

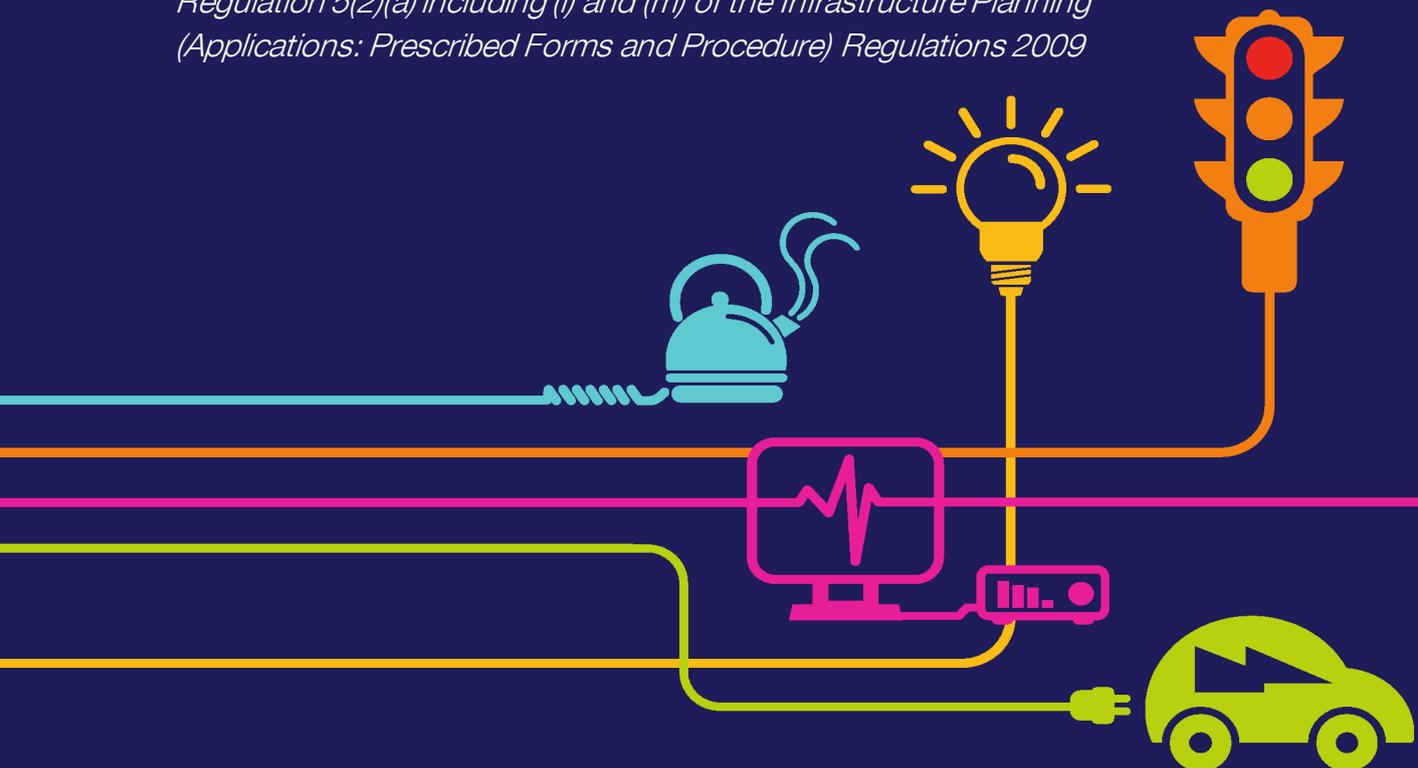
DOCUMENT 5.7.2.1

Local Planning Policy

Chapter 7 – Appendix 1

National Grid (North Wales Connection Project)

Regulation 5(2)(a) including (l) and (m) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009



nationalgrid

North Wales Connection Project

Volume 5

Document 5.7.2.1 Appendix 7.1 Local Planning Policy

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1 Introduction

1.1 INTRODUCTION

1.1.1 This appendix sets out local planning policies from the following local plans which are considered relevant to the landscape chapter:

- Anglesey and Gwynedd Joint Local Development Plan (JLDP); July 2017 (Ref 7.13¹)
- Snowdonia National Park Authority; Eryri Local Development Plan (2007 – 2022) (Adopted 2011) (Ref 7.22)

1.1.2 The following has also been considered:

- Snowdonia National Park Authority; Snowdonia National Park Management Plan 2010 – 2015 (Ref 7.16)
- Snowdonia National Park Authority (2016) Snowdonia National Park State of the Park Report (Ref 7.28) – helped inform the National Park Management Plan and the Local Development Plan
- Isle of Anglesey Supplementary Planning Guidance – Design for the Urban and Rural Environment. Guidance Note 12, Boundaries, Landscape and Trees (4th March 2008) (Ref 7.29)

¹ For references refer to Chapter 7 Section 12 (**Document 5.7**)

2 Planning Policies

Table 1 Anglesey and Gwynedd Joint Local Development Plan – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
STRATEGIC POLICY PS 8: PROPOSALS FOR NATIONAL SIGNIFICANT INFRASTRUCTURE PROJECTS AND RELATED DEVELOPMENTS (JLDP WRITTEN STATEMENT CHAPTER 6.3 ECONOMY AND REGENERATION)	<p>In their role as determining authorities for related development for a National Significant Project the Councils will require compliance, where appropriate, with the criteria set out in this Policy.</p> <p>In responding to proposals forming part of a Development Consent Order application to the Secretary of State the Councils will take the same considerations into account in the preparation of a Local Impact Report</p> <p>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;</p>	<p>With reference to point 3 of the policy, the approach to assessing likely significant landscape effects is explained in section 4. The results are reported in section 9 and summarised in section 11.</p> <p>The detailed landscape assessments are provided in ES Appendix 7.2, Visual and Sensory Aspect Areas Character</p>	<p>With reference to point 3 of the policy, Chapter 7, Landscape Assessment (Document 5.7) reports the findings of a comprehensive landscape assessment of the Proposed Development.</p>

Table 1 Anglesey and Gwynedd Joint Local Development Plan – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<p>2. An assessment is submitted of how a consideration of alternative options influenced the proposals;</p> <p>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;</p> <p>4. Provision of contributions to the Council or other appropriate and agreed organisation 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;</p>	<p>Assessment (Document 5.7.2.2).</p>	

Table 1 Anglesey and Gwynedd Joint Local Development Plan – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<p>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;</p> <p>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;</p> <p>7. 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.</p> <p>In order to have sufficient information to be able to assess the effects of the proposals, the Councils</p>		

Table 1 Anglesey and Gwynedd Joint Local Development Plan – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	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.		
STRATEGIC POLICY PS 19: CONSERVING AND WHERE APPROPRIATE ENHANCING THE NATURAL ENVIRONMENT (JLDP WRITTEN STATEMENT CHAPTER 6.5 NATURAL AND BUILT ENVIRONMENT)	<p>The Councils will manage development so as to conserve and where appropriate enhance the Plan area’s distinctive natural environment, countryside and coastline, and proposals that have a significant adverse effect on them will be refused unless the need for and benefits of the development in that location clearly outweighs the value of the site or area and national policy protection for that site and area in question.</p> <p>Safeguard the Plan area’s habitats and species, geology, history, the coastline and landscapes; Protect or where appropriate enhance sites of</p>	<p>The Design Report (Document 7.17) describes the evolution of the Proposed Development and demonstrates that minimising harm to the landscape through sensitive routeing and design was major consideration during its development.</p> <p>Chapter 7, Landscape</p>	<p>Chapter 7, Landscape Assessment (Document 5.7) reports the findings of a comprehensive landscape assessment of the Proposed Development.</p>

Table 1 Anglesey and Gwynedd Joint Local Development Plan – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<p>international, national, regional and local importance and, where appropriate, their settings in line with National Policy;</p> <p>Have appropriate regard to the relative significance of international, national or local designations in considering the weight to be attached to acknowledged interests, ensuring that any international or national responsibilities and obligations are fully met in accordance with National Policy;</p> <p>Protect or enhance biodiversity within the Plan area and enhance and/or restore networks of natural habitats in accordance with the Local Biodiversity Action Plans and Policy AMG 5;</p> <p>Protect or enhance biodiversity through networks of green/ blue infrastructure;</p> <p>Safeguard internationally, nationally and locally protected species;</p> <p>Protect, retain or enhance the local character and distinctiveness of the individual Landscape</p>	<p>Assessment (Document 5.7) considers the effects of the Proposed Development on landscape receptors including Nationally and Regionally/Locally designated landscapes and landscape character (based on LANDMAP visual and sensory Aspect Areas).</p> <p>The approach to the assessment is outlined in section 9 and summarised in section 11.</p> <p>The detailed landscape assessments are provided in Appendix</p>	

Table 1 Anglesey and Gwynedd Joint Local Development Plan – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<p>Character Areas (in line with Policy AMG 2) and Seascape Character Areas (in line with Policy AMG 4);</p> <p>Protect, retain or enhance trees, hedgerows or woodland of visual, ecological, historic cultural or amenity value.</p>	7.2, Visual and Sensory Aspect Areas Character Assessment (Document 5.7.2.3).	
<p>POLICY AMG1 : AREA OF OUTSTANDING NATURAL BEAUTY MANAGEMENT PLANS</p>	<p>Proposals within or affecting the setting and/ or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the relevant Area of Outstanding Natural Beauty Management Plan.</p> <p>Explanation:</p> <p>This policy aims to ensure that the aims and objectives of the AONB Management Plans are fully taken into account when considering development proposals. The Management Plan will provide a clear and agreed description of those features that constitute the special character, appearance and historic value that contribute to their natural beauty. The Plans will carry significant weight in determining</p>	<p>The Design Report (Document 7.17) describes the evolution of the Proposed Development and demonstrates that minimising harm to the landscape through sensitive routeing and design was a major consideration during its development.</p> <p>Chapter 7, Landscape Assessment</p>	<p>Although construction routes would lie along the outer edges of Anglesey AONB in places and construction traffic would use the A5, A55 and A4080 for a short section within the AONB, no other above ground construction or above ground operational part of the Proposed Development would fall within the boundaries of the</p>

Table 1 Anglesey and Gwynedd Joint Local Development Plan – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	planning applications.	<p>(Document 5.7) considers the effect of the Proposed Development on the setting of the AONBs as outlined in section 4. The results of the assessment are reported section 9 and summarised in section 11.</p> <p>Chapter 8, Visual Assessment (Document 5.8) considers the effects of the Proposed Development on views from the AONBs.</p>	<p>AONB.</p> <p>The Proposed Development falls entirely outside the Llŷn AONB.</p> <p>The assessments made in Chapter 7, Landscape Assessment (Document 5.7) have taken the presence of the AONB and its current Management Plan into consideration.</p>
POLICY AMG 2: SPECIAL	When considering a proposal within Special Landscape Areas (SLA), as identified by the Proposals Map and listed below, there will be a	Chapter 7, Landscape Assessment (Document 5.7)	Above ground construction and above ground operational parts

Table 1 Anglesey and Gwynedd Joint Local Development Plan – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
LANDSCAPE AREAS	<p>need to appropriate consideration to the scale and nature of the development ensuring that there is no significant adverse detrimental impact on the landscape. The development should aim to maintain, enhance or restore the recognised character and qualities of the SLA.</p> <p>The proposal should have regard to the relevant 'Statement of Value and Significance'.</p> <p>Where appropriate, the Councils will require a Landscape and Visual Impact Assessment in order to consider the impact of the development on the designated area.</p> <p>In exceptional circumstances, where development is necessary and could result in significant impact on the landscape, appropriate mitigation and compensation measures should be provided.</p> <p>Explanation: Protecting the natural landscape is extremely important; however, there are some areas of Gwynedd and Anglesey with special features</p>	<p>considers the effect of the Proposed Development on local landscape designations such as Special Landscape Areas (SLA) as outlined in section 4. The results of the assessment are reported section 9 and summarised in section 11.</p> <p>The design evolution of the Proposed Development and how it demonstrates good design is set out in the Design Report, (Document 7.17) and the Design and Access Statement (Document</p>	<p>of the Proposed Development would fall within the boundaries of the following SLA:</p> <ul style="list-style-type: none"> • Mynydd Mechell and Surrounds • Southern Anglesey Estatelands <p>Although the Order Limits fall within Menai SLA the connection would be via a tunnel and therefore there would be no above ground activity within Menai SLA during construction or operation.</p> <p>The assessments made in Chapter 7, Landscape</p>

Table 1 Anglesey and Gwynedd Joint Local Development Plan – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<p>meaning that it is appropriate for them to be afforded additional protection. These areas have been identified as Special Landscape Areas (SLAs). SLA is a non-statutory designation based on LANDMAP. LANDMAP, developed by Natural Resources Wales (formerly the Countryside Council for Wales) is a landscape resource that is based on a Geographical Information System where the features and characteristics of the landscape and influences on the landscape are recorded and evaluated to form a data set that is consistent on a national level.</p> <p>The aim of the SLA protection is to ensure that any development proposal considers maintaining, enhancing or restoring the recognised character and quality of the areas. There will be a need to demonstrate a good standard of design, location and landscaping. 16 SLAs have been identified for Gwynedd and Anglesey as follows:-</p> <p><u>Table 24: Schedule of SLAs</u></p> <p><u>Gwynedd</u></p>	7.16).	Assessment (Document 5.7) have taken this into consideration.

Table 1 Anglesey and Gwynedd Joint Local Development Plan – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<ol style="list-style-type: none"> 1. Western Llŷn 2. Porthmadog & Tremadog Bay 3. Glaslyn & Dwyrdd Estuary Landscapes 4. Penllyn 5. Corris 6. Barmouth Bay 7. North-western Fringes of Snowdonia 8. Foryd Bay 9. Menai 10. Bangor Mountain <p><u>Anglesey</u></p> <ol style="list-style-type: none"> 11. Malltraeth Marsh and Surrounds 12. Parciau Estatelands 13. Parys Mountain and Slopes 14. Mynydd Mechell and Surrounds 15. Beaumaris Wooded Slopes and Llangoed Vale 16. Southern Anglesey Estatelands <p>In order to define the new SLAs a review was</p>		

Table 1 Anglesey and Gwynedd Joint Local Development Plan – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<p>undertaken of the previous SLAs with the aim of ensuring that there was justification for their special protection (i.e. the LUC report 'Review of Special Landscape Areas in Gwynedd and Anglesey). A 'Statement of Value and Significance' has been prepared for each SLA as part of the LUC report. Each Statement provides a description of the SLA's landscape character, drawing attention to those qualities and features that are key to the designation. Development proposals will need to demonstrate that consideration has been given to the relevant 'Statement of Value and Significance'. Where applicable, this should form a key element of a planning application's supplementary information (e.g. Design and Access Statement or any other planning statement) and should demonstrate that the proposal has been designed to remove or reduce any unacceptable impacts on the qualities for which the SLA has been designated. The level of detail required should be commensurate with the scale of the proposal. A Landscape and Visual</p>		

Table 1 Anglesey and Gwynedd Joint Local Development Plan – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	Impact Assessment may be required, for example, where the proposal is likely to impact on the integrity and sustainability of the SLA designation, or the public’s appreciation/ perception of the uniqueness and sense of place in landscape terms. The Councils offer a pre-application advice service, which would provide guidance regarding whether or not a Landscape and Visual Impact Assessment would be required. It is possible to examine the LUC report ‘Review of Special Landscape Areas in Gwynedd and Anglesey’ on Anglesey County Council (www.anglesey.gov.uk) and Gwynedd Council (www.gwynedd.llyw.cym) websites.		
POLICY AMG 3: PROTECTING AND ENHANCING FEATURES AND QUALITIES THAT ARE DISTINCTIVE TO THE LOCAL LANDSCAPE	Proposals that would have significant adverse impact upon landscape character as defined by the Landscape Character Areas included within the current Landscape Strategy for the relevant authority, must demonstrate through a landscape assessment how landscape character has influenced the design, scale, nature and site selection of the development.	The approach to assessing likely significant landscape effects is explained in section 4 of Chapter 7 Landscape (Document 5.7). The results are reported in section 9	This policy is relevant as the Proposed Development would affect landscape character to include its features and pattern. The assessment of effects on landscape

Table 1 Anglesey and Gwynedd Joint Local Development Plan – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
CHARACTER	<p>A proposal will be granted provided it doesn't have significant adverse impact upon features and qualities which are unique to the local landscape in terms of visual, historic, geological, ecological or cultural aspects. Measures should be taken to ensure that the development does not:</p> <p>Cause significant adverse impact to the character of the built or natural landscape;</p> <p>Fail to harmonise with, or enhance the landform and landscape;</p> <p>Lose or fails to incorporate traditional features, patterns, structures and layout of settlements and landscape of both the built and natural environment.</p> <p>Particular emphasis will be given to the landscapes identified through the Landscape Character Areas as being of high and outstanding quality because of a certain landscape quality or a combination of qualities. Additional consideration will also be given to developments which directly affect the landscape character and setting of the AONBs or the National</p>	<p>and summarised in section 11.</p> <p>The detailed landscape assessments are provided in Appendix 7.2, Visual and Sensory Aspect Areas Character Assessment (Document 5.7.2.2).</p>	<p>character is based on the LANDMAP Visual and Sensory Aspect Areas (VSAAs). This information has been summarised and cross referenced to the Anglesey and Gwynedd Landscape Character Areas (LCAs) for information.</p> <p>The landscape assessment also takes cognisance of Anglesey and Llŷn AONBs and Snowdonia National Park together with relevant local planning policies and effects on landscape elements including tree cover,</p>

Table 1 Anglesey and Gwynedd Joint Local Development Plan – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<p>Park.</p> <p>Explanation:</p> <p>Protecting, conserving and enhancing the unique landscape features and character of the Plan Area are essential for maintaining the unique scenery and sense of place. Although protection is afforded to some of the features in question (e.g. trees and hedgerows, through Tree Preservation Orders and the Hedgerows Regulations), some of the other features that are not afforded protection have features that are unique to the local landscape. These contribute to local distinctiveness, and where appropriate should be protected.</p> <p>The aim of this policy is to protect the range of various landscape features within the Plan area that have been recognised within the Landscape Character Areas. Further information regarding the Landscape Character Areas can be found within the relevant Landscape Strategy for each authority, and in the relevant LANDMAP data. Both sources of information should be taken into consideration when</p>		<p>field boundaries and landform. The Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study (Ref 7.25) has also been considered.</p>

Table 1 Anglesey and Gwynedd Joint Local Development Plan – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<p>considering the impact of development upon landscape character. Where appropriate, consideration will also need to be given to the relevant AONB Management Plan.</p> <p>Other relevant studies should also be considered as part of the evidence gathering process regarding landscape to ensure that the development proposals are informed by and reflect the distinctive character, qualities and sensitivity of the area. Other studies include the Landscape Capacity and Sensitivity Study (2014).</p>		
POLICY AMG 4: COASTAL PROTECTION	<p>In considering proposals on the coast, including the Heritage Coast, there will be a need to ensure that the proposal conforms to the following criteria:</p> <ol style="list-style-type: none"> 1. The development due to its nature must be located on the coast or in open estuaries or nearby and that there is an overriding economic and social benefit from the development 	<p>The approach to assessing likely significant landscape effects is explained in section 4 of Chapter 7, Landscape Assessment (Document 5.7). The results are reported in section 9 and summarised in section</p>	<p>Although parts of the North Anglesey Heritage Coast fall within the landscape study area the Proposed Development would not directly affect the Heritage Coast.</p> <p>The assessments made</p>

Table 1 Anglesey and Gwynedd Joint Local Development Plan – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<p>2. They do not cause unacceptable harm to:</p> <ul style="list-style-type: none"> I. Water quality II. Public access considerations III. The built environment or the landscape or seascape character IV. The area’s biodiversity interests (including features of European Protected Areas such as marine Special Areas of Conservation and Special Protected Areas) due to their location, scale, form, appearance, materials, noise or emissions or due to an unacceptable increase in traffic. <p>3. Priority is given to locations with a close visual connection to current buildings or existing structures.</p> <p>4. There are no suitable alternative locations on</p>	<p>11. The detailed landscape assessments are provided in Appendix 7.2 Visual and Sensory Aspect Areas Character Assessment (Document 5.7.2.2).</p>	<p>in Chapter 7, Landscape Assessment (Document 5.7) have taken the Heritage coast into consideration.</p>

Table 1 Anglesey and Gwynedd Joint Local Development Plan – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<p>the coast that have been developed.</p> <p>5. That the development is consistent with other policies within the Plan including Policy ARNA1.</p> <p>Explanation: The Plan area’s coast is a unique and important resource environmentally, socially and economically. National planning policy encourages local planning authorities to maintain, enhance and protect the coast, especially the areas that have been designated as Heritage Coast. Managing development is important for the future as a means of supporting the Heritage Coast and its setting as well as generally maintaining views into and out of the coastline.</p> <p>It is recognised that some activities must be located on or near the coast or estuaries, for example, suitable schemes for defending the coastline, fishing needs or developments related to leisure activities that do not affect the conservation value of the coast</p>		

Table 1 Anglesey and Gwynedd Joint Local Development Plan – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<p>itself. The Local Planning Authority will assess proposals to locate development on the coast or estuaries in order to ensure that this is the only location suitable for them and that they will not harm the natural resources of the coast, or its qualities and visitor experience to it. It is expected that development proposals on or near the coast demonstrate how they have taken regard to the Landscape Character Assessment and the Seascape Assessment (local and regional). Biodiversity issues and the means of protecting sites and habitats are set out in General Policy and Policy AMG 5.</p> <p>Within the coastal areas that are protected as a Heritage Coast an emphasis will be placed on protecting and promoting the natural beauty of the coast, facilitating access for the public and public appreciation, maintaining the environmental quality of the waterfronts and promoting sustainable types of social and economic development.</p> <p>The whole of the Plan area’s coastline has been</p>		

Table 1 Anglesey and Gwynedd Joint Local Development Plan – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<p>assessed by the Shoreline Management Plan, which shows that physical circumstances can limit the scope of possible coastal development, for example, flooding, erosion and unstable land. National planning policy clearly states that the planning system should reduce the threats due to coastal change by avoiding inappropriate development in fragile areas or increase the effects of physical coastal changes. Therefore, the Plan will control development in areas where these risks are identified in accordance with Policy ARNA 1.</p>		

Table 2 Isle of Anglesey Supplementary Planning Guidance – Relevant Guidance Notes			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
<p>Supplementary Planning – Design for the Urban and Rural Environment</p> <p>Guidance Note 12, Boundaries, Landscape and Trees – Key Design Issues (relevant to the landscape chapter)</p>	<p>The landscape is shaped by its appearance, biodiversity, history, landform and vegetation. The characteristics of an area should be respected in all new proposals.</p> <ul style="list-style-type: none"> • Agricultural boundaries should be protected by a stock-proof agricultural fence. • All hedgerows should be retained and enhanced where possible as an integral part of the development. • An appropriate analysis of the natural features, views and visual impact should be carried out prior to the submission of the development proposals. • Any landscape proposals should integrate with adjacent areas, particularly boundaries. Retain and reinforce any existing hedgerows, walls or traditional style fencing. • Any new landscaping should be typical of the locality and suitable to integrate into the surrounding landscape. In rural areas native species will be preferred. Ornamental planting is generally more appropriate within 	<p>The Design Report (Document 7.17) describes the evolution of the Proposed Development and demonstrates that minimising harm to the landscape through sensitive routeing and design was a major consideration during its development.</p> <p>The approach to assessing likely significant landscape effects is explained in section 4 of Chapter 7, Landscape Assessment (Document 5.7). The results are reported in section 9 and summarised in section 11.</p>	<p>Chapter 7, Landscape Assessment (Document 5.7) reports the findings of a comprehensive landscape assessment of the Proposed Development and Chapter 8, Visual Assessment (Document 5.8) considers the effects of the Proposed Development on views and visual amenity.</p>

Table 2 Isle of Anglesey Supplementary Planning Guidance – Relevant Guidance Notes			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<p>gardens and urban areas.</p> <ul style="list-style-type: none"> Any new development should make best use of topography, site features and local conditions with appropriate siting of buildings, roads, paths, open areas and planting. Boundaries should be either a stone faced bank (clawdd) or a dry stone wall with or without a hedge as appropriate to the location. Consider proposals to enhance landscape or habitat features in landscaping new developments. Consideration should be given to the contribution of site landscaping to nature conservation. Developers will be expected to make provision for the long-term maintenance of site landscaping. Existing stone walls and cloddiau should be retained and enhanced or repositioned if required on safety grounds to improve sight 	<p>The detailed landscape assessments are provided in Appendix 7.2, Visual and Sensory Aspect Areas Character Assessment (Document 5.7.2.2).</p> <p>The approach to mitigation and mitigation measures are also discussed in section 9.</p> <p>The approach to off-site measures such as landscape enhancement is presented in the Enhancement Strategy (Document 7.13).</p> <p>Chapter 8, Visual Assessment (Document 5.8) considers the effects of the Proposed</p>	

Table 2 Isle of Anglesey Supplementary Planning Guidance – Relevant Guidance Notes			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<p>lines.</p> <ul style="list-style-type: none"> • Incorporate additional landscaping as an integral part of a new development. • Landscape areas should be designed, where possible, to enable infiltration of surface water from the development. • Landscape design should minimise the opportunities for crime. • Landscape treatment should pay heed to the contextual setting of the development, both in terms of wider and more detailed issues. Proposals should fit within the character of the local landscape. The Built Environment and Landscape section can give advice on character if required. • Retain existing features which contribute and enhance the landscape setting wherever possible. • Road and paving surfaces need to relate to the surrounding context as well as the type of traffic using them. 	<p>Development on views and visual amenity.</p>	

Table 2 Isle of Anglesey Supplementary Planning Guidance – Relevant Guidance Notes			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<ul style="list-style-type: none"> • Significant areas of tree planting can act as air filters and also absorb carbon dioxide. • Siting of buildings and structures should be positioned where they will be least intrusive in the overall landscape area. • Species appropriate to the location should be selected for planting. • Where trees are present on the site checks should be carried out with the Council’s Landscape Officer regarding Tree Preservation Orders. <p><i>And additional statement regarding Cloddiau:</i></p> <p>... ‘Cloddiau’ is a typical feature of Anglesey and should be retained where possible. For further advice on hedge planting and dry stone walling please consult with the Planning Service’s Landscape Officer.</p>		

Table 3 Snowdonia National Park Authority, Eryri Local Development Plan (ELDP) – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
Development Policy 2: Development and the Landscape (2),	<p>'The scale and design of new development, including its setting and landscaping should respect and conserve the character of the landscape. Unacceptable impacts on the landscape will be resisted and particular regard will be had to the protection of:</p> <ul style="list-style-type: none"> i. Section 3 areas of natural beauty. ii. Undeveloped coast. iii. Panoramas visible from significant viewpoints. iv. Landscape character areas based on LANDMAP and as defined in the Landscapes of Eryri Supplementary Planning Guidance.' 	<p>Chapter 7, Landscape Assessment (Document 5.7) considers the effect of the Proposed Development on Snowdonia National Park and its setting as outlined in section 4. The results of the assessment are reported section 9 and summarised in section 11.</p> <p>Chapter 8 Visual Assessment (Document 5.8) considers the effects of the Proposed Development on views from Snowdonia National Park.</p>	<p>Although the Proposed Development is located entirely outside of Snowdonia National Park, parts of the study area do fall within areas identified as forming part of its setting and the Proposed Development may be visible from within the National Park.</p>

Table 4 Snowdonia National Park; Eryri Management Plan - Relevant Planning Considerations			
Objective	Policy	Where this is covered in the ES	Compliance points
Objective 8 Protect and enhance distinctive landscapes and character types including areas of tranquillity.	<ul style="list-style-type: none"> a) Highlight the importance of Snowdonia’s landscape as an economic driver, source of inspiration, visitor attraction and cultural resource. b) Provide guidance to improve the setting and location of development within the landscape by publishing a Landscape Supplementary Planning Guidance. c) Ensure that regional strategic and spatial plans, projects and programmes make reference to, and recognise the importance of Snowdonia. d) Improved use of LANDMAP to support landscape planning and decision making. e) Reduce the negative effects of recreation on the special qualities by, for example, managing off road parking, footpath erosion, inappropriate off-road and water based motor recreation and habitat degradation. f) Seek additional resources to build on the success of the Rhaglen Tir Eryri agri-environment scheme. g) Publish a landscape character assessment as 	<p>With reference to point ‘h)’ of the policy, Chapter 8, Visual Assessment (Document 5.8) reports the findings of a comprehensive visual assessment of the Proposed Development.</p>	<p>With reference to point ‘h)’ of the policy - Although the Proposed Development is located entirely outside Snowdonia National Park boundary, Chapter 8, Visual Assessment (Document 5.8) reports the findings of a comprehensive visual assessment of the Proposed Development including views in to and out of the National Park.</p>

Table 4 Snowdonia National Park; Eyri Management Plan - Relevant Planning Considerations			
Objective	Policy	Where this is covered in the ES	Compliance points
	<p>part of the work to improve Snowdonia’s special qualities.</p> <p>h) Ensure major new developments safeguard views into and out of the National Park.</p> <p>Resist inappropriate major infrastructure developments such as above ground power cables within the Park boundary and where possible encourage the undergrounding of inappropriately located existing lines.</p>		
Landscape and Land Management - Key trends and Patterns	<ul style="list-style-type: none"> • The majority of areas within the National Park are classed as being tranquil. • Agriculture dominates the land uses in the National Park. • The LANDMAP evaluation for the four aspects demonstrate the high quality of the landscape in the National Park but also its diversity. • Over time, a series of enhanced land management schemes have been developed which make a positive contribution towards the National Park’s environment and its long- 	<p>With regard the fifth bullet point Chapter 7, Landscape Assessment (Document 5.7) considers the effect of the Proposed Development on Snowdonia National Park and its setting as outlined in section 4. The results of the assessment are reported section 9 and</p>	<p>With regard the fifth bullet point, although the Proposed Development is located entirely outside of Snowdonia National Park, parts of the study area do fall within areas identified as forming part of its setting and the Proposed Development may be visible from within the National Park.</p>

Table 4 Snowdonia National Park; Eyrí Management Plan - Relevant Planning Considerations

Objective	Policy	Where this is covered in the ES	Compliance points
	<p>term management.</p> <ul style="list-style-type: none"> • A wide range of factors can impact upon the character and quality of the landscape and townscape, which can generate indirect adverse impacts upon biodiversity, cultural heritage and the distinctive National Park experience. These factors include new and inappropriate development (tourist, economic, housing, transport and renewable energy e.g. wind farms), increased pressures upon biodiversity as a result of recreational activities, gradual erosion of distinct landscape patterns and features as a result of inefficient land management, a shift in land management practices, lack of environmental protection due to a lack of public awareness and information. Adjacent landscapes can also influence change within the National Park, potentially having a detrimental impact upon the existing character, and quality. • There is, therefore, a need to ensure that the diversity and quality of the National Parks landscape is maintained and enhanced, and 	<p>summarised in section 11.</p> <p>Chapter 8, Visual Assessment (Document 5.8) considers the effects of the Proposed Development on views from Snowdonia National Park.</p>	

Table 4 Snowdonia National Park; Eyri Management Plan - Relevant Planning Considerations			
Objective	Policy	Where this is covered in the ES	Compliance points
	<p>that any development is sensitive to its existing character. Management and monitoring of the landscape should be approached on an area-to-area basis, due to the significant differences in character and quality between locations. There is potential for historic landscape characterisation to be undertaken for the National future and if this becomes available it will be reported in future updates of the State of the Park Report.</p>		

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