200,000 visitors to the area each year once complete.  Clear environmental improvements will be made to the Penrhos Coastal Park and Nature Park.
		Provide access to training, education and skills development opportunities for all sectors of the community?	+	A training and education centre will be provided as part of the proposals which will enable opportunities for the community to gain knowledge and skills.
Population, human health	7. Provide sustainable housing, including affordable housing that meets local needs	<b>Will the proposals:</b>		
		Improve the quality and availability of existing housing stock for deprived communities?	++	The proposed development will deliver 360 new homes including an affordable housing provision to be agreed with IOACC, which will improve the quality and availability of housing in the local community.
		Deliver additional affordable and sustainable housing with minimal impact on the environment in rural and urban areas?	++	The proposed development will deliver sustainably constructed affordable housing for local residents. The proportion of affordable housing is to be agreed with IOACC.
		Deliver adaptable housing that addresses the individual needs of communities?	++	Housing will be designed to meet the needs of the local community. Homes will be designed to Lifetime Homes standards to ensure that they are adaptable to meet the needs of residents throughout their lifetime.
Landscape	8. Value,	<b>Will the proposals:</b>		

Topic	Objective	Sub-objectives	Nature of Impact	Comments
	conserve and enhance the plan area's rural landscapes and urban townscapes	Protect and enhance the special landscape qualities of the plan area, including AONB's, coastal/ seascapes and townscapes?	+	<p>The effect the proposals will have on the environment and the landscape has been rigorously assessed and where there will be adverse effect, appropriate mitigation measures are proposed to moderate this impact.</p> <p>The impact on landscape and on the Anglesey AONB in particular has been considered throughout the design process. The Landscape and Visual Assessment has been used to inform the design of the scheme and sensitively integrate the proposed development into the AONB landscape. The design of the scheme has been an iterative process which has involved CCW throughout the process.</p>
		Protect and improve the quality of publicly accessible open space in rural and built environments?	+	<p>The proposed development will facilitate the delivery of A visitor centre and 40 hectare Nature Reserve at Cae Glas both of which will be publically accessible;</p> <p>29 hectares of publically accessible open space will be maintained at Penrhos Coastal Park.</p>
		Ensure that new developments are appropriately and sensitively integrated with the landscape and townscape character of the plan area?	+	<p>The Landscape and Visual Assessment has been used to inform the design of the scheme and sensitively integrate the proposed development into the AONB landscape. The design of the scheme has been an iterative process which has involved CCW throughout the process.</p>
Material assets, soil	9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling	<b>Will the proposals:</b>		
		Prioritise development on suitable previously developed/ brownfield land without having an impact on biodiversity, historic heritage assets and landscape?	-	<p>The development utilises some areas of previously developed land – notably the former landfill at Cae Glas and the discussed Penrhos Estate, but is predominantly on previously undeveloped agricultural land.</p> <p>Despite this, it is considered that the proposals will have a positive effect on biodiversity, heritage and landscape due to the refurbishment of historic buildings, woodland planting the creation of a nature reserve.</p>
		Protect soil quality (the best and most versatile)?	++	<p>No 'best and most versatile' land will be lost as part of the proposals.</p>

Topic	Objective	Sub-objectives	Nature of Impact	Comments
		Promote the regeneration of contaminated land and avoid/reduce soil contamination?	+	The landfill at Cae Glas is currently inaccessible to the public. The proposals seek to convert this area into a nature reserve for public use through planting and ecological enhancement.
		Reduce waste arisings and support the progression towards a sustainable waste management hierarchy for existing and new developments (including through a sustainable network of management facilities)?	+	Industry best practice will be implemented in order to minimise the amount of waste that is produced. Furthermore by adopting a SWMP, waste that is produced on site will be carefully monitored and treated to maximise its re-use and recycling potential.
Population, human health	10. Promote and enhance good transport and internet links to support the community and the economy	<b>Will the proposals:</b>		
		Improve accessibility in rural areas through linking transport networks (public and non-motorised) to service centres?	+	A green shuttle will be used to provide links between Holyhead, the train station, the ferry terminal and the three sites. The development areas will also link in to existing cycle paths along the A5 and through the Parc Cybi site that link the developments to Holyhead. Cycle hire facilities will be provided. Footpaths will also provide continuous links from all three sites to Holyhead.
		Reduce the need to travel by private car, through improved public transport infrastructure?	+	A green shuttle will be used to provide links between Holyhead, the train station, the ferry terminal and the three sites. Additionally the scheme will provide dedicated cycle paths and footpaths which will link the site with the wider area and cycle hire facilities.
		Prioritise accessibility by sustainable transport options for new developments?	+	A green shuttle will be used to provide links between Holyhead, the train station, the ferry terminal and the three sites. Additionally the scheme will provide dedicated cycle paths and footpaths which will link the site with the wider area and cycle hire facilities.
Water, biodiversity	11. Safeguard water quality, manage water resources sustainability and minimise flood risk	<b>Will the proposals:</b>		
		Ensure that water quality of rivers, lakes, ground water and coastal waters are protected and improved?	+	Pollution controls measures to protect local water quality will be installed during construction and operation.  Improvements to the water quality of the Inland Sea will also be made in the long term as treatment of leachate will be implemented.

Topic	Objective	Sub-objectives	Nature of Impact	Comments
		Minimise diffuse pollution from rural and urban areas?	+	The scheme has been designed in cooperation with CCW and the EA and therefore will use all appropriate pollution controls.
		Protect and enhance water resources and support the integration of water efficiency measures in all new developments?	++	The proposed development will seek to achieve Code for Sustainable Homes (CfSH) level 4 and BREEAM 'Excellent' ratings. This will ensure that the scheme maximises water efficiency measures such as water efficient fittings and the use of rainwater harvesting in some areas.
		Minimise the risk of all types of flooding (tidal, fluvial, surface water and sewerage) to people and property through appropriate planning and sustainable design?	+	The Flood Consequence Assessment indicates that the scheme will have a largely negligible impact in terms of Surface Water, Foul Drainage and Flood Risk with respect to the majority of the elements identified as of concern.
		Promote water efficiency and adaptation measures in new developments to address the impacts of climate change, (e.g. SUDs)?	++	Water efficiency and adaptation measures such as SUDS will be implemented as part of the scheme design.
		Facilitate development away from land that is at risk from flooding?	+	Limited areas of the Penrhos site are vulnerable to occasional tidal flooding. However, a Flood Consequence Assessment has been undertaken and development located away from these areas.

## Conclusions

- 20.19 The evaluation of sustainability of the development has been undertaken against the criteria set out in the Draft Interim Sustainability Appraisal Report of the Anglesey and Gwynedd Joint Local Development Plan.
- 20.20 When the development is considered against these criteria the findings indicate that the proposals are significantly more positive than negative. Of all the criteria, the development only score negatively in relation to the re-use of brownfield land. Against all other criteria the development is considered to perform positively or be neutral.
- 20.21 Additional information in relation to the sustainability of the development is presented in Appendices 20.1 - 20.4, which include Code for Sustainable Homes and BREEAM Pre-Assessment Reports and Energy Strategies for the Kingsland residential development at the leisure developments at Cae Glas and Penrhos.
- 20.22 Overall, the development demonstrates good sustainability credentials across the broad spectrum of criteria and a potentially exemplary approach to energy in the event that the district heating system can be implemented.