

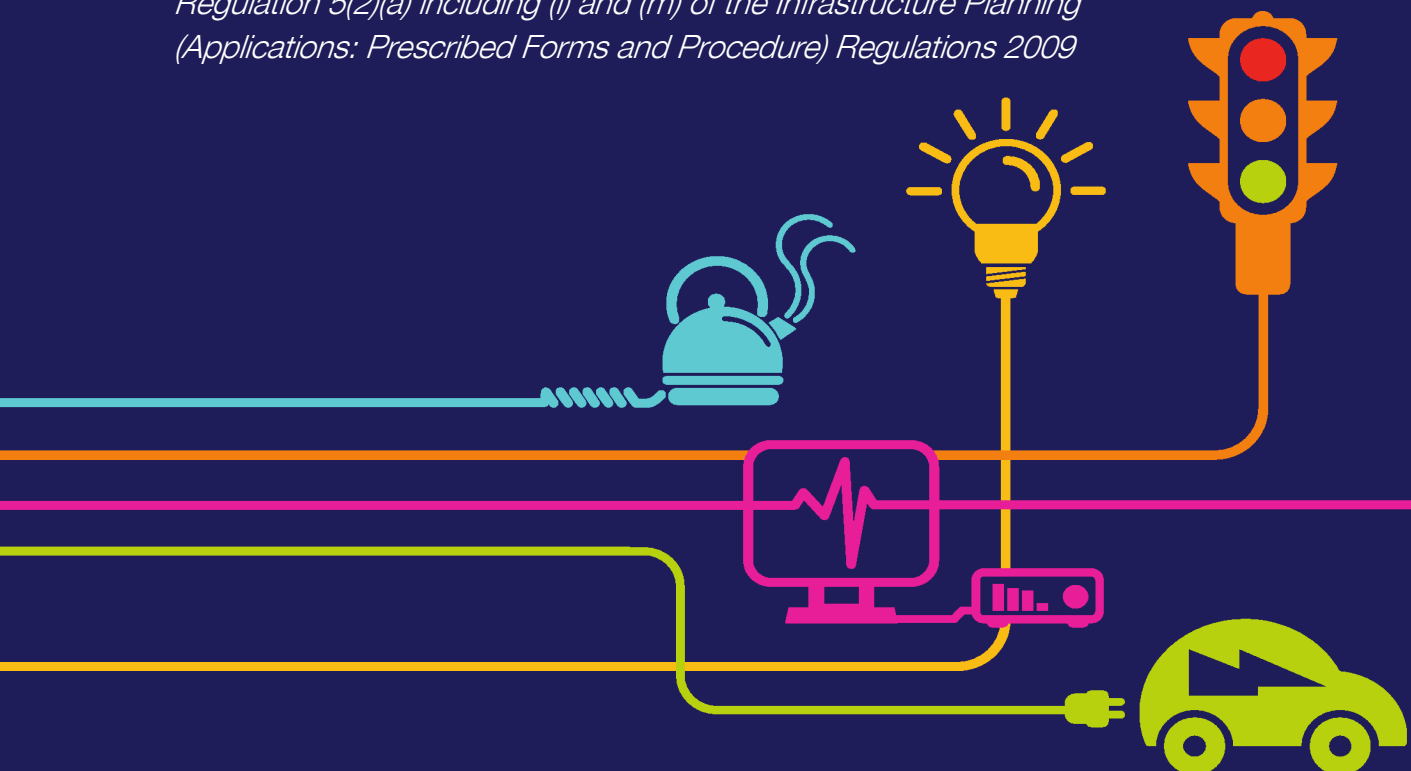
## DOCUMENT 5.8.2.1

# Local Planning Policy

## Chapter 8 – 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*







# **North Wales Connection Project**

## **Volume 5**

### **Document 5.8.2.1 Appendix 8.1 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 visual chapter:

- Anglesey and Gwynedd Joint Local Development Plan (JLDP) (Ref 8.6<sup>1</sup>)
- Eryri Local Development Plan (Ref 8.14)

1.1.2 The following has also been considered:

- Snowdonia National Park Management Plan (Ref 8.15)
- Snowdonia National Park Management Plan: State of the Park Report (Ref 8.17) – helped inform the National Park Management Plan and the Local Development Plan.

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<sup>1</sup> For references refer to Chapter 8 (**Document 5.8**) Section 12

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## 2 Planning Policies

Table 1 Anglesey and Gwynedd Joint Local Development Plan 2017 – 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 visual effects is explained in section 4 of Chapter 8, Visual Assessment (<b>Document 5.8</b>). The results are reported in section 9 and summarised in section 11.</p> <p>The detailed visual assessments are provided in Appendix 8.2 Viewpoint</p>	<p>With reference to point 3 of the policy, Chapter 8, Visual Assessment (<b>Document 5.8</b>) reports the findings of a comprehensive visual assessment of the Proposed Development.</p>

Table 1 Anglesey and Gwynedd Joint Local Development Plan 2017 – 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 (<b>Document 5.8.2.2</b>), Appendix 8.3 Residential Visual amenity Assessment (<b>Document 5.8.2.3</b>), Appendix 8.4 PRoW Assessment (<b>Document 5.8.2.4</b>) and Appendix 8.5 Roads Assessment (<b>Document 5.8.2.5</b>).</p>	

Table 1 Anglesey and Gwynedd Joint Local Development Plan 2017 – 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 2017 – 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 (<b>Document 7.17</b>) 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</p> <p>(<b>Document 5.7</b>) reports the findings of a comprehensive landscape assessment of the Proposed Development including information on designations, landscape elements and character.</p>

Table 1 Anglesey and Gwynedd Joint Local Development Plan 2017 – 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 <b>(Document 5.7)</b> 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 of Chapter 7, Landscape Assessment <b>(Document 5.7)</b> and summarised in section 11.</p>	

Table 1 Anglesey and Gwynedd Joint Local Development Plan 2017 – 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>	<p>The detailed landscape assessments are provided in Appendix 7.2, Visual and Sensory Aspect Areas Character Assessment (<b>Document 5.7.2.3</b>).</p>	
<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.</p>	<p>The Design Report (<b>Document 7.17</b>) describes the evolution of the Proposed Development and demonstrates that minimising harm to visual amenity through sensitive routeing and design was a major consideration during its development.</p> <p>Chapter 8, Visual 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</p>

Table 1 Anglesey and Gwynedd Joint Local Development Plan 2017 – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	The Plans will carry significant weight in determining planning applications.	<b>(Document 5.8)</b> considers the effects of the Proposed Development on views from the AONBs.	boundaries of the AONB.  The Proposed Development falls entirely outside the Llŷn AONB.  The assessments made in Chapter 8, Visual Assessment <b>(Document 5.8)</b> have taken the presence of the AONB and its current Management Plan into consideration.
POLICY AMG 2: SPECIAL LANDSCAPE AREAS	When considering a proposal within Special Landscape Areas (SLA), as identified by the Proposals Map and listed below, there will be a need to appropriate consideration to the scale and nature of the development ensuring that there is no significant adverse detrimental impact on the	Chapter 7, Landscape Assessment <b>(Document 5.7)</b> considers the effect of the Proposed Development on local	Above ground construction and above ground operational parts of the Proposed Development would fall within the boundaries of

Table 1 Anglesey and Gwynedd Joint Local Development Plan 2017 – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<p>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:</p> <p>Protecting the natural landscape is extremely important; however, there are some areas of Gwynedd and Anglesey with special features meaning that it is appropriate for them to be afforded additional protection. These areas have been identified as Special Landscape Areas (SLAs). SLA</p>	<p>landscape designations such as Special Landscape Areas (SLA).</p> <p>The detailed visual assessments in relation to SLA are provided in Appendix 8.2 Viewpoint Assessment (<b>Document 5.8.2.2</b>).</p> <p>The design evolution of the Proposed Development and how it demonstrates good design is set out in the Design Report, (<b>Document 7.17</b>) and the Design and Access Statement (<b>Document 7.16</b>).</p>	<p>the following SLA:</p> <ul style="list-style-type: none"> <li>• Mynydd Mechell and Surrounds</li> <li>• Southern Anglesey Estatelands</li> </ul> <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 (<b>Document 5.7</b>) have taken this into</p>

Table 1 Anglesey and Gwynedd Joint Local Development Plan 2017 – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<p>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> <ol style="list-style-type: none"> <li>1. Western Llŷn</li> <li>2. Porthmadog &amp; Tremadog Bay</li> <li>3. Glaslyn &amp; Dwyrdd Estuary Landscapes</li> </ol>		consideration.

Table 1 Anglesey and Gwynedd Joint Local Development Plan 2017 – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<p>4. Penllyn                      5. Corris                      6. Barmouth Bay                      7. North-western Fringes of Snowdonia                      8. Foryd Bay                      9. Menai                      10. Bangor Mountain</p> <p><u>Anglesey</u></p> <p>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> <p>In order to define the new SLAs a review was 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</p>		

Table 1 Anglesey and Gwynedd Joint Local Development Plan 2017 – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<p>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 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</p>		

Table 1 Anglesey and Gwynedd Joint Local Development Plan 2017 – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	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 ( <a href="http://www.anglesey.gov.uk">www.anglesey.gov.uk</a> ) and Gwynedd Council ( <a href="http://www.gwynedd.llyw.cym">www.gwynedd.llyw.cym</a> ) websites.		

Table 2 Isle of Anglesey Supplementary Planning Guidance – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
Guidance Note 12, Boundaries, Landscape and Trees – Key Design Issues (relevant to the landscape chapter)	<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"> <li>• Agricultural boundaries should be protected by a stock-proof agricultural fence.</li> <li>• All hedgerows should be retained and enhanced where possible as an integral part of the development.</li> <li>• An appropriate analysis of the natural features, views and visual impact should be carried out prior to the submission of the development proposals.</li> <li>• Any landscape proposals should integrate with adjacent areas, particularly boundaries. Retain and reinforce any existing hedgerows, walls or traditional style fencing.</li> <li>• 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</li> </ul>	<p>The Design Report (<b>Document 7.17</b>) 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 visual effects is explained in section 4 of Chapter 8 (<b>Document 5.8</b>). The results are reported in section 9 and summarised in section 11.</p> <p>The detailed landscape</p>	<p>Chapter 7 (<b>Document 5.7</b>) reports the findings of a comprehensive landscape assessment of the Proposed Development and Chapter 8 Visual Assessment (<b>Document 5.8</b>) considers the effects of the Proposed Development on views and visual amenity.</p>

Table 2 Isle of Anglesey Supplementary Planning Guidance – Relevant Policies			
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"> <li>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.</li> <li>Boundaries should be either a stone faced bank (clawdd) or a dry stone wall with or without a hedge as appropriate to the location.</li> <li>Consider proposals to enhance landscape or habitat features in landscaping new developments.</li> <li>Consideration should be given to the contribution of site landscaping to nature conservation.</li> <li>Developers will be expected to make provision for the long-term maintenance of site landscaping.</li> <li>Existing stone walls and cloddiau should be retained and enhanced or repositioned if required on safety grounds to improve sight</li> </ul>	<p>assessments are provided in Appendix 7.2 (<b>Document 5.7.2.2</b>), Appendix 7.3 (<b>Document 5.7.2.3</b>), and Appendix 7.4 (<b>Document 5.7.2.4</b>).</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 (<b>Document 7.13</b>).</p> <p>Chapter 8 Visual Assessment (<b>Document 5.8</b>) considers the effects of the Proposed</p>	

Table 2 Isle of Anglesey Supplementary Planning Guidance – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<p>lines.</p> <ul style="list-style-type: none"> <li>• Incorporate additional landscaping as an integral part of a new development.</li> <li>• Landscape areas should be designed, where possible, to enable infiltration of surface water from the development.</li> <li>• Landscape design should minimise the opportunities for crime.</li> <li>• 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.</li> <li>• Retain existing features which contribute and enhance the landscape setting wherever possible.</li> <li>• Road and paving surfaces need to relate to the surrounding context as well as the type of traffic using them.</li> </ul>	Development on views and visual amenity.	

Table 2 Isle of Anglesey Supplementary Planning Guidance – Relevant Policies			
Policy Name / Number	Policy	Where this is covered in the ES	Compliance points
	<ul style="list-style-type: none"> <li>• Significant areas of tree planting can act as air filters and also absorb carbon dioxide.</li> <li>• Siting of buildings and structures should be positioned where they will be least intrusive in the overall landscape area.</li> <li>• Species appropriate to the location should be selected for planting.</li> <li>• Where trees are present on the site checks should be carried out with the Council's Landscape Officer regarding Tree Preservation Orders.</li> </ul> <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) 2007-2022 (2011) – 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"> <li>i. Section 3 areas of natural beauty.</li> <li>ii. Undeveloped coast.</li> <li>iii. Panoramas visible from significant viewpoints.</li> <li>iv. Landscape character areas based on LANDMAP and as defined in the Landscapes of Eryri Supplementary Planning Guidance.'</li> </ul>	<p>Chapter 8, Visual Assessment (<b>Document 5.8</b>) considers the effects of the Proposed Development on views from Snowdonia National Park.</p> <p>The detailed landscape assessments in relation to designated landscapes and their setting, including Snowdonia National Park, are provided in Appendix 7.4 (<b>Document 5.7.2.4</b>).</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 Eyri 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"> <li>a) Highlight the importance of Snowdonia's landscape as an economic driver, source of inspiration, visitor attraction and cultural resource.</li> <li>b) Provide guidance to improve the setting and location of development within the landscape by publishing a Landscape Supplementary Planning Guidance.</li> <li>c) Ensure that regional strategic and spatial plans, projects and programmes make reference to, and recognise the importance of Snowdonia.</li> <li>d) Improved use of LANDMAP to support landscape planning and decision making.</li> <li>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.</li> <li>f) Seek additional resources to build on the success of the Rhaglen Tir Eryri agri-environment scheme.</li> <li>g) Publish a landscape character assessment as</li> </ul>	With reference to point 'h)' of the policy, Chapter 8 ( <b>Document 5.8</b> ) reports the findings of a comprehensive visual assessment of the Proposed Development.	With reference to point 'h)' of the policy - Although the Proposed Development is located entirely outside Snowdonia National Park boundary, Chapter 8 ( <b>Document 5.8</b> ) reports the findings of a comprehensive visual assessment of the Proposed Development including views in to and out of the National Park.

Table 4 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>		