

Initial Consultation Report



CYNGOR SIR
YNY'S MON
ISLE OF ANGLESEY
COUNTY COUNCIL



Anglesey & Gwynedd Joint Local Development Plan

Feb 2015

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1.0 INTRODUCTION

1.1 The Planning and Compulsory Purchase Act 2004 makes it a requirement for Local Planning Authorities (LPAs) to prepare a Local Development Plan (LDP) for their areas. Gwynedd Council and the Isle of Anglesey County Council have decided to prepare a Joint Local Development Plan (JLDP).

1.2 Once adopted the JLDP will replace the following documents:

- **Gwynedd:** Unitary Development Plan (2009)
- **Isle of Anglesey:** Gwynedd Structure Plan (1993), Anglesey Local Plan (1996) and the Anglesey Unitary Development Plan (stopped in 2005 but still used as a material planning consideration when dealing with applications).

1.3 The JLDP will provide the development strategy and policy framework for the Gwynedd and Anglesey Planning Areas until 2026.

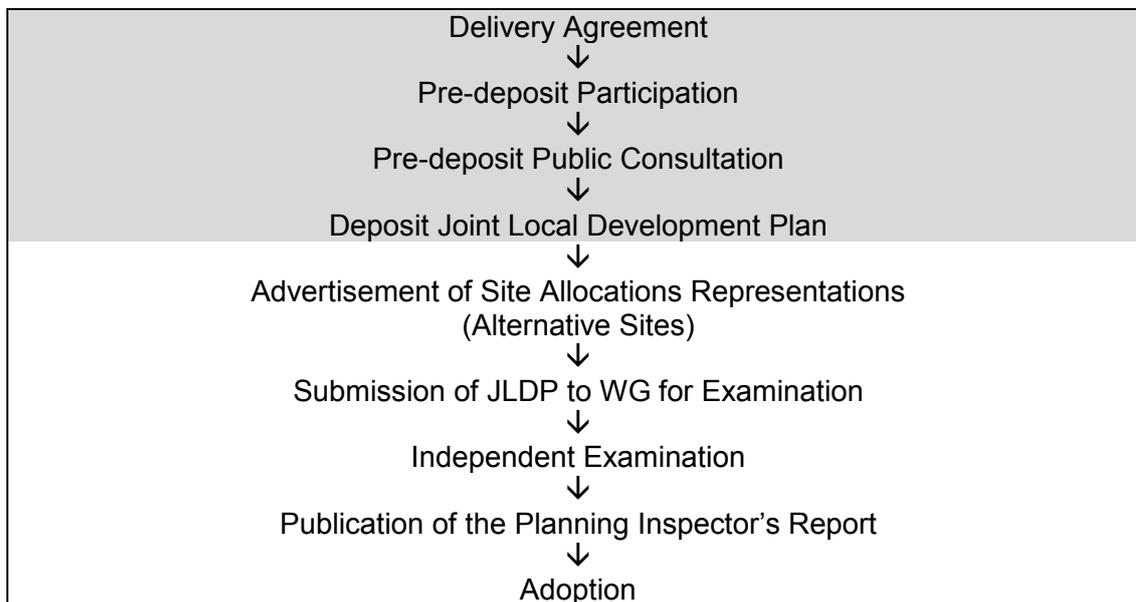
1.4 This Initial Consultation Report has been prepared in accordance with LDP Regulations¹ and seeks to provide information on the activities and processes that the Joint Planning Policy Unit (JPPU) on behalf of both Councils has undertaken in the preparation of the JLDP. It will identify whether the consultations within the LDP process undertaken to date comply with the agreed Community Involvement Scheme (CIS) and identify the main issues raised within the engagement and consultation process. For each stage of the JLDP's preparation this report will highlight the following:

- Who has been involved and engaged.
- A summary of the main issues raised in engagement events/seminars.
- The recommendations as to how the Councils' considers the main issues raised in engagement events/seminars.
- The steps taken to publicise engagement initiatives or consultations.
- The total number of representation received for the consultations and a description of these (comments, supporting representations, objections).
- The recommendations as to how the Councils' considers the individual representations received during consultations.

1.5 Local Development Plans Wales: Policy on the Preparation of LDPs (December 2005) identifies a series of criteria or tests of soundness that the LDP is required to satisfy. There will be a presumption that the LDP is sound unless evidence considered through the examination stage shows to the contrary. There are ten prescribed tests or criteria for assessing the soundness of a LDP which are set out in three categories namely procedural, consistency and coherence and effectiveness which are included in Appendix 1 of the Deposit Plan. Since assessing the JLDP's soundness involves determining whether the Plan has been prepared in accordance with the Delivery Agreement, including the Community Involvement Strategy, an assessment of the Councils' progress to date in meeting the tests is set out in Appendix 1 of the Report.

¹ Town and Country Planning (Local Development Plan) (Wales) Regulations 2005

- 1.6 The LDP process is briefly set out in the following flow chart, with the shaded area representing the progress so far. The following sections of the consultation report are ordered chronologically by each stage of the JLDP's progress so far.



- 1.7 Following the consultation period about the Deposit JLDP this document will be revised to include this latest stage in the development of the Plan. It will also outline in summary the comments received during the consultation period and how they will be taken into consideration when revising the Plan.

2.0 JOINT PLANNING POLICY COMMITTEE AND PANEL

- 2.1 On 15th June 2010 Gwynedd Council and the Isle of Anglesey County Council agreed to establish arrangements to work together to provide a Joint Planning Policy Service for both local Planning Authorities. A Joint Planning Policy Committee was established as a formal, cross-boundary body to make decisions at appropriate stages during the Plan preparation on behalf of both Councils. The Committee includes 7 Councillors from each County. Agendas, minutes and reports for the Committee can be found here: <https://www.gwynedd.gov.uk/en/Council/Councillors-and-committees/Meetings,-minutes-and-agendas/Meetings,-minutes-and-agendas.aspx> – select the year, then select Joint Planning Policy Committee.
- 2.2 The Joint Local Development Plan Panel (consisting of the same members as the Committee) meets on a monthly basis to consider draft documents, emerging evidence, discuss policy development and to consider views presented by stakeholders during public engagement and consultation periods. It doesn't make decisions about the content of the Plan.
- 2.3 The table in Appendix 2 provides a list of committee and panel meetings and what topics were presented/discussed. Minutes of the Panel meetings can be found here:

3.0 DELIVERY AGREEMENT

- 3.1 The first requirement in preparing a LDP is the preparation of the Delivery Agreement (DA). The DA represents a public statement of the Councils' commitment to prepare a LDP and details, through its Community Involvement Scheme, how the Councils'

will consult and engage with groups, organisations and individuals during the JLDP's preparation.

- 3.2 A draft DA was published for a six week consultation period between 17th April and 2nd June 2011. In line with the LDP Regulations the consultation targeted specific and general consultation bodies and government departments. A list of the specific and general consultation bodies can be found in Appendix 3. The JPPU also contacted individuals, organisations and groups that are on the JLDP mailing list i.e. those who have expressed an interest in the JLDP process and have requested to be informed when the plan reaches a key stage. Adverts were placed in the local press notifying the public of this consultation. Adverts were also placed on both Councils' websites.
- 3.3 A total of 25 representations were received. The issues arising from the consultation were summarised in the DA, which may be viewed at either www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp . The main issues arising from the consultation can be found in Appendix 4.
- 3.4 The Isle of Anglesey County Council and Gwynedd Council approved the Delivery Agreement on 13 September and 20 October 2011 respectively. It was submitted to the Welsh Government and supported by the Government in November 2011.
- 3.5 Following a slippage in the timetable to publish the Preferred Strategy the Joint Planning Policy Committee recommended that the period to publish the Deposit Plan for public consultation should be extended as well as a minor extension to the period required to finalise the Plan. A summary of the reasons for the slippage, which included a need to accommodate 2 local elections, were set out in a report to the Joint Planning Policy Committee in June 2013. Following a public consultation period about the revised timetable between July and September 2013 the Isle of Anglesey County Council and Gwynedd Councils resolved to approve the revised timetable on the 10 October 2013 and the 5 December 2013, respectively. The Welsh Government supported the revised timetable during January 2014. A copy of the letter is included in Appendix 5.
- 3.6 It wasn't possible to adhere to the revised timetable referred to above for a number of reasons. Stakeholders were informed of the delay in August 2014. A summary of the reasons for the slippage is set out in a report to the Joint Planning Policy Committee on the 26 September 2014. This Delivery Agreement incorporates the revised timetable agreed to by the Isle of Anglesey County Council and Gwynedd Council on the 4 December 2014. Details of the amendments required to the wording of the relevant sections of the Delivery Agreement are included in Appendix 10 of the Delivery Agreement. The Welsh Government have agreed with the revised timetable.

4.0 EVIDENCE GATHERING

- 4.1 It is important that the policies and proposals of the JLDP are informed by evidence of the issues affecting the plan area. Whilst evidence gathering is a continuous process and not a distinct stage in the JLDP's preparation, the Councils have sought the involvement of specialist stakeholders in evidence gathering as a general principle in order to build consensus and reach agreement wherever possible. Evidence gathering is not a finite stage of the plan preparation process and will continue through the whole of the LDP process and will be used to monitor the JLDP once it has been adopted.

Topic Papers

- 4.2 In order to co-ordinate and draw together the background evidence base for the JLDP, a series of topic papers have been prepared, and continue to be updated by the JPPU. In preparing the topic papers the JPPU has sought to involve relevant stakeholders in their preparation or refer to relevant strategies or plans. A schedule of Topic Papers is included in Appendix 2 of the Deposit Plan and repeated in Appendix 6 to this Report.
- 4.3 The topic papers can be found on both Councils' website at the following addresses: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

Research / Background Papers

- 4.4 Where evidence has been lacking, the JPPU has commissioned background papers on a number of key issues to inform the evidence base and policies for the JLDP which can be found in Appendix 6.
- 4.5 Executive summaries or full copies of the background papers can be found on both Councils' website at the following addresses: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp Full copies of the background papers can be provided free of charge on CDs if they can't be sent via email. Hard copies can be purchased from the JPPU.

Candidate Sites

- 4.6 In October 2011 a Candidate Site Register (CSR) was formally opened where stakeholders, landowners and other interested parties were invited to submit information about land for consideration for inclusion in the Joint Local Development Plan (JLDP). A copy of the notice and advert can be found in Appendix 7. The "Call for Sites" was widely publicised including notices, press releases and direct mailing to those of the JLDP's mailing list. The original closing date was 13 February 2012, however, late submissions were accepted up until the 31 October 2012 as the assessment process was only at a preliminary stage.
- 4.7 A total of 865 candidate sites have been submitted (a total of 8,529 hectares) with 364 (5,777ha) in Gwynedd and 501 in Anglesey (2,752ha). 48 submissions were submitted after 31 October 2012, which were filed in a separate 'late submissions file'. The JPPU in consultation with other Council services also identified potential development sites in order to supplement the information provided by the public. Further information can be found regarding submitted sites in Topic Paper 1: Candidate Sites Update (May 2013).
- 4.8 The candidate sites have been assessed in accordance with a Candidates Sites Methodology. The methodology was published for a 6 week public consultation period between in August 2011. 6 comments were received following the consultation period, all minor in nature which did not lead to the methodology being revised. The methodology aligns with the Sustainability Framework.
- 4.9 In accordance with the approved methodology a three stage filtering exercise was undertaken to assess the suitability of the submitted sites:

Stage 1	Initial filtering of sites and Identification of Potential Strategic Sites
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Stage 2	Detailed Site Assessment (including assessment against the SA/SEA/HRA objectives)
Stage 3	Assessing the Sites against other strategies and appraisals

- 4.10 After applying the initial filtering of site, a Candidate Site Update report was published alongside the JLDP's Preferred Strategy in May 2013.
- 4.11 Candidate sites that reached the second stage assessment underwent a detailed assessment using the Councils' Geographical Information System (GIS), aerial photography and Google Streetview and where necessary site visits. The possible sites were also sent to external and internal stakeholders for comment. For each site, consideration was given as to whether there were any barriers to development and if there were any opportunities to overcome/mitigate the barriers.

External Stakeholders	Internal Stakeholders
National Resources Wales	Development Management
Dwr Cymru Welsh Water	Highways Services
Gwynedd Archaeological Trust	Economic Development
North Wales Trunk Road Agency	Housing Services
Manweb Scottish Power	Education
Welsh Government	Biodiversity
	Built Environment and Landscape Section
	Gwynedd Consultancy

- 4.12 As part of the candidate sites assessment process Local Members, Town and Community Councils were asked to raise any issues or comments on the remaining filtered candidate sites. Seminars were held to raise awareness of potential development sites within in the Sub Regional Centres, the Service Centres and Service Villages in the 4 main administrative areas:

Arfon	9 th Dec 2013, Bangor Football Club
Dwyfor	11 th Dec 2013, Frondeg, Pwllheli
Meirionnydd	3 rd Dec 2013, Neuadd Ganllwyd, Dolgellau
Anglesey	6 th Dec 2013, Town Hall, Llangefni

- 4.13 A number of candidate sites were submitted after the formal closing date. These sites were not assessed formally in consultation with statutory consultees which had already been undertaken, but regard was given to the late submissions as the settlements' land use needs were considered.
- 4.14 An update to Topic Paper 1: Candidate Site Update, which outlines the justification of the proposed sites included in the Deposit Plan as allocations or included within the development boundaries, is published alongside the Deposit JLDP.
- 4.15 Draft insets maps were presented to the Joint Planning Policy Panel on the 17 – 10 14 in order to obtain their views about the scale of allocation within each relevant settlement.

5.0 PRE-DEPOSIT PARTICIPATION STAGE

- 5.1 The purpose of this stage in the JLDP's progress was to:

- Develop a vision and objectives for the JLDP;
 - Identify strategic options for future growth over the JLDP's 15 year plan period
 - Agree a draft Preferred Strategy for consultation
- 5.2 During November 2011 a draft engagement document titled “Developing the Vision, Objectives and Strategic Options: Discussing the Future with you” was published. A copy of the document can be found on both Councils’ website. The document asked stakeholders to express opinions about issues, the JLDP vision, objectives and their preferences for the suggested housing growth options and spatial distribution options contained in the draft engagement document.
- 5.3 A series of workshop, seminars and meetings were set up with a range of different bodies in order to engage stakeholders in the generation of alternative planning strategies and options for future development. The groups that were contacted were as follows:
- Key Stakeholder Group (cross boundary)
 - Housing Group (cross boundary)
 - Elderly Persons Forum Gwynedd
 - Elderly Persons Group (Llangefni & Amlwch)
 - Llais Ni (Children and Young Person Forum – Anglesey)
 - Children and Young Person Forum – Gwynedd
 - Core Disability Group - Gwynedd
 - LDP Strategic Project Group – Gwynedd & Anglesey
- 5.4 Seminars for Councillors were also arranged to engage them in the process.
- 5.5 A questionnaire was published with the Draft Engagement Document, which asked stakeholders to express opinions about issues, vision, objectives and their preferences for the suggested housing growth options and spatial distribution options contained in the Draft Engagement Document. Comments were requested by the end of January 2012. A report was prepared highlighting the issues raised and responses to the questionnaire and can be found in Appendix 8.
- 5.6 Engagement meetings were also held with officers from both Gwynedd and Anglesey Councils and the Snowdonia National Park Authority to discuss the strategy and emerging policies. Internal meetings included:
- The Strategic Project Group comprising of officers and elected members to ensure that the emerging plan’s strategy aligned with both Councils corporate strategies and aspirations.
 - Development Team (comprising of officers from Development Management, Highways, Biodiversity, Economic Development, and Built Environment Sections) met to discuss the strategy and strategic policies.
 - One to one meetings where necessary to discuss certain topics i.e. meeting with the Education Departments of both councils to discuss future school rationalisation plans and pupil numbers/school places, and also Anglesey’s Energy Island Unit to discuss the alignment of the plan’s emerging strategy and policies with Wylfa Newydd.

6.0 PRE-DEPOSIT PUBLIC CONSULTATION

- 6.1 A consultation on the Joint Local Development Plan Preferred Strategy and associated documents was undertaken over a 7 week period between the 9 May and

the 27 June 2013. A Notice was published in local newspapers (copy in Appendix 9) and letters were distributed to all specific and consultation bodies as well as everyone registered on the JLDP contact database. The Preferred Strategy document contained 9 questions in order to stimulate engagement in the process to the Strategy. They were:

Question 1	Any other land use planning issues that should be considered?
Question 2	Agree whether the Vision and Objectives addressed the issues identified?
Question 3	Whether Preferred Housing Growth option is the most appropriate?
Question 4	Whether the Preferred Spatial Option is most appropriate means of distributing growth in Plan area?
Question 5	Whether Preferred Strategy and Strategic Policies provide an appropriate framework to deliver the Vision and Strategic Objectives?
Question 6	Agree with the structure of the Deposit JLDP?
Question 7	Any Further Comments or Suggestions?
Question 8	Any Comments on the Sustainable Appraisal?
Question 9	Any Comments on the Screening Report for the Habitats Regulations Assessment (HRA)?

6.2 A total of 365 comments by 132 individuals and groups were made. The following provides an overview of the headline messages from the specific consultation bodies:

- Further refine the wording of the vision to provide a brief but clear picture of where the authorities want to be in land use planning terms;
- General agreement about the key messages and strategic objectives subject to some additions;
- Opposing views about the proposed level of growth:
 - Objection to the proposed level of growth because it deviates from the 2008 population and household projections, unless the lower level is confirmed by the 2011 based principal projections;
 - Objection because it is too high, leading to more in-migration
 - Support provided it isn't exceeded
- Opposing views about the distribution pattern
 - support to the proposed pattern as more weight would be given to investment to deliver infrastructure in key regional or strategic hubs and/ or primary settlements on a hierarchal basis. Infrastructure delivery if required would only be delivered in the latter part of the Plan period;
 - support as it provides a balanced spatial approach;
 - some would prefer a more rural emphasis;
- That the presentation of the strategy in the Deposit Plan is clear, focused and flexible enough to respond to changing circumstances/ emerging evidence and expressed in a way that could be rolled forward in future if appropriate;
- Clearer links between objectives and outcomes and further refine to assist monitoring;
- Reminder that the direction of travel, whether this is at the regional or local scale, should focus development in the most sustainable locations where there is access to a range of services;
- The Deposit Plan should avoid encouraging scattered residential development in inappropriate locations, e.g. clusters that do not have the facilities or scale necessary to constitute a small village;
- Unclear about the merits of sub-categories of villages;
- Need to differentiate between local need affordable housing and local need housing;

- That the Deposit Plan presents a holistic approach to housing and employment growth requirements, ensuring that housing allocations and employment commitments are aligned building on a sustainable spatial strategy/ settlement hierarchy;
- Concern about the level of employment land proposed;
- That the implications of significant constraints (e.g. flood risk), the availability of infrastructure (surplus capacity/ programmed provision), schools programmes and overall viability/ market interest, etc inform the detailed strategy and distribution of allocations in a transparent manner;
- Concerns about the implications of designating Special Landscape Areas in quarrying areas;
- More emphasis required on the impact of the Plan on the Welsh language and culture;
- Prevent convergence of individual settlements;
- Approach to major infrastructure projects generally supported subject to minor amendments, including the need to avoid locating associated development in the AONB;
- The Deposit Plan must make appropriate site allocations (both permanent and transit) to meet the requirements for Gypsy and Traveller accommodation

6.3 A summary of all comments made, including general consultation bodies, and the Councils' response can be found in Appendix 10.

7.0 DEPOSIT JLDP

7.1 Engagement with stakeholders has continued as the Councils worked to produce the Deposit JLDP. Emerging policies were distributed between relevant stakeholders in order to agree a consensus with the policies.

7.2 Meetings and seminars were undertaken with a number of external and internal bodies providing valuable input to the policy formulation process. These included both Councils' LDP Strategic Project Group, Snowdonia National Park Authority, Natural Resources Wales, Development Management Officers, Economic Development Officers, Housing, Education and Social Services, Welsh Water and North Wales Police.

7.3 Seminars were held to inform local members of the issues and emerging content of the Deposit LDP on the following dates:

Arfon	16 October 2014, Capel Caeathro, Caeathro
Dwyfor	20 October 2014, Frondeg, Pwllheli
Meirionnydd	17 October 2014, Contact Centre, Penrhyndeudraeth
Anglesey	7 November 2014, Town Hall, Llangefni

7.4 A briefing note, which raised awareness of the process and the emerging Plan's main messages was published and distributed to all local members during October 2014. It was also distributed to representatives of Town and Community Councils who either attended meetings of Area Forums or meetings arranged by One Voice Wales during October and December 2014 and February 2015.

7.5 The Deposit Plan was considered by the Isle of Anglesey County Council's Executive Committee and Gwynedd Council's Cabinet in December 2014, before being approved for public consultation by the Joint Planning Policy Committee on the 18th December 2014. The Deposit JLDP will be realised for public consultation between

the 16th Feb 2015 and 27th March 2015. Drop in sessions have been arranged for Local Members between 9th and 12th February 2015 to advise them of the arrangements for the public consultation and provide them with an opportunity to ask questions so that they then would be in a position to advise their electorate.

Arfon	9 March 2015, Ystafell Peblig, Caernarfon
Dwyfor	10 March 2015, Frondeg, Pwllheli
Meirionnydd	11 March 2015, Penarlwg, Dolgellau
Anglesey	12 March 2015, Rovacabin, Llangefni

7.5 Drop in sessions for the public are as follows:

23/2/15	Town Hall, Holyhead
24/2/15	Room1 & 2 Frondeg, Pwllheli
25/2/15	Ystafell Peblig, Caernarfon Town Council
26/2/15	Ystafell Dwryd, Penrhyndeudraeth
27/2/15	Town Hall, Llangefni
2/3/15	Library, Dolgellau
6/3/15	Memorial Hall, Amlwch
Permanent	Unit Offices, Bangor

7.6 Following the consultation period on the Deposit JLDP this document will be revised to include this latest stage in the development of the plan. It will also outline in summary the comments received during the consultation period and how they will be taken into consideration when revising the plan.

Appendix 1 – Local Development Plan Self-Assessment Form

<p>Procedural Tests</p>	<p>P1 The plan has been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme (CIS).</p>
	<p>Main Question: Have all the relevant consultation / participation procedures identified in the CIS been implemented thus far?</p> <p>Evidence:</p> <p>The Delivery Agreement (DA) (as agreed by the Welsh Government), which includes the Community Involvement Scheme (CIS) identifies the process for preparing the Joint Local Development Plan, including the Strategic Environmental Assessment and the Sustainability Appraisal for the areas of the Gwynedd and Anglesey Planning Authorities. It states how and when the Councils will consult and work with groups, organisations and individuals during the process of preparing the Joint LDP. The DA was adopted by the Councils in September and October 2011 and the Government agreed to it in November 2011. The Delivery Agreement was amended to reflect a change to the timetable in December 2013 and in December 2014.</p> <p>The Delivery Agreement can be seen on the websites of both Councils, in public libraries and the main offices of the Councils.</p> <p>Compliance with this test can be measured by listing the steps taken thus far:</p> <ul style="list-style-type: none"> • Review of the evidence base and prepare the background / discussion papers – ongoing • Review of the evidence base – calling for sites – completed <ul style="list-style-type: none"> ○ Publish an assessment methodology document – consultation – summer 2011 ○ Open the call for sites period by placing a notice in the local press, a statement to the press, corresponding with individuals and general and specific consultative bodies – October 2011 ○ Consult with relevant stakeholders during the assessment of sites – completed November 2011

- Sustainability Appraisal (SA) and draft Scoping Report - public consultation – Summer 2011
- Prepare the Pre-deposit Plan and public participation
 - Publish a discussion paper regarding the key issues, the vision, main objectives, and growth and distribution options – consultation 8 November – 13 January 2012 initially but extended until 27 January 2012 (final);
 - Raise awareness of the discussion document by sending letters/e-mails to Councillors and individuals who are on the database of the Joint LDP, specific and general consultative bodies (see Appendices 7 and 8 of the DA – week commencing 8 & 14 November 2011;
 - Hold Seminars for Gwynedd Councillors (5 and 7 December 2011) and the Isle of Anglesey County Council (25 November 2011);
 - Hold Key Stakeholders Group meetings (Appendix 9 of the DA) - 24 November 2011 and 9 December 2012;
 - Presentation and discussion – Gwynedd Children and Young Person’s Forum – 28 November 2011
 - Workshop for Anglesey Older Person’s Group – 8 December 2011
 - Presentation and discussion at the Gwynedd Housing Partnership – 8 December 2011
 - Presentation and discussion – Gwynedd Older Person’s Council – 9 December 2011
 - Presentation and discussion – Gwynedd Core Disability Group – 12 December 2011
 - Presentation and discussion Llais Ni (Anglesey Children and Young People) – 15 December 2011
 - Hold Housing Forum – 17 January 2012
 - Presentation and discussion Older People Group Amlwch area – 17 January 2012
 - Officers from the JPPU have attended meetings organised by stakeholders where resources permitted
 - Hold Seminars for Gwynedd Council and Isle of Anglesey County Council Members on 2 & 5/10/12; 7/12/12; 10/1/13
 - Updated the Key Stakeholder Group about the development of the Preferred Strategy Document on 12/11/12, providing the stakeholders to present comments
 - Publish a series of Topic Papers and Background Papers alongside the Preferred Strategy – May 2013
 - The Plan’s Newsletter was published and distributed to the general and specific stakeholders as well as everyone on the Plan’s database – August 2011, August 2012 &

April 2013

- Support from both Councils to undertake a public consultation about the Preferred Strategy document – January 2013
- Place a Notice in Local Newspapers and informed general and specific stakeholders as well as everyone on the Plan’s database – May 2013
- Prepare the Plan and public engagement
 - Provide a written update about the amended vision, strategic objectives and strategic objectives, providing an opportunity to present comments – July 2014
 - Conduct Seminars or attend forums for Gwynedd Council and Isle of Anglesey County Council Councillors – October and December 2013; May, June and October 2014 to raise awareness about the development of the evidence base and specific matters such as local housing and Gypsy and Traveller accommodation
 - Invite representatives of Community and Town Councils to Gwynedd Area Forums or arrange separate seminars or attend meetings arranged by One Voice Wales – October and December 2014 and February 2015
 - Joint Planning Policy Unit officers attended meetings arranged by different Partnerships, when resources allowed, to accept and share information about local issues – continuous
 - Joint Planning Policy Unit officers arranged one to one meetings with internal stakeholders (e.g. Economic Development, Housing officers) and external stakeholders (e.g. Gwynedd Archaeological Trust, Welsh Water, Snowdonia National Park Authority) to share and receive information about local issues – continuous
 - Joint Planning Policy Unit officers attended the Planning and Housing Working Group (Gwynedd Council) – 2013 and 2014
- The Plan’s newsletter was published and shared with general and specific stakeholders and everyone on the Plan’s database – August 2014
- The Isle of Anglesey County Council Executive and Gwynedd Council’s Cabinet gave its support and the Joint Planning Policy Committee approved the Plan for public consultation – December 2014
- Place a Notice in the local newspapers and inform the general and specific stakeholders as well as everyone on the Plan’s database – February 2015
- Publish revised Topic Papers and new ones as well as a full series of Background Papers alongside the Deposit Plan.

	<ul style="list-style-type: none"> It wasn't possible to take advantage of Gwynedd Council's Citizen Panel since the corporate protocol for consulting the group doesn't permit it. An Anglesey Citizen Panel wasn't established.
<p>P2 The plan and its policies have been the subject of a sustainability appraisal including a strategic environmental assessment</p>	<p>Main Question: Has a Sustainability Appraisal (SA), including an SEA been undertaken in relation to the Joint LDP?</p> <p>Evidence: The draft Scoping Report of the SA /SEA has been published for public consultation in July 2011.</p> <p>A meeting of the Sustainability Appraisal Task Group has been held (see paragraph 2.4.4 of the Delivery Agreement (DA) and Appendix 3 of the DA), in order to provide an opinion on the draft Scoping Report.</p> <p>Input on the suitability of the methodology in the draft Scoping Report has also been received during the consultation period referred to above. The Report was reviewed as a consequence of the input received.</p> <p>The final SA Scoping Report identifies several sustainability issues and those have been used to identify key issues that need to be addressed in the Joint LDP.</p> <p>The objectives of the SA (contained in the Scoping Report) were used at the second meeting of the Sustainability Appraisal Task Group to assess and test the contents of the discussion document to ensure that the strategic objectives and direction were sustainable. Details of the DA and other assessments were included in a report to the Joint Planning Policy Committee in February 2012. The Interim SA Report published at the same time as the Preferred Strategy Document records the process and the outputs.</p> <p>The Plan's Sustainability Appraisal Report was published alongside the Deposit Plan for public consultation. The document can be viewed on both Councils' websites, in public libraries and specific offices within both Councils. A specific form to make representations is provided. The notice about the publication of the Deposit Plan for public consultation has been amended to refer to this Report.</p>

	<p>The Initial Habitat Regulations Assessment (HRA) Screening Report for the Preferred Strategy was published in May 2013 for public consultation. An updated report has been published alongside the Deposit Plan for public consultation.</p> <p>The SA/ SEA and the HRA have informed the Deposit Plan.</p>
<p>CONSISTENCY TESTS</p>	
<p>c1 It is a land-use plan that considers other relevant plans, policies and strategies involving the area or adjacent areas</p>	<p>Main Questions: Does the Plan present proposals for the use and development of land that gives sufficient consideration to the relationship between plans / policies / requirements of other organisations (e.g. some service companies and agencies providing services in the area?). Does this include their plans or strategies for the future and any requirements for land and sites that should be prepared in parallel? Is it clear how the plan links with other plans and strategies which influence the delivery of policies and proposals in the plan?</p> <p>Evidence: The process of gathering evidence and preparing the Preferred Strategy Document Plan thus far considers the relationship between plans, policies and the requirements of other organisations. Subject / discussion papers that are in the process of being prepared and technical / expert studies, e.g. Employment Land Study, record the relationship or summarise the main points of the relevant plans and strategies. A project group has been established within each Council, which includes officers and Members, in order to ensure that both Councils' strategic objectives are addressed in the Joint LDP.</p> <p>The Preliminary SA Report summarises the main points of a comprehensive series of local, regional, national and international plans and strategies.</p> <p>The discussion document on the main issues, the vision, main objectives and the possible growth and development options refer to the relationship between adjacent Authorities. The Snowdonia National Park Authority is represented on the Key Stakeholders Group and separate meetings were held with the Authority on the 12/11/12, 11/3/14 & 9/1/15. The Preferred Strategy Document and the Deposit Plan also refers to some national, regional and local documents that were considered during the process of its preparation. A fuller list is included in Topic Paper 1 which can be viewed on both Councils' websites.</p> <p>The Habitat Regulations Assessment process has examined the effects of individual and cumulative</p>

	<p>policies and strategies.</p> <p>The development of the Deposit Plan's policies and proposals have been the subject of continuous discussion with internal stakeholders, e.g. via Anglesey's Development Team, Anglesey's LDP Strategic Group, individual officers from different services, Welsh Water, Anglesey and Gwynedd's Housing Partnership, Rural Housing Enabler's Groups.</p> <p>The Joint Planning Policy Unit has contributed to the development of the Regional Economic Development Plan and the evidence base for a Regional Development Plan.</p> <p>The Joint Planning Policy Unit has taken part in meetings about specific cross-boundary topics, e.g. Gypsy and Traveller accommodation.</p>
C2 it considers national planning policy	<p>Main Questions: If the plan includes any policies or proposals that are not consistent with national policy, is there a local justification? Does it avoid wasteful / unnecessary repetition of national policy?</p> <p>Evidence: The process of preparing the Preferred Strategy document has ensured that the national policy requirements are considered when forming strategic objectives and possible growth and distribution options.</p> <p>The Interim Report of the SA / SEA summarises the main points of a comprehensive series of local, regional, national and international plans and strategies that include Planning Policy Wales and the series of Technical Advice Notes.</p> <p>The work of gathering evidence examined matters that are important locally and an analysis of the evidence about local housing issues has shown the need to deviate from national planning policy in terms of facilitating affordable housing on exception sites. Various Topic Papers and Background Papers and relevant parts of the Deposit Plan records how national planning policy is interpreted locally. The Plan avoids repeating national development management statements as far as is reasonably possible.</p>
C3 it considers the Wales Spatial Plan	<p>Main Questions: Does the plan include any policies or proposals that are not consistent with the broad strategies of the Wales Spatial Plan (WSP)? Does the plan consider collaborative work undertaken for</p>

	<p>WSP?</p> <p>Evidence: The area of the Joint LDP adjoins two spatial plan areas, namely, the Mid-Wales Spatial Plan area and the North-West Wales Spatial Plan area. The process of preparing the discussion paper has considered the vision and the priorities for the North-West Wales (Gwynedd and Anglesey) area and the Mid-Wales area, and this is recorded in topic papers, in the Preferred Strategy Document and in the Deposit Plan.</p>
<p>C4 It considers the community strategy</p>	<p>Main Questions: Does the Local Development Plan consider the community strategy and does it identify the policies and proposals that provide the main components of that strategy which are consistent with the higher level planning policy and does it have a connection with land use and development?</p> <p>Evidence: When the work of preparing the Plan started there were two documents that covered the Joint LDP area, namely, the Gwynedd Integrated Plan and the Anglesey Single Integrated Plan (consultation draft). Consideration was given to the visions included in these documents when identifying the main issues that need to be addressed and when forming the vision and Strategic Policies set out in the Preferred Strategy document. The relationship was recorded in tables after each Strategic Policy in the Preferred Strategy document.</p> <p>Since the Preferred Strategy was published the Anglesey and Gwynedd Single Integrated Plan has been published. The relevant topic papers and the Deposit Plan records the relationship.</p>
<p>Coherence and Effectiveness Tests</p> <p>CE1 It identifies a meaningful strategy where its policies and allocations flow coherently, where cross-boundary issues are relevant; it complies with development plans prepared by adjacent authorities;</p>	<p>Main Questions: Do the policies and allocations have a clear connection with the aims and objectives of the strategy which have been noted in the plan submitted? Would it assist if the policies were cross-referenced with the main aims and objectives? Are the policies in the LDP itself consistent? Are there any obvious gaps in the discussion of the plan, considering its purpose and relevant requirement in national policy? Is it clear how the plan links with plans that have been prepared by adjoining authorities and the manner in which cross-boundary issues have been addressed? Where there is overlap, are these consistent / supplementary?</p>

	<p>Evidence: The Deposit Plan provides the local, regional and national policy context, referring to the Spatial Plan and the Single Integrated Plan for Anglesey and Gwynedd, Anglesey Energy Island Programme. Topic Papers provide more details about this context.</p> <p>The Strategy flows from the vision and the strategic objectives which in turn flow from the policy context and an understanding of issues that need to be tackled as well as drivers of change. An understanding of the issues that need to be tackled and the drivers of change flows from the public engagement period at the start of the process. Through the detailed and strategic policies, which lead to specific proposals, the Plan states how the strategy will be delivered across the Plan area. The chart at the end of the appendix summarises the development of the Deposit Plan.</p> <p>The Joint Planning Policy Unit, on behalf of both Councils, is a member of the North Wales Planning Policy Officers' Group, which includes every authority across north Wales, Ceredigion and Powys. The Unit has been following the preparation of these authorities' development plans, but has had one to one meetings with Snowdonia National Park during 2012, 2014 and 2015.</p> <p>A few settlements share a boundary with the National Park but on the whole they are small settlements that do not have large scale or significant proposals. The exception is Llanberis in terms of size as it is a Local Service Centre in the Deposit Plan. However only very small part of the Centre is within the Park. 5 other Local Service Centres adjoin the Park boundary or are close to it. The Eryri LDP recognizes the role of these Centres. Conflict between the Deposit Plan and adjoining Authorities' plans isn't envisaged. This will be monitored. The Unit is also a member of a group of North Wales planning and housing officers that is considering the needs of Gypsies and Travellers. See also response to Test C1.</p>
<p>CE2 The strategy, policies and allocations are realistic and relevant and appropriate alternative options have been considered and these have been founded on a robust and credible evidence</p>	<p>Main Questions: Is it obvious that the LPAs have considered the appropriate alternative options and choices when preparing the Plan? It is not expected for LPAs to deal with every possible alternative choice or option but they are expected to consider those that have been submitted to them during the process of preparation and involvement. Have the assumptions in the LDP been noted clearly and supported by evidence? Does the evidence support the strategy and policies of the plan clearly? Is the evidence robust and believable and has it been prepared in accordance with national planning policy and good practice guidelines? Where a balance has been reached when making decisions between alternative competing choices – is it clear how those decisions have been made?</p>

Evidence: The Preferred Strategy is based on the main issues and strategic options that were considered and discussed by stakeholders that include the Key Stakeholder Group, Community / Town and City Councils and engagement with the general public. The SA / SEA has also guided the Councils to select the best option in terms of sustainability.

Since the Preferred Strategy's publication the Welsh Government's 2011 base population and household projections have been published, which provided a different picture of the area, particularly for Anglesey. As a result and the need to consider comments made during the public consultation stage about the Preferred Strategy, it was necessary to revise the housing growth level set out in the Preferred Strategy. In doing so the options considered during the engagement stage about the options were fine tuned, examining the robustness of the evidence supporting the selection of the preferred option. This resulted in a need to reduce the level of growth from 7,665 to 7,184. Topic Paper 4A records the factors that require consideration and the conclusions. It is considered that the selected option remains one that is based on solid and believable evidence and that has considered the views submitted during the public consultation period.

The Settlement Hierarchy is one that reflects an analysis of detailed evidence about the sustainability of different settlements and their ability to absorb different types of development. Topic Paper 5 records the evidence and the considerations.

All the sites submitted during the call for sites process as well as other possible sites that the Councils have identified have been the subject of a robust assessment procedure, which can be seen in a topic paper about the Candidate Sites Register.

The Joint LDP Panel, which includes 7 members from each of the two Councils, has met on a regular basis to examine the Plan's preparation. A description of the Panel and its meetings is set out in the Initial Consultation Report.

A series of subject / topic papers was published. The series was reviewed as the Deposit Plan was prepared and additional ones were added. The latest series was published alongside the Deposit Plan.

The SA/ SEA has been an iterative part of the Plan's development. The consideration of growth and

	<p>distribution options is an important part of the assessment process. The sustainability value of the vision and objectives was also examined. The preliminary work was recorded in the SA/ SEA Report published alongside the Preferred Strategy. The Report about the Plan's Sustainability is published alongside the Deposit Plan for public consultation.</p>
<p>CE3 There are clear mechanisms for implementing and monitoring</p>	<p>Main Questions: Does the plan include realistic targets and milestones that connect them with the policy delivery? Is it clear how these are to be measured and the way in which they connect with the production of the annual monitoring report? Have the delivery and scheduling mechanisms for implementing the policies been indicated clearly? Is it clear who will be implementing every policy? Where there are required actions outside the control of the LPAs, is there evidence that the relevant organisation has the necessary commitment? Are the processes for measuring the success of the plan in accordance with national planning policy and good practice guidelines? Does the plan identify the crucial factors for delivering the main policy objectives of the plan?</p> <p>Evidence: The Interim SA /SEA Report identified indicators that are used to measure progress in terms of sustainability.</p> <p>The Deposit Plan includes a specific section about implementation and monitoring the Plan. It provides a monitoring framework that will be used to measure how the policies are being implemented. The table at the end of Chapter 5 in the Deposit Plan shows the relationship between the objectives, policies and the performance indicators.</p>
<p>CE4 The plan is sufficiently flexible to enable it to deal with changing circumstances</p>	<p>Main Questions: Is the plan sufficiently flexible to respond to a variety of changes, or to unexpected changes in circumstances? Have the development control policies been drafted in such a way that will enable them to provide a robust and cohesive framework for the consideration of planning applications?</p> <p>Evidence: It is considered that the Plan is sufficiently flexible to respond to changing circumstances. Flexibility is provided through a slippage allowance included in the housing growth level, by having reserve sites, criteria based policies to promote employment development on alternative sites, criteria based policies to deal with proposals for alternative uses on sites or alternative uses of buildings. The monitoring framework identifies thresholds to start considering alternative steps if required.</p>

Appendix 2 – Details of Joint Planning Policy Committee and JLDP Panel

Date	Meeting	Items
2011		
4 March 2011	Committee	<p>WELCOME AND INTRODUCTIONS (An opportunity for Members and Officers to introduce themselves)</p> <p>THE JOINT PLANNING POLICY COMMITTEE'S REMIT (JPPC)</p> <p>OPERATIONAL ARRANGEMENTS IN RELATION TO THE JPPC</p> <p>THE JOINT PLANNING POLICY UNIT = LATEST SITUATION</p> <p>THE JOINT LOCAL DEVELOPMENT PLAN AREA A presentation</p> <p>LOCAL DEVELOPMENT PLAN = PROCESS AND CONTENT</p> <p>THE NEXT MEETING = 24 MARCH, 2011 (date to be confirmed)</p>
17 June 2011	Panel	<p>WORK PROGRAMME</p> <p>STRATEGIC ISSUES, VISION AND OBJECTIVES</p> <p>CANDIDATE SITES REGISTER</p>
9 Sept 2011	Panel	<p>WORK PROGRAMME</p> <p>ECONOMIC DEVELOPMENT PROJECTS AND PROGRAMMES – ANGLESEY AND GWYNEDD</p>
7 Oct 2011	Panel	<p>THE SUSTAINABILITY APPRAISAL SCOPING REPORT</p> <p>RESULTS OF CONSULTATION - CANDIDATE SITES PROCESS AND METHODOLOGY</p> <p>HOUSING REQUIREMENTS</p> <p>DEVELOPING THE VISION AND STRATEGIC OBJECTIVES</p> <p>DEVELOPING STRATEGIC OPTIONS</p>
11 Nov 2011	Panel	<p>ROLES AND RESPONSIBILITIES OF COUNCILLORS IN THE PROCESS AND EXAMINATION OF THE PLAN AND TESTING ITS SOUNDNESS</p> <p>Presentations by: Mark Newey, Head of Plans Branch, Welsh Government Peter Burley, Director for Wales, Planning Inspectorate</p> <p>PUBLIC ENGAGEMENT ARRANGEMENTS</p> <p>PRELIMINARY FACTS AND FIGURES FROM THE EMPLOYMENT LAND STUDY</p>
2012		
22 June 2012	Committee	<p>JOINT LOCAL DEVELOPMENT PLAN PANEL- ITS CONTINUATION AND AGREEMENT REGARDING MEMBERSHIP</p> <p>JOINT LOCAL DEVELOPMENT PLAN -PROGRESS REPORT</p>

20 July 2012	Panel	RESULTS OF THE EMPLOYMENT LAND REVIEW DEVELOPING THE SETTLEMENT HIERARCHY
7 Sept 2012	Panel	SETTLEMENT HIERARCHY PROJECT DEVELOPING THE PREFERRED STRATEGY DOCUMENT
23 Nov 2012	Committee	ANGLESEY AND GWYNEDD JOINT LOCAL DEVELOPMENT PLAN - DRAFT PREFERRED STRATEGY DOCUMENT
2013		
15 Feb 2013	Panel	PRELIMINARY ARRANGEMENTS FOR PUBLIC CONSULTATION ABOUT THE CONSULTATION DRAFT PREFERRED STRATEGY DOCUMENT 2013 WORK PROGRAMME UPDATE ABOUT THE CANDIDATE SITES REGISTER
21 June 2013	Committee	ANNUAL GOVERNANCE STATEMENT FOR THE JOINT PLANNING POLICY COMMITTEE THE JOINT COMMITTEE'S FINAL ACCOUNTS FOR THE YEAR ENDED 31 MARCH, 2013 DELIVERY AGREEMENT - REVISED TIMETABLE THE UNIT'S WORK PROGRAMME - 2013
26 July 2013	Panel	UPDATE ABOUT COMMENTS MADE BY SPECIFIC CONSULTATION BODIES DURING THE PUBLIC CONSULTATION ABOUT THE PREFERRED STRATEGY DOCUMENT PLANNING POLICY CONSIDERATIONS RELEVANT TO 'EXTENDING THE HOLIDAY SEASON' ON STATIC HOLIDAY CARAVAN/CHALETS SITES PLANNING POLICY CONSIDERATIONS IN RELATION TO ALTERNATIVE FORMS OF HOLIDAY ACCOMMODATION (GLAMPING) UPDATE ON THE PREPARATION OF TOPIC PAPER 18: LOCAL NEEDS MARKET HOUSING
24 Sept 2013	Committee	VICE CHAIRMAN (To elect a Vice Chairman for 2013 - 14) THE JOINT PLANNING POLICY COMMITTEE'S FINAL ACCOUNTS FOR THE YEAR ENDING 31 MARCH 2013 AND RELEVANT AUDIT <u>ITEMS FOR THE PANEL</u> FORMING SUB AREAS WITHIN THE JOINT LOCAL DEVELOPMENT PLAN AREA PROGRESS REPORT
25 Oct 2013	Panel	UPDATE ON THE PREPARATION OF TOPIC PAPER 18: LOCAL NEEDS MARKET HOUSING UPDATE ABOUT ARRANGEMENTS TO HOLD A SEMINAR ABOUT POSSIBLE HOUSING SITES TECHNICAL ADVICE NOTE (TAN) 20: PLANNING AND THE WELSH LANGUAGE THE JOINT LOCAL DEVELOPMENT PLAN'S VISION AND STRATEGIC OBJECTIVES 2011 BASE POPULATION PROJECTIONS - PRINCIPAL AND VARIANT

22 Nov 2013	Panel	<p>JOINT LOCAL DEVELOPMENT PLAN HOUSING POLICIES - RESPONDING TO COMMENTS AND FORMULATING POLICIES</p> <p>STRATEGIC POLICY PS3 SETTLEMENT STRATEGY</p> <p>STRATEGIC POLICY PS4 DEVELOPMENT IN THE COUNTRYSIDE</p> <p>STRATEGIC POLICY PS11 A BALANCED HOUSING PROVISION</p> <p>STRATEGIC POLICY PS12 AFFORDABLE HOUSING</p> <p>STRATEGIC POLICY PS13 GYPSY AND TRAVELLER ACCOMMODATION</p> <p>ADDITIONAL DETAILED POLICIES</p> <p>ARRANGEMENTS TO HOLD A SEMINAR ABOUT POSSIBLE HOUSING SITES</p>
13 Dec 2013	Panel	<p>REVIEW OF THE JOINT LOCAL DEVELOPMENT PLAN STRATEGIC POLICIES:-</p> <p>APPENDIX A: STRATEGIC POLICY 6 - PROPOSALS FOR LARGE INFRASTRUCTURE PROJECTS</p> <p>APPENDIX B: STRATEGIC POLICY 7 - NUCLEAR RELATED DEVELOPMENT AT WYLFA</p> <p>APPENDIX C: STRATEGIC POLICY 8 - PROVIDING OPPORTUNITY FOR A FLOURISHING ECONOMY</p> <p>APPENDIX CH: STRATEGIC POLICY 9 - THE VISITOR ECONOMY</p> <p>APPENDIX D: STRATEGIC POLICY 10 - TOWN CENTRES AND RETAIL</p> <p>APPENDIX DD: STRATEGIC POLICY 17 - WASTE MANAGEMENT</p> <p>APPENDIX E: STRATEGIC POLICY 18 - MINERALS</p> <p>EVIDENCE TO SUPPORT THE DEVELOPMENT OF A LOCAL MARKET HOUSING POLICY</p> <p>UPDATE HOUSING PROJECTS</p>
2014		
24 Jan 2014	Panel	<p>REVIEW OF THE JOINT LOCAL DEVELOPMENT PLAN STRATEGIC POLICIES:-</p> <p>APPENDIX A: STRATEGIC POLICY 14 - CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT</p> <p>APPENDIX B: STRATEGIC POLICY 15 - PROTECTING AND ENHANCING CULTURAL AND HERITAGE ASSETS</p> <p>APPENDIX C: STRATEGIC POLICY 20 - COMMUNITY INFRASTRUCTURE</p> <p>APPENDIX CH: STRATEGIC POLICY 21 - INFORMATION AND COMMUNICATIONS TECHNOLOGY</p> <p>APPENDIX D: STRATEGIC POLICY 22 - SUSTAINABLE TRANSPORT, DEVELOPMENT AND ACCESSIBILITY</p>
21 Feb 2014	Panel	CANCELLED
7 March 2014	Panel	<p>REVIEW OF THE JOINT LOCAL DEVELOPMENT PLAN STRATEGIC POLICIES:-</p> <p>APPENDIX A: STRATEGIC POLICY 1 - SUSTAINABLE DEVELOPMENT</p> <p>APPENDIX B: STRATEGIC POLICY 2 - ALLEVIATING AND ADAPTING TO CLIMATE CHANGE</p> <p>APPENDIX C: STRATEGIC POLICY 5 - INFRASTRUCTURE AND CONTRIBUTIONS FROM DEVELOPERS</p> <p>APPENDIX CH: STRATEGIC POLICY 16 - RENEWABLE TECHNOLOGY</p> <p>APPENDIX D: STRATEGIC POLICY 19 - WELSH LANGUAGE AND CULTURE</p> <p>LOCAL MARKET HOUSING POLICY - UPDATE ABOUT THE DEVELOPMENT OF THE EVIDENCE BASE</p> <p>COMMUNICATIONS PROGRAMME</p>
25 April 2014	Panel	<p>JOINT LOCAL DEVELOPMENT PLAN - THE TIMETABLE, THE PANEL'S WORK PROGRAMME AND ENGAGEMENT ARRANGEMENTS</p> <p>THE PREFERRED STRATEGY'S HOUSING GROWTH STRATEGY - RESULTS OF THE</p>

		PUBLIC CONSULTATION
16 May 2014	Panel	REVIEW OF THE JOINT LOCAL DEVELOPMENT PLAN'S STRATEGIC AND DETAILED POLICIES:- APPENDIX A: (PS8) PROVIDING FOR A FLOURISHING ECONOMY APPENDIX B: (PS9) THE VISITOR ECONOMY APPENDIX C: (PS15) PRESERVING AND ENHANCING HERITAGE ASSETS
20 June 2014	Committee	ANNUAL GOVERNANCE STATEMENT FOR THE JINT PLANNING COMMITTEE THE JOINT COMMITTEE'R SINAL ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2014
	Panel	REVIEW OF THEJOINT LOCAL DEVELOPMENT PLAN'S DRAFT STRATEGIC AND DETAILED POLICIES: APPENDIX A: (PS14) CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT APPENDIX B: (PS10) TOWN CENTRES AND RETAIL APPENDIX C: (PS18) MINERALS EVIDENCE TO SUPPORT A PROPOSED LOCAL MARKET HOUSING POLICY
18 July 2014	Panel	REVIEW OF THE JOINT LOCAL DEVELOPMENT PLAN'S DRAFT STRATEGIC AND DETAILED POLICIES: APPENDIX A: (PS5) STRATEGIC POLICY 5 AND THE ASSOCIATED DETAILED POLICES - INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS APPENDIX B: (PS16) STRATEGIC POLICY 16 AND THE ASSOCIATED DETAILED POLICIES - RENEWABLE TECHNOLOGY
30 July 2014	Panel	REVIEW OF THE JOINT LOCAL DEVELOPMENT PLAN'S STRATEGIC AND DETAILED POLICIES: APPENDIX A: (PS1) LIVING SUSTAINABLY (GENERAL POLICIES) APPENDIX B: (PS22) TRANSPORTATION APPENDIX C: POLICY TWR/5 - TOURING CARAVAN, CAMPING AND ALTERNATIVE CAMPING SITES (RE-EXAMINE)
19 Sept 2014	Panel	DEVELOPING THE DEPOSIT PLAN: APPENDIX A: HOUSING GROWTH LEVELS APPENDIX B: HOUSING (PS11; TAI/1; TAI/2; TAI/3; TAI/4; TAI/5; TAI/6; TAI/7; APPENDIX C: WASTE MANAGEMENT AREA APPENDIX CH: COASTAL CHANGE MANAGEMENT AREA APPENDIX D: HOLYHEAD REGENERATION AREA APPENDIX DD: CARBON MANAGEMENT
26 Sept 2014	Committee	THE JOINT PLANNING POLICY COMMITTEE FINAL ACCOUNTS FOR YEAR ENDING 31 MARCH 2014 AND RELEVANT AUDIT
17 Oct 2014	Panel	DEVELOPING THE DEPOSIT PLAN:- APPENDIX A: DRAFT POLICIES ABOUT GYPSY AND TRAVELLER ACCOMMODATION (TAI/9; TAI/9A;TAI/9B) APPENDIX B: DISTRUIBUTING HOUSING UNITS APPENDIX C: SIGNIFICANT AMENDMENTS TO DETAILED POLICIES IN RESPONSE TO NEW INFORMATION OR COMMENTS BY STAKEHOLDERS (PS11; TAI/1; TAI/2; TAI/5; TAI/6; PS12; TAI/8; TAI/8A; PS3; TAI/10; TAI/11;TAI/12; TAI/13;TAI/14; TAI/15) APPENDIX CH: SETTLEMENT MAPS
21 Nov 2014	Panel	DEVELOPING THE DEPOSIT PLAN:- APPENDIX A: METHODOLOGY TO ASSESS SITES FOR GYSPIES AND TRAVELLERS APPENDIX B: THE PLAN'S MONITORING FRAMEWORK APPENDIX C: TRAVEL ROUTES AND SEARCH AREA FOR PURPOSE BUILT STUDENT ACCOMMODATION

18 Dec 2014	Committee	THE DEPOSIT PLAN (WRITTEN STATEMENT AND MAPS)
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Appendix 3 – Consultation Bodies

General Consultation Bodies

a) Voluntary bodies and others

- Age Concern (Cymru)
- Barnados
- Butterfly Conservation Wales
- BTCV
- Council for the Protection of Rural Wales
- Cyfeillion y Ddaear(Mon & Gwynedd)
- Communities First
- Communities First - Maes Hyfryd
- Communities First - Morlo
- Communities First - Porth y Felin
- Communities First - Amlwch
- Communities First - Llangefni
- Wales Council for Voluntary Action
- Mantell Gwynedd
- South Pwllheli Community First Partnership Area
- Pen Llyn Community First Partnership Area
- Marchog Community First Partnership Area
- The People of Bangor Community Group
- Bangor Needs Change
- Abermaw Community First Partnership Area
- Bowydd a Rhiw Community First Partnership Area
- Talysarn Community First Partnership Area
- Pobl Peblig Community First Partnership Area
- Gwarchod Bermo
- Barmouth Resort Improvement Group
- Undeb Myfyrwyr Bangor Students Union
- Bangor Creadigol
- Mudiad Ysgolion Meithrin
- Penrhyn Heritage Railway Trust/ Felin Fawr Cyf.
- Cyfeillion Amgueddfa ac Oriol Gwynedd
- Fairbourne Rights of Access Group
- Bangor Civic Society
- Campaign for Dark Skies
- Cymdeithas Cyngorau Bro a Thref,
- Cymdeithas Pysgota Cefni
- Cymdeithas Cyngorau Bro a Thref Cymru
- Envirowatch UK
- Friends of the Earth (Mon & Gwynedd)
- Gwasanaeth Ieuenctid CSYM
- Greenpeace
- Keep Wales Tidy

- Mudiad Ffermwyr Ifanc
- Menai Bridge Heritage Trust
- Menai Bridge & District Civic Society
- North Wales Housing Association
- National Trust
- North Wales Wildlife Trust
- North Wales Energy Efficiency Advice Centre
- Penhesgyn Action Group
- PAWB(People Against Wylfa B)
- The Ramblers Association
- RSPB
- Red Wharf Bay Association
- Sports Council for Wales
- Sustrans
- Tanc Meddwl Cymuned Mon
- Tourism Partnership North Wales
- Trearddur Residents Association
- Wales Pre School Play Groups Assoc
- Wales Tourist Board
- Wildscape
- Ymgyrch Diogelu Cymru Wledig
- Ynys Cybi Action Committee
- Wales Pre School Play Groups Assoc
- H.A.R.T (Residents Association)
- C.O.B.T.R.A Centre of Bangor Tenants & Residents Association
- Bangor Pride Business Group
- Upper Bangor Society
- MATRA (Maesgeirchen and Tanybryn Residents Association)
- North Wales Probation Service
- Cylch Meithrin Penysarn
- CAB Gwynedd a De Môn
- Grwp Bae Hirael
- Transition Town Bangor
- Rail and bus user group
- National Women's Alliance Wales
- CTC Gwynedd & Mon

Bodies representing interests of various racial, ethnic or national groups

- b)
- North Wales Race Equality Network
 - Gypsy Council
 - Digartref Ynys Mon
 - Equality and Human Rights Commission
 - BEN (Black Environment Network)
 - Traveller Law Reform Coalition

- Intercultural Skills Link
- Chinese Woman Society Wai Kwun
- North Wales Chinese Society
- South Pwllheli Ethnic Minority Project

Bodies representing various religious groups

- c)
- Bangor Cathedral
 - Bangor Islamic Centre
 - Diocese of Bangor
 - Wales Orthodox Mission
 - Bangor Mosque
 - CYTUN
 - Clebran
 - Fairbourne Rights of Access Group
 - Inter-Cultural Skills Network

Bodies representing the interest of disabled individuals

- d)
- Alzheimer's Society
 - British Heart Foundation
 - North Wales Society for the Blind
 - Agoriad Cyf.
 - Arfon Access Group
 - Bangor & District Mencap Society
 - Jas Chanay Disablement Welfare Rights
 - North Wales Deaf Association
 - Taran Disability Forum Ltd
 - RNIB Cymru
 - Crossroads Caring for Carers
 - ARC Cymru
 - Macular Degeneration Group
 - Disablement Welfare Rights
 - Fforwm Anabledau Taran Cyf
 - RNIB(Royal Nat. Inst. Blind)
 - TARAN Disability Forum Ltd
 - Y Gamfa (CCET)
 - CAIS – Asiantaeth Cyffuriau ac Alcohol
 - Anheddau Cyf.
 - Abbey Road Resource Centre
 - Disability Wales
 - Disability Rights Commission
 - Disabled Persons Transport Advisory Committee
 - Core Disability Group
 - Arfon Access Group

- Dwyfor Access Group
- Meirionnydd Access Group

Bodies representing the interests of those that run a business

- e)
- Chamber of Trade
 - Chamber of Commerce
 - Federation of Small Business
 - Farmers Union of Wales
 - Menter Mon
 - National Farmers Union
 - National Farmers Union - Ynys Mon
 - Tywyn Chamber of Tourism & Commerce
 - Siambr Fasnach Pwllheli
 - Siambr Fasnach Tywyn
 - Siambr Fasnach Bermo
 - Siambr Fasnach Bangor
 - Chartered Institute of Building – North Wales Centre
 - HBF – Home Builders Federation

Bodies representing the interests of Welsh culture

- f)
- Bwrdd yr Iaith Gymraeg
 - Fforum Iaith Mon
 - Menter Mon
 - Y Goriad (Papur Bro Bangor a'r Felinheli)
 - Merched y Wawr
 - Papurau Bro
 - Menter Iaith Dyffryn Ogwen
 - Pobl Ifanc Ardudwy
 - Gwynedd Gynladwy
 - Cyngor Cefn Gwlad
 - Llaingoch Heritage Committee
 - Hunaiaith
 - Urdd Gobaith Cymru
 - Ffederasiwn Ffermwyr Ifanc
 - Cyfeillion Llŷn
 - Cymdeithas yr Iaith

g) Groups that represent gay, lesbians and bisexuals

- Stonewall

Specific Consultation Bodies

Government Bodies

- Cadw
- Countryside Council for Wales
- Secretary of State for Transport
- Trade and Industry Department of the UK Government
- Ministry of Defence
- Environment Agency Wales
- Welsh Government
- Transport Department of the UK Government
- Home Office

Adjoining Local Authorities

- Snowdonia National Park Authority
- Denbighshire County Council
- Ceredigion County Council
- Conwy County Borough Council
- Powys County Council

City/ Community/ Town Councils within Anglesey and Gwynedd (excluding Snowdonia National Park)

Anglesey

- Aberffraw Community Council
- Beaumaris Town Council
- Bodffordd Community Council
- Bryngwran Community Council
- Cwm Cadnant Community Council
- Trewalchmai Community Council
- Llanddaniel Fab Community Council
- Llanddyfnan Community Council
- Llanerchymedd Community Council
- Llanfachraeth Community Council
- Llanfaethlu Community Council
- Llanfairpwll Community Council
- Llanfair yn Neubwll Community Council
- Llangefni Town Council
- Llangristiolus Community Council
- Llanidan Community Council
- Moelfre Community Council
- Pentraeth Community Council
- Menai Bridge Town Council
- Rhosybol Community Council
- Trearddur Community Council
- Valley Community Council
- Amlwch Town Council
- Bodedern Community Council
- Bodorgan Community Council
- Holyhead Town Council
- Cylch-y-Garn Community Council
- Llanbadrig Community Council
- Llanddona Community Council
- Llaneilian Community Council
- Llaneugrad Community Council
- Llanfaelog Community Council
- Llanfair Mathafarn Eithaf Community Council
- Llanfihangelesceifiog Community Council
- Llangoed and Penmon Community Council
- Mechell Community Council
- Penmynydd and Star Community Council
- Rhoscolyn Community Council
- Rhosyr Community Council
- Tref Alaw Community Council

Gwynedd

- Bangor City Council
- Llanddeiniolen Community Council
- Caernarfon Town Council
- Bethesda Community Council

- Betws Garmon Community Council
- Llanberis Community Council
- Llandwrog Community Council
- Llanllechid Community Council
- Llanrug Community Council
- Pentir Community Council
- Y Felinheli Community Council
- Botwnnog Community Council
- Clynog Community Council
- Dolbenmaen Community Council
- Llanbedrog Community Council
- Llannor Community Council
- Nefyn Town Council
- Porthmadog Town Council
- Tudweiliog Community Council
- Arthog Community Council
- Festiniog Town Council
- Llanfrothen Community Council
- Mawddwy Community Council
- Tywyn Town Council
- Bontnewydd Community Council
- Llandygai Community Council
- Llanddeiniolen Community Council
- Llanllyfni Community Council
- Llanwnda Community Council
- Waunfawr Community Council
- Aberdaron Community Council
- Buan Community Council
- Criccieth Town Council
- Llanaelhaearn Community Council
- Llanengan Community Council
- Llanystumdwy Community Council
- Pistyll Community Council
- Pwllheli Town Council
- Abermaw/Barmouth Town Council
- Corris Community Council
- Llandderfel Community Council
- Llangywer Community Council
- Penrhyndeudraeth Town Council

City/ Community/ Town Councils that adjoin the Gwynedd Local Planning Authority area

- Abergwyngregyn Community Council
- Aberdyfi Community Council
- Brithdir, Llanfachreth, a Rhydymain Community Council
- Dyffryn Ardudwy a Thalybont Corris Community Council
- Llanbedr Community Council
- Llanelltyd Community Council
- Llanfihangel-y-Pennant Community Council
- Llanuwchllyn Community Council
- Pernal Community Council
- Trawsfynydd Community Council
- Bro Machno Community Council
- Llangwm Community Council
- Llandrillo Community Council
- Cynwyd Community Council
- Beddgelert Community Council
- Bala Town Council
- Bryncreg Community Council
- Dolgellau Town Council
- Ganllwyd Community Council
- Harlech Town Council
- Llanegryn Community Council
- Llanfair Community Council
- Llangelynnin Community Council
- Llany Cil Community Council
- Maentwrog Community Council
- Talsarnau Community Council
- Dolwyddelan Community Council
- Cerrigydrudion Community Council
- Llanfairfechan Community Council
- Corwen Community Council
- Glantwymyn Community Council

Infrastructure Providers and Electronic Communications

- Welsh Water
- Scottish Power
- British Telecommunications plc
- National Grid
- Betsy Cadwaldr University Local Health Board
- Mobile Operators Association

- SP Energy Networks & Wales and West Utilities

Membership of Key Stakeholders Group

- Mantell Gwynedd
- Medrwn Mon
- One Voice Wales
- Welsh Government
- Environment Agency Wales
- Coleg Meirion Dwyfor
- Coleg Menai
- North Wales Fire and Rescue Service
- Job Centre Plus
- Betsy Cadwaladr University Health Board
- Bangor University
- Countryside Council for Wales
- North Wales Police
- Housing Partnerships Anglesey and Gwynedd
- Community Safety Partnerships Gwynedd & Anglesey
- Health, Care and Wellbeing Partnerships Gwynedd & Anglesey
- Children and Young People's Partnerships Gwynedd & Anglesey
- Community First Gwynedd & Anglesey
- Economic Partnership Gwynedd
- Economic Regeneration Partnership Anglesey
- Corporate Policy Units Gwynedd & Anglesey
- Environmental Forum Gwynedd & Anglesey
- Snowdonia National Park Authority
- AONB Joint Consultative Bodies Llyn & Anglesey
- Area Regeneration Officers Gwynedd & Anglesey
- Local Access Forum

Appendix 4 – Response to the Delivery Agreement Consultation

Q1a: Do you consider that the content and purpose of the draft Delivery Agreement is clear and understandable?

Respondent	Envriowatch UK
Comment(s)	Considers that the document is clear and understandable especially the approach to reach the difficult to reach during consultation stages, i.e. the public.
Officer Response	Welcome the support
Suggested modification	Not applicable

Q1b: Does the draft Delivery Agreement make clear the appropriate steps/ stages in respect of the Joint LDP preparation?

Q2a: Do you consider the proposed timetable for the preparation of the Joint LDP to be realistic and deliverable?

Respondent	Llanystumdwy Community Council
Comment(s)	Concerned that the timetable for undertaking the evidence review and steps 2 and 3 is too long and that the consultation period is too short.
Officer Response	The guidance published by the Welsh Government suggests that the process should not take more than about 4 years. Review of progress made by local authorities across Wales who are already going through the process clearly shows that the timetable included in the DA is required in order to complete the tasks robustly
Suggested modification	Not applicable

Respondent	Llanystumdwy Community Council
Comment(s)	Notes the reference to identifying the evidence base in terms of the social, economic and environmental characteristics of the area.
Officer Response	Linguistic and cultural matters will be covered by the social theme included in the Scoping Report of the JLDP
Suggested modification	Not applicable

Q2b: Are there additional risks to the delivery of the Joint LDP besides those set out in the Draft DA?

Respondent	Grwp Bae Hirael
Comment(s)	<p>(1) It is not clear how serious conflict issues (e.g. nuclear power) get resolved.</p> <p>(2) There are doubts whether it is robust enough to fit in with WAG aim of cutting carbon emissions 3% annually</p>
Officer Response	<p>(1) Appendix 6 of the Delivery Agreement refers to risks that arise from a possible lack of consensus about issues, i.e. conflicting views expressed by consultation bodies, conflicting political views as well as conflicting views expressed by different services within the Councils, as well as measures to reduce such risks arising or the effects of the risks. Depending on which stage the JLDP has reached, having considered any opposing views expressed by stakeholders, the decision regarding the Plan's approach to different issues will be determined by either Anglesey County Council's Board of Commissioners/ Executive Committee and Gwynedd Council's Board, or the Joint Planning Policy Committee. Paragraph 4.1.1 and Appendix 4 of the Agreement refer to decision making roles of committees. Paragraph 4.1.1 could be amended to refer to the committees' role in terms of dealing with opposing views.</p> <p>(2) The Delivery agreement is a project document that sets out the timetable for preparing the JLDP as well as how and when the public and others can take part in the process. There is no requirement for it to set out the response to the issues that are locally important.</p>
Suggested modification	<p>(1) Amend paragraph 4.1.1 in accordance with the text shown below:</p> <p>“Having considered all the relevant evidence, including opposing views expressed by different stakeholders, it will be the responsibility of the Anglesey Council Board of Commissioners/ Executive Committee and Gwynedd Council's Board to make decisions about the content of documents early in the process of preparing the Joint LDP, i.e. the Delivery Agreement and the Pre-deposit Documents. The Joint Planning Committee will then make similarly informed decisions about the content of documents at other stages in the Plan preparation process, except where the authority of the full Councils is a statutory requirement. The table in Appendix 4 identifies the role of the various committees.”</p> <p>(2) No modification</p>

Q3a: Does the Community Involvement Scheme make it clear how and when you or organisation can get involved?

Respondent	CTC – Gwynedd & Anglesey
Comment(s)	Fe ddylai CTC fod ar y rhestr o ymgynghorwyr/ CTC should be on the list of consultees
Officer Response	Modify the Appendix by adding CTC to the list of general consultation bodies.
Suggested modification	Include CTC in the list in Appendix 7.

Q3b: Do you consider that the methods of involvement identified in the CIS are appropriate?

Respondent	Grwp Bae Hiracl
Comment(s)	Do not assume that everyone uses computers. Make use of other networks, e.g. NGOs, employers, Bangor University.
Officer Response	The Councils are keen to engage with as many individuals, organisations and bodies as possible. However, we must be practical and realistic. Section 6.5.1 of the DA refers to a number of methods that can be used to engage with different stakeholders. The intention is to use the methods that are the most appropriate to the audience, topic and the stage in the process. Section 6.5.2 refers to the use of existing established networks and Appendix 7 of the DA will include a list of known organisations and bodies that can be described at general consultation bodies. The Joint Planning Policy Unit will contact other Units/ Services within the Councils that specialise in specific topics prior to the release of the final DA and throughout the JLDP process to try to ensure that relevant stakeholders are identified.
Suggested modification	Add to the list of general consultation bodies post consultation with the Councils' other Units/ Services

Respondent	Envirowatch UK
Comment(s)	Support the intention to engage with children and young people.
Officer Response	Welcome the support.
Suggested	Not applicable

modification	
Respondent	Llanystumdwy Community Council
Comment(s)	Suggests that a strong voice should be given to young families that cannot afford to purchase houses/ access houses to stay in their locality Enquiring as to whether “community papers” include area papers.
Officer Response	Yes
Suggested modification	Not applicable

Q3c: Is it clear what contribution you can or are expected to make?

Respondent	CTC – Gwynedd & Anglesey
Comment(s)	We welcome the reference to transport/ to safety, to health, to sustainability, and to social exclusion. CTC can contribute to all of these.
Officer Response	Modify the Appendix by adding CTC to the list of general consultation bodies.
Suggested modification	Include CTC in the list in Appendix 7

Q3ch: Can you identify any additional statutory, specific or general consultation bodies to those listed in the draft DA?

Respondent	CTC – Gwynedd & Mon/ Anglesey
Comment(s)	Include CTC
Officer Response	Modify the Appendix by adding CTC to the list of general consultation bodies.
Suggested modification	See Appendix 7 to the Delivery Agreement
Respondent	Grwp Bae Hiracl
Comment(s)	Add the following to the list of consultees: CTC Sustrans RSPB NW Wildlife Trust

	Ramblers Association Friends of the Earth Transition Town Bangor Rail and Bus User Group Grwp Bae Hirael
Officer Response	Include the above in Appendix 7.
Suggested modification	See Appendix 7 to the Delivery Agreement

Respondent	Watkin Jones Homes
Comment(s)	Add the following to the list of consultees: Chartered Institute of Building – North Wales Centre HBF – Home Builders Federation
Officer Response	Modify the Appendix by adding the abovementioned organisations to the list of general consultation bodies.
Suggested modification	Include CTC in the list in Appendix 7

Respondent	SUSTRANS
Comment(s)	Add the following to the list of consultees: Sustrans Cymru TAITH TRACC
Officer Response	Include the above in Appendix 7.
Suggested modification	Include CTC in the list in Appendix 8

Respondent	Entec
Comment(s)	(1) Transco is now part of National Grid (2) Include the gas and electricity distribution companies for the area: SP Energy Networks and Wales and West Utilities.
Officer Response	Modify the Appendix in accordance with the above comment.
Suggested modification	Delete reference to Transco in Appendix 8 Add SP Energy Networks & Wales and West Utilities to Appendix 8

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Q3d: Do you consider that the appropriate Multi-Agency Partnerships have been identified to achieve a representative plan?

Respondent	Grwp Bae Hiracl
Comment(s)	Fe ddylai mwy o NGOs amgylcheddol a chluant fod yn rhan o'r broses/ There need to be more environmental and transport NGOs involved
Officer Response	Ensure that Appendix 7 includes a range of environmental and transport organisations and bodies that operate in the local area.
Suggested modification	See Appendix 7 to the Delivery Agreement

Q4: Do you have any additional comments or suggestions in relation to the draft Delivery Agreement?

Respondent	Grwp Bae Hiracl
Comment(s)	(1) More needed on WAG 3% carbon cut, peak oil, rising sea levels, transport and planning, active travel and public health, localism, ensuring investment remains in local area. (2) Include road safety stats on page 31
Officer Response	It must be remembered that the Delivery Agreement is a project document that provides a broad and detailed timetable for preparing the Joint LDP as well as stating how and when stakeholders can become involved. Whilst it is expected that the document describes the area there is no need to go into detail. It is agreed that the matters referred to should be considered. More information will be included in the SA Scoping Report and in Background Papers that will deal with specific topics/ themes. But it is agreed that Appendix 2 can be amended to include relevant headline information.
Suggested modification	See Appendix 2 to the Delivery Agreement.

Respondent	Watkin Jones Homes
Comment(s)	The draft document refers to the Assembly and the Welsh Assembly Government in a number of locations and these should be revised to reflect the recent change in name to the Welsh Government.

Officer Response	Modify the document to reflect the recent changes
Suggested modification	Ensure that the document refers to the Welsh Government rather than the Welsh Assembly Government.

Respondent	Fforwm Mynediad Lleol Arfon & Dwyfor Local Access Forum
Comment(s)	<p>(1) Disappointed that the relevant Local access Forums are not listed under “Possible Membership of Key Stakeholders Group”. Strongly feel that the Local access Forums should be involved in this process in their own right or through representation on Gwynedd and Anglesey Citizen Panels.</p> <p>(2) Table 5 was missing from the document.</p> <p>(3) Concerned there is very little reference made to issues of access and public rights of way. We feel that the document should contain specific references to these issues and their importance to the health and well being of local communities and to the economy of the area, e.g. statistics for the value of tourism, particularly walking based tourism, and the number of jobs which the sector provides.</p> <p>(4) Would like to see proper estimates of costs of producing this agreement, particularly the cost of external consultants, and likewise accurate estimates of the financial benefits of the Plan to the participating Local Authorities.</p>
Officer Response	<p>(1) Agree to include a representative of the Local Access Forums on the Key Stakeholder Group and include the names of all the Local Access Forums in Appendix 7.</p> <p>(2) Table 5 was included on page 16. A box can be included around the text to improve clarity.</p> <p>(3) It must be remembered that the Delivery Agreement is a project document that provides a broad and detailed timetable for preparing the Joint LDP as well as stating how and when stakeholders can become involved. Whilst it is expected that the document describes the area there is no need to go into detail. It is agreed that the matters referred to should be considered. More information will be included in the SA Scoping Report and in Background Papers that will deal with specific topics/ themes. But it is agreed that Appendix 2 can be amended to include relevant headline information.</p> <p>(4) The Delivery Agreement was prepared in</p>

	<p>accordance with the Regulations and the Welsh Government's handbook. There is no requirement to provide details relating to the cost of preparing the Agreement. No external consultants were used to prepare it. There may be instances that the Council's capacity may need to be increased in order to better understand some topics or aspects of them. It is important that sufficient resources are set aside for commissioning external consultants. The Delivery Agreement identifies how much has been set aside if this is required. It isn't possible to estimate with any degree of accuracy what economic benefits will be derived from the Joint LDP to both Councils and there is no requirement to do so according to the Regulations and the handbook.</p>
Suggested modification	Gweler Atodiad 2 i'r Cytundeb Cyflawni a'r newidiadau golygyddol/ See Appendix 2 to the Delivery Agreement and the editorial changes
Respondent	SUSTRANS
Comment(s)	Concern that there is only one reference to transport in the draft delivery agreement. The JLDP will have an effect on transport and this should be considered at an early stage.
Officer Response	The Agreement should not go into detail regarding matters that are important locally. More information will be provided in the Sustainability Scoping Report and in background papers about specific topics. These and discussions with stakeholders will in turn influence the contents of the JLDP
Suggested modification	No modification

Respondent	Environment Agency
Comment(s)	Welcome the intention to draw up a Strategic Flood Consequences Assessment as noted in Table 5 of the Draft Delivery Agreement, and that we are noted as a specific consultation body in Appendix 8. However, we would recommend the inclusion of flood risk as a Key Strategic Fact and Figure within Appendix 2, as this will become increasingly more important when taking climate change into account.
Officer Response	Agree with the comment
Suggested modification	Include reference to the matter raised in Appendix 2

General comments of support were received from the following:

Llanengan Community Council
The Coal Authority

Appendix 5 – Letter from Welsh Government regarding slippage to timetable

Tai ac Adfywio
Housing and Regeneration



Llywodraeth Cymru
Welsh Government

Ms N. Davies
The Joint Planning Policy Unit
Town hall
Bangor
Gwynedd
LL57 1DT

Eich cyf/Your ref
Ein cyf/Our ref: qA 907404

22 January 2014

Dear Nia,

**Anglesey and Gwynedd Joint Local Development Plan: Delivery Agreement
Regulation 9 and 10 of the Town and Country Planning (Local Development Plan)
(Wales) Regulations 2005**

Thank you for your letter, 10 January 2014, requesting the Welsh Government's agreement to minor revisions to the Joint LDP timetable to provide for a later deposit plan consultation date and a 1 month extension of the overall plan preparation period.

The unique local electoral circumstances contributing to the delay in consulting on a deposit plan are noted while the intention to make up lost ground so that a plan can still be adopted in spring 2016 is appreciated.

On behalf of the Welsh Ministers I **confirm agreement** to this amended version of the Delivery Agreement as provided for by the section 63(4) of the Planning and Compulsory Purchase Act 2004 along with regulation 9 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005.

The Delivery Agreement should now be made available publicly in accordance with the requirements indicated in Regulation 10 including updating the LDP web-site.

The revised Delivery Agreement timetable will be challenging but as a commitment by both Councils it is expected that it will be followed conscientiously and further amendments should be avoided. Continued corporate responsibility for the plan preparation exercise is essential in view of the need for a new plan to be in place when the Gwynedd UDP expires (2016) and to get an adopted plan in place for Ynys Mon as soon as possible.



Parc Cathays • Cathays Park
Caerdydd • Cardiff CF10 3NQ

English Enquiry Line 0845 010 3300
Llinell Ymholiadau Cymraeg 0845 010 4400
Gwefan • website: www.wales.gov.uk

If you wish to discuss this or any other development plan matters then please do not hesitate to contact the Development Plan team.

Yours sincerely



Mark Newey
Head of Plans Branch
Planning Division
Welsh Government

Appendix 6 – List of Topic and Background Papers

Topic Paper 1	Candidate Sites Assessment (2013)
Topic Paper 1A	Candidate Sites Assessment – update (2015)
Topic Paper 2	Relevant Strategies and Plans (2015)
Topic Paper 3	Population and Housing (2015)
Topic Paper 4	Describing the housing and spatial growth (2013)
Topic Paper 4A	Describing the housing and spatial growth – update (2014)
Topic Paper 5	Developing the settlement hierarchy (2015)
Topic Paper 6	Urban Capacity Study (2015)
Topic Paper 7	Retail (2013)
Topic Paper 8	Strategic Flood Consequence Assessment (Level 1) (2013)
Topic Paper 9	Tourism (2013)
Topic Paper 10	Welsh Language and Culture (2015)
Topic Paper 10A	Language Profile - Gwynedd (2014)
Topic Paper 10B	Language Profile - Anglesey (2014)
Topic Paper 11	Minerals (2015)
Topic Paper 12	Waste (2015)
Topic Paper 13	Community Infrastructure (Baseline Information) (2015)
Topic Paper 14	Open Space Assessment (2015)

Topic Paper 15	Transport (2015)
Topic Paper 16	Student accommodation (2015)
Topic Paper 17	Local Market Housing (2015)
Topic Paper 18	Identifying Gypsy and Traveller Sites (2015)

Background Paper	Affordable Housing Viability Study (2013)
Background Paper	Affordable Housing Viability Study – update (2014)
Background Paper	Employment Land Study (2012)
Background Paper	Retail Study Gwynedd and Anglesey (2013)
Background Paper	Review of Special Landscape Areas Gwynedd and Anglesey (2013)
Background Paper	Gwynedd Landscape Strategy (Update 2012)
Background Paper	Anglesey Landscape Strategy (Update 2011)
Background Paper	Scoping Renewable Energy Opportunities Gwynedd (2012)
Background Paper	Anglesey Renewable Energy Capacity Study (2014)
Background Paper	Housing and Language Study Gwynedd and Anglesey (2014)

Background Paper	Gwynedd and Anglesey Population and Household Forecasts: Assumptions, methodology and scenario results (2014)
Background Paper	Explaining the difference between the Welsh Government's 2008 based and 2011 based projections for Gwynedd (2014)
Background Paper	Explaining the difference between the Welsh Government's 2008 based and 2011 based projections for the Isle of Anglesey (2014)
Background Paper	Scoping of potential development sites: Pwllheli (Development Appraisal Report) (2014)

Appendix 7 – Call for Sites Official Notice and Article



CYNGOR SIR YNYS MÔN /
ISLE OF ANGLESEY COUNTY COUNCIL
CYNGOR GWYNEDD COUNCIL



Uned Polisi Cynllunio ar y Cyd
Gwynedd a Môn

Anglesey and Gwynedd
Joint Planning Policy Unit

Cynllun Datblygu Lleol ar y Cyd

Joint Local Development Plan

Galw am Safleoedd Posib

Call for Candidate Sites

Mae Rhan 6 Ddedd Cynllunio a Phrynu Gortodol 2004 yn rhoi dyletswydd ar Awdurdodau Lleol yng Nghymru i gynhyrchu Cynllun Datblygu Lleol. Mae Cyngorau Gwynedd ac Ynys Môn yn paratol Cynllun Datblygu Lleol ar y Cyd (CDLU ar y Cyd) fydd yn adnabod tir i fodoni anghenion datblygu'r ardal am y 15 mlynedd nesaf.

Part 6 of the Planning and Compulsory Purchase Act 2004 places a duty on Local Authorities in Wales to produce a Local Development Plan. Gwynedd and Anglesey Councils are preparing a Joint Local Development Plan (JLDP) that will identify land to meet the area's development needs for the next 15 years.

Mae'r Uned Polisi Cynllunio ar y Cyd (UPCC), ar ran Cyngor Gwynedd a Chyngor Sir Ynys Môn, eislaw gwybod am safleoedd posib i'w datblygu neu i'w gwarchod o fewn ardal y CDLU ar y Cyd. Estynnir gwahoddiad ffurfiol i ddatblygwyr, tirfeddlanwyr, Cyngorau Cymuned, aelodau'r cyhoedd a phartion eraill a ddirdeb gyflwyno safleoedd fel safleoedd posib i'w cynnwys yn y cynllun. Nodwch nad yw ardal y CDLU ar y Cyd yn cynnwys ardal Parc Cenedlaethol Eryri.

The Joint Planning Policy Unit (JPPU), on behalf of Gwynedd Council and the Isle of Anglesey County Council, want to know about candidate sites for development or protection within the JLDP area. Developers, landowners, Community Councils, members of the public and other interested parties are formally invited to submit sites for potential inclusion within the plan. Please note the JLDP area does not cover the Snowdonia National Park area.

Bydd y cyfnod Galw am Safleoedd Posib yn cychwyn ar 11 Hydref ac yn para am bedwar mis, hyd 13 Chwefror 2012. Rhaid llenwi ffurflen Safle Posib. Bydd gofyn i unrhyw un a gyflwynodd achos am safle posib yn yetod cyfnod galw am safleoedd posib y cyn CDLU Môn, gyflwyno'u hachos unwaith eto mewn perthynas â'r CDLU ar y Cyd.

The Call for Candidate Sites period will start on the 11 October and will remain open for 4 months, until 13 February 2012. A Candidate Site form must be completed. Anyone who made a case for a candidate site during the former Anglesey LDP call for sites stage will need to make it again in relation to the JLDP.

Nodwch y bydd yr holl Safleoedd Posib a gyflwynir yn cael eu cynnwys ar Gofrestr Safleoedd Posib, a bydd modd gweld y gofrestr hon ar y gwefannau a bydd copïau papur ar gael i'w darllen yn Neuadd y Dref, Bangor; Derbyntaf Gwasanaeth Cynllunio, Pwllheli; ac yn Nerbynta Cynllunio a Gwarchod y Cyhoedd (Rovacabin), Cyngor Sir Ynys Môn. Mae'n bwysig nodi bod y broses o ystyried Safleoedd Posib yn un agored a thryloyw, felly, ni ellir ymdrin ag unrhyw achos a gyflwynir mewn modd cyfrinachol.

Please note all of the Candidate Sites submitted will be included on a Candidate Site Register, which will be available for inspection on the websites and paper copies will be made available for inspection in the Town Hall, Bangor, in the Planning Service Reception, Pwllheli, and in the Planning and Public Protection Reception (Rovacabin) of the Isle of Anglesey County Council. It is important to note that the consideration of Candidate Sites is an open and transparent process, therefore submissions cannot be treated as confidential.

Nodwch nad yw'r broses Safleoedd Posib gyfelytr ag ymrwymiad gan y Cyngorau i ddwyn safleoedd ymlaen i'r CDLU ar y Cyd.

Please note that the Candidate Sites process does not represent a commitment on the part of the Councils to take sites forward to the JLDP.

Gweler gwybodaeth bellach a manyllion ynghylch y meini prawf aegu ar gyfer y broses o ystyried safleoedd ar wefannau'r Cyngorau:

www.gwynedd.gov.uk/cofres_trsa_fle_posib
www.ynysmon.gov.uk/cofres_trsa_fle_posib

Further information and details about the assessment criteria for consideration of sites can be found on the Councils' website:

www.gwynedd.gov.uk/candidatelistregister
www.anglesey.gov.uk/candidatelistregister

Fel arall, gallwch gysylltu â'r UPCC ar 01286 685002, neu anfon e-bost at polisicynllunio@gwynedd.gov.uk

Alternatively you can contact the JPPU on 01286 685002 or via email at planningpolicy@gwynedd.gov.uk

Dyddiad/Dated: 06.10.11

Aled Davies
Bennaeth Adran Rheoleiddio, Cyngor Gwynedd /
Head of Regulatory Department, Gwynedd Council

Jim Woodcock
Bennaeth Gwasanaeth Cynllunio a Gwarchod y Cyhoedd, Cyngor Sir Ynys Môn /
Head of Planning and Public Protection Service, Isle of Anglesey County Council

□

Searching for potential development sites in Gwynedd and Anglesey

Gwynedd Council and the Isle of Anglesey County Council have set up a Joint Planning Policy Unit (JPPU) which is responsible for producing a Joint Local Development Plan (JLDP) for both local planning authority areas - which excludes areas of Gwynedd within the Snowdonia National Park. The JLDP will identify land to meet Gwynedd and Anglesey's development needs for the next 15 years.

Working on behalf of both Councils, the JPPU wants to know about potential sites for development or protection within the Joint Local Development Plan area. The joint unit – which covers the whole of Anglesey and Gwynedd excluding the areas within the Snowdonia National Park - is eager for developers, landowners, Community Councils, members of the public and other interested parties to formally submit sites for potential inclusion within the plan.

All sites submitted will be placed on a Candidate Sites Register which will be made available for inspection on both Council's websites and paper copies will be made available for inspection in the Town Hall, Bangor; Siop Gwynedd, Council Offices in Pwllheli; Siop Gwynedd, Council Offices in Dolgellau and in the Planning and Public Protection Reception (Rovacabin) of the Isle of Anglesey County Council offices at Llangefni. The Register will be formally opened on 11 October 2011 and will remain open for four months.

The JPPU will contact individuals and organisations which have previously submitted a site for inclusion on the withdrawn Anglesey Local Development Plan to notify them that a new Candidate Site Register is being opened and to inform them that resubmission is necessary should they wish for their original submission to be included on the JLDP Candidate Site Register.

Councillor Gareth Roberts, Gwynedd Council's Senior Portfolio Leader for the Environment, believes it is very important that everyone makes the most of this opportunity to either submit land for development or to highlight land that should be protected for its environmental, landscape or recreational value.

He said: "A key element in developing Local Development Plans is to identify potential sites, known as Candidate Sites, for a range of land uses including housing, employment and other uses such as for community use and recreation. It is also important to identify sites that need protecting for their special landscape, open space or conservation value."

Alex Aldridge the Anglesey Commissioner with Portfolio responsibilities for Economic Development, Environment and Highways and Transportation said: "The call for sites is an important information gathering exercise which will hopefully ensure that potentially sites for inclusion within the JLDP are carefully considered and consulted upon at an early stage of the Plan preparation process."

Further information and details about the assessment criteria for consideration of sites can be found on the Councils' website:

www.gwynedd.gov.uk/candidatesiteregister or www.anglesey.gov.uk/candidatesiteregister

Alternatively you can contact the JPPU on 01286 685002 or email: planningpolicy@gwynedd.gov.uk

Appendix 8 – Pre-Deposit Stage Participation – Key Stakeholder Feedback

1 Introduction

1.1 Preparation of the JLDP is at the pre-Deposit Participation stage required by Regulation 14 of the Local Development Plan Regulations (2005). This involves engaging stakeholders in the generation of alternative planning strategies and options for future development

1.2 The groups that were contacted were as follows:

- (i) Key Stakeholder Group (cross boundary)
- (ii) Housing Group (cross boundary)
- (iii) Elderly Persons Forum Gwynedd
- (iv) Elderly Persons Group (Llangefni & Amlwch)
- (v) Llais Ni (Children and Young Person Forum – Anglesey)
- (vi) Children and Young Person Forum – Gwynedd
- (vii) Core Disability Group - Gwynedd
- (viii) LDP Strategic Project Group – Gwynedd

Seminars for Councillors were also arranged.

1.3 Part 1 of this Appendix sets out the comments received during meetings with the above groups. The format of these meeting were tailored according to the group and the time available to raise awareness and discuss matters.

1.4 A questionnaire was published with the Draft Engagement Document, which asked stakeholders to express opinions about issues, vision, objectives and their preferences for the suggested housing growth options and spatial distribution options contained in the Draft Engagement Document.

1.5 The responses to the questionnaire are summarised in Part 2 of this Appendix

1.6 Some stakeholders made comments on non-land use planning matters. These comments will be referred to the relevant Service in each Authority. Other stakeholders made comments about issues that will be taken into consideration at the more detailed stages in the JLDP preparation process

1.7 The groups and those who presented written comments generated a wide range of opinions. It is unsurprising that not all of these comments are compatible with each other. However, it has been possible to identify certain broad themes and preferences, which have been useful in developing alternative issues, vision, objectives, housing growth options and spatial development options.

PART 1

The following are notes of meetings held with different stakeholders:

Key Stakeholder Group - established in accordance with the JLDP Delivery Agreement

The table below summarises the discussion by the group:

Key Issue No.	Summary of the Discussion
1	Electronic accessibility – access to this was by now entirely key; this should be a separate point.
6	Housing – the age of the housing stock was a problem because of their condition etc.
12	The Vitality of Town Centres - <ul style="list-style-type: none"> • Large villages played an important role in some areas and reference should be included to these also. • A discussion was held on the general wishes of people for the location of shops versus the role of town centres / large villages. The opinion was that a balance was important to safeguard those people who could only go to the town centre, especially if fuel costs increased in future. • Location of important developments that relied on transport links to them also.
14	Tourism– <ul style="list-style-type: none"> • There was a need to note the economic benefit derived from tourism to the area. • Believed there was a need to add language at this point.
19	Energy – There was a need to ensure opportunities for micro-production where possible at local level. Also, promote sustainable energy at a broader level, e.g. the construction industry.
20	Waste – Need to add waste management.
22	Infrastructure – To note that there was a possibility of water shortage in some parts of the area (Welsh Water would have more information).
Gap	Safe Communities – no reference made to these, although page 5 of the document referred to the “...Need for safe and secure communities...” There was a need also to refer to this in the vision.
Gap	Workforce skills – Need to ensure that the workforce had the appropriate skills to take advantage of possible opportunities in the future to bring long-term benefits to the area. Ensure that there was no need to have a workforce from outside the local area in order to achieve the vision of Energy Island / Green Gwynedd and other projects. To include Wylfa B, along with other small energy projects.
Gap	Education – It was felt that there should be a reference to the importance of Vocational Education in the document.
General	It was noted that there was a need to consider that the basis of the statistics were going to change, especially when the figures of the 2011 Census were released – this could possibly lead to providing a different focus for some of the visions. Reference was made to more recent information regarding deprivation.
General	Reference was made to the fact that there was a need to plan for an ageing population. It was important to have a local provision of facilities along with good public transport.

Vision

- The vision should focus on enabling people to live and work in the area
- Important to focus on the green agenda in terms of work opportunities
- Need to refer to safe and secure communities
- Important to align with service providers' plans/ strategies
- Text in last bullet point is negative and questioned its inclusion in the vision

Strategic Objectives

Point 19 – Change English version from “needs of minerals’ to “needs for minerals”.

Point 20 – Parking/ car sharing is an issue in the area. Reference should be made to strategically placed car sharing parking area. Refer also to Sustainable Transport Plan

Point 6 & 14 – Need to think creatively about using broadband. Need to encourage the idea of working locally/ near to home, e.g. small industrial units.

Point 1 – This refers to places where people want to live but options do not favour this idea

Point 4 – Too broad and may be going beyond a land use plan, particularly the reference to reducing fears about crime

Point 8 – Ambitious aim and may be more appropriate in a Community Plan

Growth options

- Need to ensure that the growth options are sustainable
- Important to ensure that young people are able to access a choice of housing accommodation located in places that are accessible to work opportunities;
- Need to ensure that growth options provide opportunities for local need affordable housing, given the current lack of supply and low wages in the area
- Need to consider the impact of Wylfa B, particularly in terms of accommodating construction workers over a relatively short period of time. Reference was made to a proposed study that would examine practical models to deliver the required accommodation
- New major infrastructure developments will provide a golden opportunity to gain skills relating to sustainable construction techniques
- Importance of factoring in empty houses into the equation – need to encourage the re-use of houses
- Need to apply population and household projections carefully given that they express possible growth levels based on recent trends
- The preferred housing growth option should be flexible enough to be able to deal with changing circumstances
- Emphasis on the need for sufficient evidence to make an informed judgment

Spatial distribution options

- Development outside the main centres was supported in order to safeguard and promote the Welsh language and culture in rural communities
- Need to be able to respond to future requirements and be flexible

**Anglesey and Gwynedd Joint Local Development Plan
Public Participation Period Winter 2011/12**

Older People's Forum Gwynedd

Community Centre, Porthmadog

9 December 2011

Officers present: Heledd Hughes and Nia Davies (Joint Planning Policy Unit)

The Group:

1. Introduction

A brief presentation was given to the group using slides in order to:

- Raise awareness about the Joint Planning Policy Unit
- Let them know about the JLDP process and the timetable
- Let them know how the Group can provide an input into the process
- Raise awareness about the issues that have been identified and ask their views about them
- Suggest different growth levels that may be appropriate for the area
- Suggest possible distribution patterns.

Reference was made to the timetable for submitting views and how to do so. The group's initial views about the issues that need to be tackled were sought as well as views about the number of houses and their distribution.

2. Issues

- On street parking creating problems
- Bus timetables not always useful
- Bus stopping places not always suitable – particular reference made to the bus stop at Ysbyty Gwynedd – supposed to be a temporary arrangement
- Vacant properties and missed opportunities to find alternative uses for them, e.g. as residential units
- Manage the availability and occupancy of affordable housing – need to examine the wording of S106 agreements
- Waste – too much being created, lack of facilities to deal with all types of waste, waste collection facilities
- Empty shops in town centres – creating a poor impression and availability of easily accessible shops for all
- Employment sites being created but staying vacant for a long time – do we need them?
- Places being ignored – reference made to the banks of rivers and streams in towns and nearby
- Loss of public facilities such as toilets – affecting communities and visitors

3. Housing growth levels and location

- No matter how many houses are enabled, it is important to get the right type of housing in terms of tenure (open market and social), type (bungalows, accommodation for the elderly)
- Do we need more new housing since there are so many for sale and vacant around the area
- Direct more housing to Bangor

- Consider the effect of the University on the availability of housing for families and other people that require permanent housing
- Consider the effect of second and holiday homes when deciding the number of houses and their location
- Need to fill vacant posts

**Gwynedd and Anglesey Joint Local Development Plan
Public Participation Period Winter 2011/12**

Anglesey Older People's Meeting

Llangefni Church Hall

8 December 2011

Present – There were five people present at the meeting. These individuals were members of the Llangefni Older People's Group.

Apologies – none received.

1. Introduction

The process of preparing the Joint Local Development Plan was presented, and the importance of public participation in the process was emphasised.

2. Discussion

The discussion was opened to ask group members for information on the issues of concern to them. The issues raised were as follows:-

- A percentage of housing should be designated for retired people (similar to the affordable housing policies).
- Sheltered housing should be designated in the Development Plan
- Bus services in rural areas
- Supplementary Planning Guidance for sheltered housing and housing for elderly people
- The need for a policy in the Joint LDP on elderly people's needs (sheltered housing needs, elderly people's homes etc.)
- Gated communities for pensioners.
- Support for Age Cymru.
- Housing associations and private developers should provide smaller sized buildings for pensioners.
- Insufficient housing in the right locations.
- Not enough small shops in villages
- Housing – a bungalow (2 bedrooms) should be incorporated into all housing developments: either privately funded or by the Council.
- Prices threaten the future of market stalls – Llangefni is meant to be a market town!
- Vacant shops in towns.
- Too much waste being produced.
- Young people leaving the area

- Vacant flats, etc. The Council leaves them vacant for long periods when there is demand for accommodation.
- More small businesses (shops), plenty of hairdressers and restaurants available.
- Improve markets and support more traders. Support Age Cymru as it is very beneficial to communities, especially in remote areas, where there is a risk of depression. Integration is extremely important.
- Too many large houses being built. Young couples have no hope of finding houses.
- Vacant shops / flats.
- Sheltered housing – the need for specific types of housing for specific groups of people.
- Wylfa – training for local people to be able to compete for jobs.
- A lack of buses between 2-5 in the villages. There should be a 7-seater bus.
- Car Link Môn.
- Tourism – cycling paths.
- Insufficient playgrounds within the area.
- High quality broadband needed for businesses.

3. Housing Distribution

We were eager to know whether the group members were of the opinion that housing developments should be located solely in urban areas, or whether there should be a mix of housing developments in urban and rural areas. The view was unanimous that housing developments should be distributed both in urban and rural areas, rather than being located solely in urban areas.

4. Housing Figures

There are a number of different options regarding the numbers of houses that will need to be developed during the Plan's lifespan. These options were presented to the group members. Following a discussion, it was decided that the housing figures should be balanced, and should be an average of the total of all the options.

**Joint Local Development Plan – Anglesey and Gwynedd
Public Participation Period Winter 2011/12**

Meeting of Older People Group, Anglesey

Canolfan Goffa, Amlwch

23 January, 2012

Present – 20 people present at the meeting. These individuals were members of the 'Older People Group' Amlwch

Apologies - None

4. Presentation

Presentation on the process of preparing a Joint Local Development Plan, stressing the importance for members of the public to be part of the process.

5. Discussion

The discussion was opened up to the floor to obtain views from individuals about what matters were of concern to them. The matters raised included:-

- Shops closing in Town resulting in less choice and price competition
- Cheaper to do main shop in Holyhead or Bangor rather than Amlwch
- Request better community facilities
- Concerned about loss of chemist shop in town, although there is a dispensary in the medical centre. Less choice for toiletries, sundries etc
- Decline in Amlwch Market in recent years, Cost of Stall £15:00 prohibitively expensive
- Suggestion made for holding indoor market
- Concern expressed regarding the need to plan for two LPA areas and the distances involved in attending meetings etc
- Concerned about infrequent bus service and cost of fares
- Suggest greater use of smaller buses
- Cost of taxis prohibitive
- High number of empty shops and houses in Amlwch
- Many stated that they would welcome the opportunity to relocate to smaller sheltered type accommodation with facilities (buy, part buy /part rent, rent)
- Preference for bungalows to flats/apartments
- Concerned about closure of Amlwch Swimming pool as it is always busy
- Suggest simplified payment system rather than having to pay different amounts for different activities
- Not enough activities for youths. Two youth clubs in Amlwch operating once a week. (shortage of group leaders)
- Slow broadband and not spots disadvantageous to small businesses
- Concern expressed regarding the number and size of wind turbine proposals resulting in harm to beautiful scenery
- Generally support the building new nuclear power station at Wylfa because of the jobs created
- Concerned that local people will not be offered the jobs at Wylfa
- Consider that empty homes should be reoccupied before new houses built
- Concerned about school closures.

**Gwynedd and Anglesey Joint Local Development Plan
Public Participation Period Winter 2011/12**

Llais Ni Môn

Mona Showground

15 December 2011

Present – six people were present at the meeting, including individuals from the county's secondary schools and Coleg Menai.

Apologies – none received.

1 Introduction

The process of preparing the Joint LDP was presented to them, followed by an open discussion on matters of concern to them.

2. Discussion

The matters raised were as follows:-

Transport

- Public transport
- Buses services need to be improved – not on time
- Bus services not dependable
- Not enough public transport
- Not enough public transport routes
- A need for cycle paths
- In rural locations public transport can take a long time

Facilities

- Leisure Centres needed
- A cinema is needed on Anglesey
- Other types of leisure facilities apart from leisure centres are needed
- Local services are needed
- More shops are needed

Housing

- High house prices
- New housing needed on Anglesey
- Houses are expensive – how can we possibly keep local people on the island?
- Individuals are given priority over hard-working people
- Housing for local people needed. Housing development for shared rentals should be considered

Jobs

- More jobs needed – insufficient jobs for the island's residents
- How is it possible to attract good jobs with good salaries without impacting on locations
- A lack of full-time jobs
- A lack of interesting/challenging jobs
- Wylfa B development will bring opportunities

Courses

- Courses are needed to enable people to gain skills in school/higher education, e.g. first aid, health and safety, fire safety
- Coleg Menai has undergone substantial development recently. Is further development required?
- More courses needed in the colleges/university

Tourism

- Nothing to attract people to the Island
- A lack of marketing of the Island
- Marketing is needed on the cruise ships
- Nature should be used to attract people
- The Island Games – Anglesey needs to host them, but no facilities available

3. Where would you like to live?

The individuals were asked to note on a table where they wished to live in the future. The results were as follows:-

Holyhead	
Amlwch	
Llangefni	
Bangor	
Caernarfon	✓
Porthmadog	✓
Pwllheli	
Another town in Gwynedd / Anglesey	
Another village in Gwynedd / Anglesey	✓ (Llannerch-y-medd)
Rural Anglesey / Gwynedd	
Cardiff	✓
Another location in Wales	✓
England	
Somewhere else	✓ (Australia)

4. Where should houses be developed

We were eager to know whether the group members were of the opinion that housing developments should be located solely in urban areas, or whether there should be a mix of housing developments in urban and rural areas. The view was unanimous (6-0) that housing developments should be distributed both in urban and rural areas rather than being located solely in urban areas.

**Gwynedd and Anglesey Joint Local Development Plan
Public Participation Period Winter 2011/12**

**Gwynedd Children and Young People’s Meeting
Caernarfon Leisure Centre**

28 November, 2011

Present – There were 13 people present at the meeting. These individuals were members of the Llangefni Older People's Group.

Apologies – none received.

1. Introduction

The process of preparing the Joint LDP was presented, followed by an open discussion on matters of concern to them.

2. Discussion

The responses received included:-

Land Use

- The need to make good use of land
- Woodlands near towns/houses prevent further development

Jobs

- No jobs available
- More jobs needed

Transport

- Minor roads need to be resurfaced – in poor condition
- Better street lighting required
- Better management of the public transport bus system
- Road Safety. A suggestion that mirrors should be placed on dangerous roads
- Salt grit bins needed in rural locations

Housing

- No Houses. No Money. No Land
- Houses need to be built for more people
- As no jobs are available, unable to afford to buy a house
- A lack of houses in Blaenau Ffestiniog

Facilities

- An improved park is needed
- A youth club/centre open every evening is needed, to draw young people from the streets
- A lack of entertainment – cinemas and bowling alleys
- An improved village hall
- A shop is needed in Mynydd Llandygai
- The Council needs to help to open a shop in Tregarth
- More shops needed in small villages
- Larger shops are needed.

Housing distribution

They were asked whether houses should be mainly distributed in urban areas, or distributed in villages and rural areas. Eight were in favour of distributing houses in urban and rural areas, and three were in favour of distributing solely in urban areas.

3. Where would you like to live?

The individuals were asked to note on a table where they wished to live in the future. The results were as follows:-

Bangor	✓
Caernarfon	
Pwllheli	✓
Porthmadog	
Dolgellau	
Bala	
Holyhead	
Amlwch	
Llangefni	
Another town in Gwynedd / Anglesey	
A village in Gwynedd / Anglesey	✓✓✓ Bethesda / Mynydd Llandygai
Rural Gwynedd / Anglesey	✓✓
Cardiff	✓✓
Another location in Wales	
England	✓
Somewhere else	✓✓✓ New York x 3

Gwynedd and Anglesey Joint Local Development Plan Public Participation Period Winter 2011/12

Disability Core Group

Porthmadog Leisure Centre

12 December, 2011

Present – There were eight people present at the meeting.

Apologies – none received.

1. Introduction

The process of preparing the Joint Local Development Plan was presented, and the discussion opened to ask for their views on matters of concern to them.

2. Discussion

The main messages from the discussion were as follows:

- Vacant shops in towns – people tend to shop in supermarkets, leading to small shops being forced to close.
- More opportunities for work needed in rural areas. Unemployment means that young people are more likely to move away.
- The need to attract companies that produce small, high value goods to the area.
- The tourism industry needs to be promoted.
- New houses need to be accessible e.g. local, wide doorways. Important that they should be lifelong houses in a safe environment.
- Young people move away due to high house prices, which has a detrimental impact on the Welsh language. More affordable housing needed for local young people.
- Poor housing conditions in some places. Some people are totally dependent on the electricity supply.
- A suitable supply of housing is needed for older people.
- Transport – the bus services are not sufficiently accessible.
- Fuel poverty is a problem e.g. rising oil prices. This is likely to affect houses in rural areas which depend on oil for heating. Houses should be more energy efficient.
- Wind turbines – not much wind in the area, but plenty of water. What about more water wheels to generate power?

Other

- The word ‘safe’ needs to be incorporated in the options paper when referring to quality of life.

3. Housing distribution

We were eager to know whether the group members were of the opinion that housing developments should be located solely in urban areas, or whether there should be a mix of housing developments in urban and rural areas. The main messages from the discussion were as follows:-

- Important to consult with villages.
- Focussing on developing the towns would lead to a reduction in the options available to move to rural areas.
- There’s a need for balance. It was agreed that the Rural and Urban Balanced Distribution Option was best.

4. Housing Figures

There are a number of different options regarding the numbers of houses that will need to be developed during the Plan’s lifespan. These options were presented to the group members. Following a discussion, it was decided that it was difficult to foresee what will happen in future – much depends on the growth of the economy.

Housing Stakeholders

Intec, Parc Menai, Bangor

17 January, 2012

Key issues

- Propose that there is a need to note that housing needs vary in different locations.
- Link with the age of the population. Expectation for a large increase in the population aged 60+ and 85+ which will affect the type of housing stock required.
- Need to ensure that there is a link with the care strategy of both Councils when considering housing needs.
- The area is affected as young people move out of the area.
- Impact of reduced inward migration on the need for developers to provide affordable housing in the area
- The impact of the National Park's policies on nearby areas in Gwynedd.
- Under-occupancy of the existing stock was another matter to consider.
- Consideration should be given to grouping the matters per specific subject.
- Applying the requirements of S106 Agreements.

Vision

- 5th bullet point – not sure about the wording “coping with climate change” – it would be better to use a phrase such as “being able to live and work in a sustainable way”.
- When referring to lively communities, there is no reference to strengthening the economic base (i.e. being “prosperous”).

Strategic objectives

- The phrase “where people wish to live” was slightly misleading as there were restrictions with some places.
- The point was made that there was a specific reference to an ageing population; but no specific reference to a young population. This could work against the objective of creating a lively place for young people.
- There was a need to analyse the differences between the different areas in both Counties. It was noted that the Plan area was a geographically large area and that a common approach should not be adopted for the area as a whole.
- There is a need to make the best use of the existing housing stock. This does not happen at the moment.
- There was a need to be careful that strong communities did not lose out on the opportunity for growth in the future. Access to them should be improved rather than restricting the opportunities there.
- Important to have employment opportunities in an area to enable people to afford affordable housing. Link here with accessibility – if there was no work, people were unable to afford houses.
- Important to invest in IT in order to expand opportunities for people to work from home.
- Flexibility was needed for the short-term needs of the workforce (e.g. potential construction of a power station in Wylfa), and the needs of the local population in the short-term.
- Felt that the document used the word ‘tai’ in Welsh for ‘houses’ and ‘housing’ and that it would be better to use the word ‘cartref’ (home).

Housing growth and distribution options

- Important to address the number of current commitments and how these have been distributed in the area. It was acknowledged that this was an important factor to consider when assessing how to meet the level of need in various settlements.
- The message from Denbigh's examination was that it is important to consult with individual communities regarding their needs. Worth going out to ask different communities what they wanted in the future.
- It could be argued that some options did not tie-in with the vision.
- The figures noted in option T4 appeared low, considering the possible impact of Wylfa and associated developments.
- Option 4 seems very negative for rural communities.
- Consideration in terms of the deliverability of residential units in rural areas.
- It was asked how restrictive to national policy we should be?, as option 2 was the only one that seemed to follow the content of the Spatial Plan. It was confirmed that this was a starting point to consider the various options, but that evidence was needed to justify the content.
- The third paragraph in option D2 referred to the area of influence. It was felt that very few settlements were located outside this area.
- A question was asked as to whether or not the housing level under option T2 was realistic. It was acknowledged that consideration needed to be given to the physical and capacity restrictions of construction when considering the options.
- If development was required, there was a need to ensure that suitable facilities were available in the settlement, e.g. a school.
- In the future, it was possible that more people would rent as the problem at the moment was having a deposit for a mortgage. A change was anticipated in the future with long-term renting agreements (3 or 5 years). The type of houses that people wished to rent was different to houses to buy, e.g. did not want large gardens.
- Felt that option D2 was not consistent with the objectives of the Plan, but that option D3 was closer to the mark.
- The emphasis in option D1 and D2 was on large centres, thus affecting rural communities.

Anglesey and Gwynedd Joint Local Development Plan Public Participation Period Winter 2011/12

Anglesey Council Members' Seminar

Council Chamber, Llangefni

25th November, 2011

Issues

Key Strategic Matters	Comment
4. (An ageing population)	Likely to increase in future. Need to ensure input from Betsi Cadwaladr University Health Board into the Plan
6. (Housing Needs)	Agree with the need for housing but concerned that there was too much emphasis on towns rather than the

Key Strategic Matters	Comment
	countryside. Need to ensure that vibrant communities remained in the countryside.
8. (Health)	As this is a land use plan, not certain how much role the plan has in this field.
9. (Employment Land)	<ul style="list-style-type: none"> • Need to ensure that a large site was available for employment needs in the future. • Need to ensure that there was an investment in Holyhead and Amlwch and that not all the investment goes to Bangor.
10. (Snowdonia National Park)	Need to ensure that appropriate consideration was given to the Anglesey Area of Outstanding Natural Beauty (AONB) along with the National Park.
13. (Deprivation)	There are also deprived rural areas, e.g. Rhosyr, which also had many designations in the area. Need to ensure that different agencies provide an input in the process to ensure improvement in such areas.
14. (Tourism)	<ul style="list-style-type: none"> • This is an important sector for the area and there is a need to ensure that appropriate provision is available for visitors. • Need to emphasise the importance of the maritime heritage.

Vision

Issue	Comments
Welsh Language	<ul style="list-style-type: none"> • Whilst there is a need to strengthen the language, there is a need to understand what it means from the business perspective • There could possibly be a different emphasis between Gwynedd and Anglesey. • However, the advantage of a bilingual workforce was endorsed and the language should be looked at as an advantage.
Tourism	<ul style="list-style-type: none"> • Concern that the island is not taking sufficient advantage of luxury cruise liners that visit the area. • The challenge is to create opportunities and encourage developments to retain visitors on the island.
Realistic	<ul style="list-style-type: none"> • Feel that the Vision was too utopian and was therefore likely to fail. • Wouldn't it be better to concentrate

Issue	Comments
	<p>on some aspects?</p> <ul style="list-style-type: none"> Some of the aspects were national matters and outside the control of the Council and its partners.
Employment	<ul style="list-style-type: none"> No reference to Tourism but also naming some fields. Wouldn't it be better to refer to strong fields rather than naming them?

Objectives

Possible Strategic Objectives	Comment
1. & 2. (Housing)	<ul style="list-style-type: none"> Need to provide housing where people wish to live and to be more flexible for local people. 2 bedroom houses are insufficient, guidance required in the plan to ensure that houses that are too small will not be constructed. Important that empty housing was brought back into use.
8. (Graduates)	<ul style="list-style-type: none"> Reference should be made in this objective to entrepreneurs.
9. (Town Centres)	<ul style="list-style-type: none"> Need to define what we mean by 'vital and vibrant'.
12. (Renewable Energy)	<ul style="list-style-type: none"> Nuclear energy could be included within this. Currently, the authority has to deal with many applications for wind turbines.
15. & 16. (Landscape and Biodiversity)	<ul style="list-style-type: none"> Whilst jobs were important it has to be ensured that the environment is protected.
19. (Minerals)	<ul style="list-style-type: none"> Not completely certain what this objective is trying to achieve.

Growth and distribution options

- Generally, option 3a was favoured, namely a distribution with more emphasis on rural areas.
- In terms of pollution, centralising everything could lead to more pollution from vehicles but accepted the need also for a critical mass for some elements.
- Should different options be chosen? Wouldn't it be possible to satisfy everyone's needs?
- Question the role of Amlwch as a main centre if job opportunities are along the A55.
- Need to take into consideration the large number of extant planning permissions in an area when examining growth levels for the future.

Gwynedd Council Members' Seminar

Siambr Dafydd Orwig, Gwynedd Council Headquarters, Caernarfon

5 December, 2011

Issues

- No reference in the list to second homes. Concern in some communities that there are too many second homes.
- Converting properties to houses in multiple occupancy leads to social problems in some towns, especially in Bangor.
- Problems when flats are developed in the main shopping areas e.g. when shops and banks close.
- Lack of entertainment facilities for young people.
- Lack of employment for young people. Too much dependency on tourism.
- Need to provide more allotments.
- The word 'conservation' does not appear in the list. The importance of protecting the environment was noted e.g. the Menai Straits.
- An opportunity to challenge and to differ from what's noted in the national policies/guidelines.

Vision

- Matters relating to nuclear power/Wylfa. Refer to the 'energy' sector and delete the word 'nuclear' from the list
- An impact on the housing market in Gwynedd if Wylfa was built. It would also create employment opportunities, but acknowledge that this is a sensitive issue.

Objectives

- Point 12 – Add a reference to 'solar panels', 'tidal power' and 'hydro-electric power', as aspects to be promoted.

Growth and Distribution Options

a) Number of housing units

- The numbers of children in Gwynedd is decreasing and the number of older people is increasing. A question whether any new housing is needed at all?
- Important to consider the extant planning approvals for housing.

b) Where should the growth be located?

- Issues regarding the capacity of some settlements to accommodate more development
- Need to ensure employment opportunities etc. in the settlements where housing is being considered.
- Option 3 ('Proportionate Distribution to Urban and Rural Areas') should be introduced in relation to distributing employment.
- The local communities have a role to play in terms of determining how much development is acceptable. Communities should not be told what to do.
- The residents of individual villages should decide on the growth that is needed in those specific settlements.

- The highest figure should be the target for the number of new residential units needed to be provided annually in order to give the most flexibility when deciding where to distribute the houses.
 - Option 2 would deprive rural areas and place great pressures on settlements such as Y Felinheli. It would mean providing more houses there than is needed. If these houses weren't affordable houses to address local need, this would affect the community and the Welsh language.
 - Firstly, consideration should be given to where the houses are needed e.g. likely that the majority of houses are needed in Bangor.
 - Support for option 3 as it will continue to sustain and support communities in rural areas.
 - Need to be vigilant of the impact of housing distribution on schools in smaller villages.
 - Consider ensuring that the growth of a settlement is proportionate to the size of that settlement e.g. if growth of 1% is decided for a village with 200 houses, then 2 residential units should be developed in that settlement.
 - A link between housing distribution and carbon emissions. Developing houses in a location without sufficient bus services would encourage people to drive their private cars to work.
 - Linguistic sustainability is important.
-

**Anglesey and Gwynedd Joint Local Development Plan
Public Participation Period Winter 2011/12**

Gwynedd Council Members' Seminar

Dwyrdd, Penrhyndeudraeth

7 December, 2011

Much of the discussion centred around the area's characteristics and issues that may need to be tackled or taken account of.

- Extant planning permissions for housing, particularly those that are deemed to have started in planning terms, and their impact on the requirement for housing land. They may be a barrier to the release of land that is more readily available;
- Need to rural proof the strategy;
- Close relationship with communities within Snowdonia National Park and therefore important to make the most of these links;
- Welsh language and culture – important to safeguard and promote it and that the matter be given full consideration during each stage of the Plan's preparation;
- Need to try to create self sufficient settlements;
- Economic development and growth can draw people from other communities – need to have a balanced approach
- The Government's emphasis on the north –south and east – west transport corridors could mean that some parts of the Plan area may be neglected, e.g. Tywyn, Llyn. Need to maintain and improve secondary routes that link the rural settlements with the main transport corridors;
- Encourage a broad economic base that also includes less 'attractive' industries, i.e. those often referred to as 'bad neighbour industries' – a place for everything;

- Option T2 seems to be a very high level of growth compared to the past build rate and other options. May encourage higher level of in-migration rather than cater for a more local requirement for housing.
- Option D3 seems to offer a more balanced approach

**Anglesey and Gwynedd Joint Local Development Plan
Public Participation Period Winter 2011/12**

Local Development Plan Strategic Project Group – Gwynedd Council

Summary:

Issues

- Note that reference is made to the area's accessibility. Digital accessibility a major issue that is being tackled by the Digital Gwynedd project. The JLDP should facilitate the provision of the required infrastructure
- Welcome the recognition given to the loss of young people and the need to facilitate development that provides young people with a realistic opportunity to live and work locally – supply of suitable housing (location, tenure, price) and opportunities to obtain the necessary skills and to use those skills locally
- Disparity between areas
- Fuel poverty an issue locally

Vision

- Need to convey that the Council and its partners are aiming to create a more prosperous area

Growth and distribution options

- Need to be realistic, particularly given the current economic state. There needs to be a reasonable likelihood of the preferred option's deliverability – otherwise the portfolio of undeveloped land will be perpetuated. Option T2 could therefore be too high
- Option T3 – past build rate – likely to perpetuate current economic and social problems
- Need an element of flexibility – build a reasonable contingency level
- Need a sufficiently high level of growth that would provide the required critical mass to attract investment, which would in turn assist to retain key services and facilities and enable further regeneration
- A proportionate urban – rural option would reflect the area's characteristics and would align with the Council's Programmes
- Need to close the gap between settlements, i.e. not perpetuate the growth of some settlements at the expense of others
- Some spare capacity in smaller villages that include some key services, where appropriate development could help to retain the services and create a more self sufficient community

Concluded:

- To support a realistic growth level that is higher than is currently being planned for in the UDP, but lower than the trend based projections (Option T2)
- To support an spatial distribution option that would facilitate development across the Plan area, but directing a higher proportion of the growth to the main centres

PART 2

The following paragraphs present an overview of the comments/ information presented in questionnaires or letters submitted during the engagement period.

The Joint Local Development Plan – possible issues

Question: Are there any other issues that should be included, which ones are they and why?

Of those who specifically answered this question, 47% did not refer to any additional issues. The following provides a schedule of key words/ phrases used to refer to additional issues or to suggest a variation to an issue identified in the Draft Engagement Document:

Managed depopulation
Managed resource depletion
Importance of high quality tourism to the local economy
Developing vibrant and sustainable rural communities
Maintaining and improving mobile telecommunications infrastructure in order to facilitate success of business operations and individual lifestyles
Maintaining and enhancing the role of smaller towns that serve a wider rural area
Unequal pressure on settlements/ Some settlements developing at the expense of others/ Missed opportunities to provide market housing for local people in smaller villages
Enable town centres to re-invent themselves
Catering for Travellers
Address the need for new housing for different age groups - young and old/ priority given to satisfy the needs of local people for housing as opposed to incomers/ satisfy local population's needs for housing
Distribution of education facilities/ Accessible and choice of appropriate quality education locally where possible
Facilitate new job opportunities
Education standards and ambitions at home and in formal education settings and in industry/ poor educational achievement by young people and its impact on the local economy
Training opportunities for local people
Balance between meeting the employment and housing needs of rural communities in situ and the perceived economic imperative of directing new development to limited number of larger settlements
The renovation of derelict and partially completed buildings/ improve existing stock before building new ones/ strategy for letting empty houses to satisfy local need/ regenerate existing stock of older terraced houses in towns to improve housing stock and generate employment

Role of smaller villages to sustain rural communities/ facilities
Limited off street parking facilities causing congestion
Lack of capacity of some villages to accommodate additional development/ impact of additional development, particularly comparatively large scale development on the rural character/ Welsh language and culture of some villages/ maintain villages and rural areas with the minimum amount of new building
Mismatch in housing occupancy - small households (elderly) living in large houses - lack of supply of right type of house in right location - single storey homes for elderly and disabled
Fewer opportunities to build new homes or conversions in the countryside
Lower supply of social housing in rural areas compared to towns
Fewer young people speaking Welsh in areas/ Promote the use and awareness of the Welsh language in communities by retaining traditional Welsh speaking facilities/ sustain culture of rural communities
Prominence of second or holiday homes in some settlements and its detrimental impacts/ in migration
Lack of appropriate landscape protection designation in the Bangor/ Menai Straits areas
Protection of green field sites and other environmentally sensitive areas to retain area's character and protection of wildlife/ discourage urban creep
Unimplemented development sites
Accommodation for de-commissioning workers (Wylfa A) and construction workers (Wylfa B) and its impact on housing land for local people, Welsh language
Challenges and opportunities relating to Wylfa B
Reducing/ managing the impact of development on the environment, i.e. sustainable development, including development involving the use of renewable energy or low carbon technologies
Need to protect and/ or re-use key heritage/ environmental sites and examples of local distinctiveness
Provision of accessible recreational facilities for children/ allotments
Lack of museums/ galleries for displaying and celebrating creative and cultural achievements

Question: Which 5 issues, in order of preference, are important to the Plan (1 = most important; 5 = least)?

Of those who chose to categorise the issues in order of preference, the following issues were identified as the most important issues

- 1st - Lack of housing in terms of type, size and affordability for local people
- 2nd - Loss of economically active young residents
- 3rd - Decline in the vibrancy and vitality of town centres as places offering opportunities in terms of retail, leisure, employment and homes
- 4th - Catering for visitors to the area in sustainable ways and, at the same time, promoting the area's heritage and culture

Equal 5th - Fewer residents recorded as being Welsh-speakers and fewer areas where more than 70% of the population is able to speak Welsh

Equal 5th - Lack of local services in rural communities and pressures on local services, open spaces and facilities in other areas

Equal 5th - Issues around the accessibility of services and facilities, particularly in rural areas due to a lack of choice in transport modes

Equal 5th - Need to protect, strengthen and promote biodiversity, ecological links and visual amenities

The Joint Local Development Plan – possible vision

Question: Do you agree with the vision for the area?

Of those who presented a view about the wording/ messages included in the draft vision 82% agreed with its wording.

The following schedule includes words/ phrases used to describe the suggested vision or to suggest amendments.

Clarify message in last bullet point
Carbon reduction and sustainability an essential element in building, transport and planning decisions/ sustainable pattern based on hierarchy approach
Securing a well educated and trained local communities
Hub settlements as maintaining all settlements may not be attained
Include a reference to "prospering" as well as lively communities
Not compatible with Government/ WG policies/ Dependence on national and regional government for delivery
Include reference to tourism as an important industry in the area/ top destination to visitors
Concerned about the support given to the nuclear industry/ decommissioning at Trawsfynydd and Wylfa supported as opposed to nuclear new build
Amend 7th bullet point to read "where all communities and businesses are fully bilingual"
Amend 9th bullet point to read "where the existing network of settlements, urban and rural, have been maintained and improved and where electronic communication links between them have been improved thereby reducing the need to travel, and where the public rights of way and public transport provision have been improved thereby reducing the need to travel by car."
If reference is made to improving/ maintaining network of settlements unclear why reference is made to reducing travelling
Include specific reference to protecting and enhancing the natural environment and natural heritage/ healthy, functioning ecosystems, a wealth of native wildlife and natural features and the habitats and natural processes on which they will depend
Promote an outward looking community receptive to new ideas, welcomes innovation and actively encourages inward investment
Generic and uninspiring

Add "where other environmental objectives are vigorously pursued, e.g. minimisation of waste and pollution"
Promote car sharing, including provision of park and share facilities
Address impact of industrial legacy sites
Ensure that it is realistic
AONBs and SSSI and landscape positively included and afforded absolute protection
Use 'indigenous' instead of 'local communities'
Clarify "grasp new economic opportunities"
Clarify "foreseen"
Instead of 'vibrant network of inclusive' include 'self-sufficient'
Welsh language doesn't need to be an integral part of communities and businesses as this could deter people from living and working in the area
Include local priorities
More emphasis on rural areas

Joint Local Development Plan – possible strategic objectives

Question: What is your opinion of the suggested strategic objectives? Have we missed any strategic objectives?

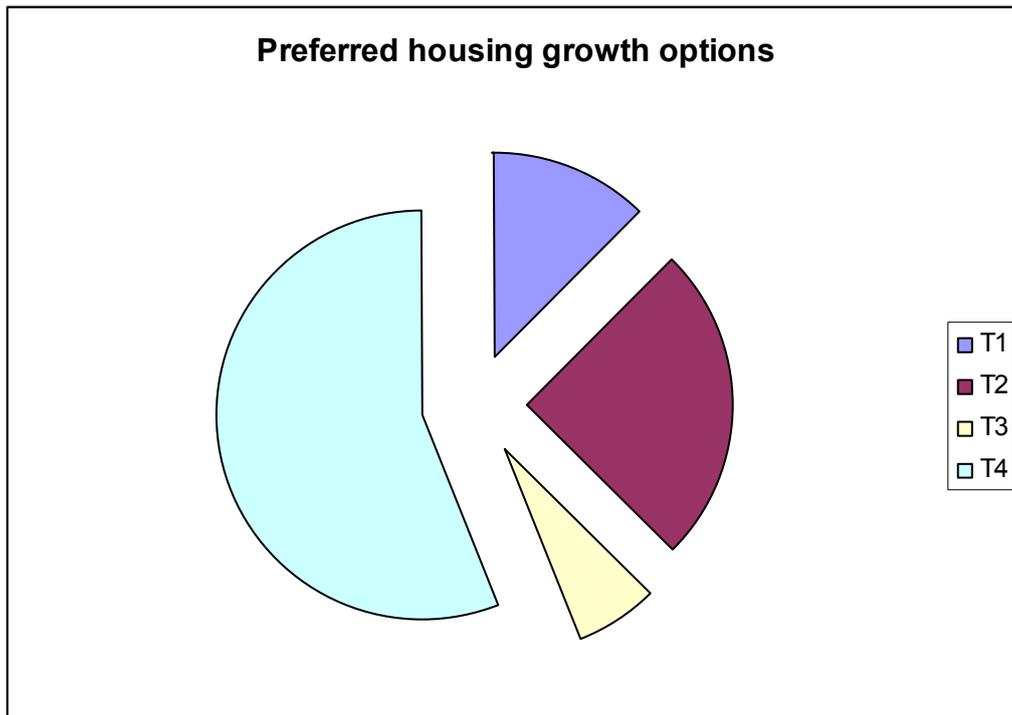
57% of those who commented on the strategic objectives agreed with them. The following is a schedule of suggested amendments to the wording of some of the draft objectives and comments about the objectives

Need to prioritise given current economic climate
Dealing with second/ holiday homes/ Manage the supply of second homes in sensitive rural areas
Manage development of sites in a timely manner
Promote the reuse or redevelopment of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity for appropriate alternative uses
Emphasis on rural areas
Encourage food production
Promote an innovative range of quality training and educational opportunities based on local heritage, environment, language and culture
Should preference be given to graduates (point 8)/ encourage local graduates to return to area/ can local authority control this

Include reference to 'sewerage' - point 17
Emphasis on economic development
Specific link to providing housing for young people as well as elderly
Role of residential care establishments
Should preference be given to graduates (point 8)/ encourage local graduates to return to area/ can local authority control this
Include reference to 'sewerage' - point 17
Bilingual education important/ Modern education facilities/ Add education as a key and high value sector in point 4
Need to strengthen point 3
Welsh language impact assessment required for all proposals in order to safeguard, strengthen and promote the use of the Welsh language
Welsh language doesn't need to be an essential part of community life - part of community life more realistic/ need fluency in both Welsh and English due to international business
Include reference to quality tourism accommodation, diverse attractions, excellent activities/ increase in accommodation capacity
Filling gaps in activity infrastructure - improving connectivity and bringing facilities up to scratch
Sustainable development principles given priority
Point 16 should refer to "improve biodiversity"
Items 4,10, 13, 15, 16, 18 are probably the only relevant ones
Consider the impact of wind turbines and their output in reality
Amend 1 by replacing "in places" with "in sustainable locations"
Amend 5 by inserting "in sustainable locations" after "safeguarded and allocated"
Amend 6 by inserting "and sustainable" after "positive"
Amend 5 by inserting "an appropriate level" after "ensure that"
Amend 12 by including a reference to locating development to minimise the need to travel
Amend 17 to promote the need for an adequate supply of green infrastructure
Use more positive wording instead of "encourage", "promote" and "ensure"
Amend 20 to refer to commitment to improving entire footpath network to provide important health and recreation benefits
Historic environment referred to in 6, 9, 15 & 16 or include an additional objective
Include water supply and sewerage infrastructure as examples of necessary infrastructure
Amend 1 by deleting "where people want to live" and reference to provision of a variety of tenure
Question need for objective 7
Question deliverability of 9 due to expansion of out of town shopping
Question deliverability of 11 due to lack of international support
Amend 20 by including "and encourage a public transport service responsive to community needs thus reducing....." after "bicycle"

JOINT LOCAL DEVELOPMENT PLAN – POSSIBLE HOUSING GROWTH OPTIONS

QUESTION: which growth option in the order of preference do you prefer (i.e. 1st, 2nd, 3rd etc)

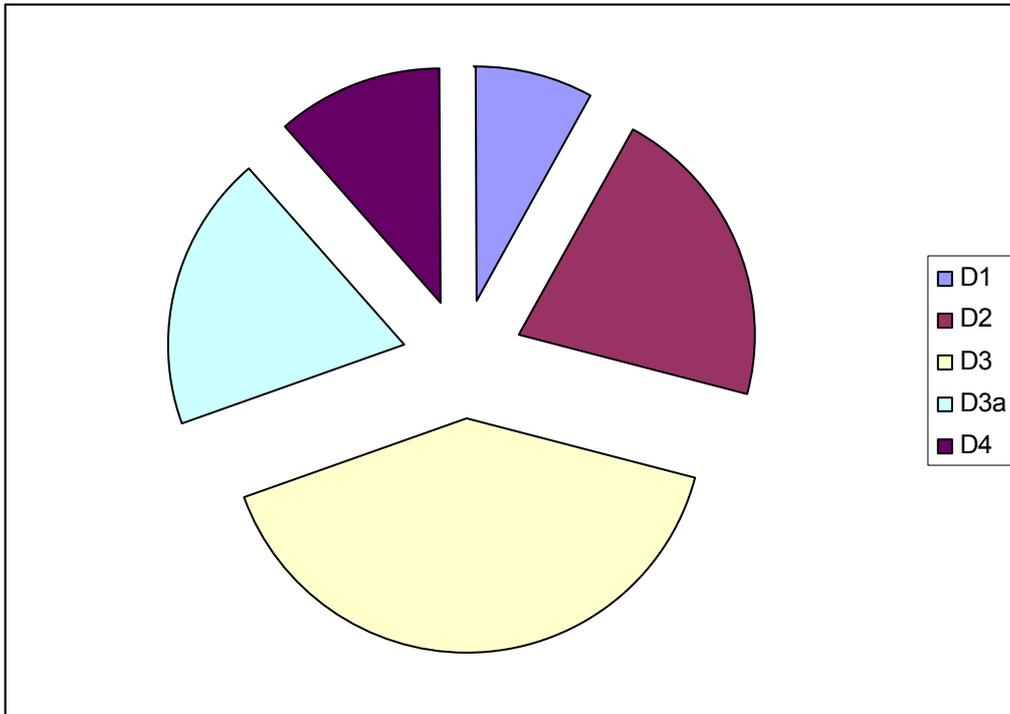


QUESTION: is there an alternative strategic option? If there is one, tell us about it

Respondents referred to the importance of meeting the housing requirements of local communities, emphasising the need to consider the impact of enabling too many unrestricted open market houses in certain communities.

JOINT LOCAL DEVELOPMENT PLAN – POSSIBLE SPATIAL DISTRIBUTION OPTIONS

QUESTION: which distribution option do you prefer in order of preference? (i.e. 1st, 2nd, 3rd etc)



Appendix 9 – Official notice advertising of Pre-Deposit Consultation

	
<p>Deddf Cynllunio a Phrynu Gorfodol 2004 Rheoliadau Asesiad Amgylcheddol o Gynlluniau a Rhaglenni (Cymru) 2004 Rheoliadau Cynllunio Gwlad a Thref (Cynllun Datblygu Lleol)(Cymru) 2005 (Rheoliad 15)</p>	<p>Planning and Compulsory Purchase Act 2004 The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (Regulation 15)</p>
<p>Hysbysiad o Ymgynghoriad Cyhoeddus Cyn-Adneuo ar gyfer Cynllun Datblygu Lleol</p>	<p>Notice of Pre-Deposit Public Consultation for a Local Development Plan,</p>
<p>CYNLLUN DATBLYGU LLEOL AR Y CYD GWYNEDD A MÔN</p>	<p>ANGLESEY AND GWYNEDD JOINT LOCAL DEVELOPMENT PLAN</p>
<p>Mae Cyngor Gwynedd a Chyngor Sir Ynys Môn wedi paratoui dogfen Hoff Strategaeth ar gyfer y cynllun uchod. Bydd y Cynllun Datblygu Lleol ar y Cyd (CDLI ar y Cyd), ar ôl ei fabwysiadu, yn disodli'r cynllun(iau) datblygu presennol a bydd yn sail i benderfyniadau ar gynllunio defnydd tir ar gyfer ardal awdurdod Cynllunio Lleol Gwynedd ac Ynys Môn.</p> <p>Mae'r ddogfen Hoff Strategaeth yn amlinellu gweledigaeth, amcanion, opsiynau strategol, hoff strategaeth a'r polisiau strategol ar gyfer ardal y Cynllun ac mae'n cynnwys gwybodaeth gefndir allweddol. Gellir gweld adroddiad cychwynol yr Arfarniad Cynaliadwyedd a'r adroddiad Sgrinio o'r Asesiad Rheoliadau Cynefinoedd hefyd..</p> <p>Mae copiau o ddogfennau ar gael i'r cyhoedd eu gweld yn rhad ac am ddim yn Swyddfeydd Cyngor Gwynedd ym Mangor, Caernarfon, Dolgellau, a Pwllheli, Pencadlys ac Adran Cynllunio Cyngor Sir Ynys Môn, Llangefni rhwng dydd Llun i ddydd Gwener o 9:00 y bore hyd at 5:00 yr hwyr. Gellir gweld dogfennau hefyd yn llyfrgelloedd cyhoeddus lleol Gwynedd a Môn ac ar wefan y ddau Gyngor sef www.gwynedd.gov.uk/cdll a www.ynysmon.gov.uk/cdll.</p> <p>Dylid anfon sylwadau (gan gynnwys gwrthwynebiadau) yn ysgrifenedig i'r Uned Polisi Cynllunio ar y Cyd, Neuadd y Dref, Bangor, Gwynedd LL57 1DT, neu i polisycynllunio@gwynedd.gov.uk cyn 5:00 yr hwyr ar y 27ain o Fehefin 2013. Dylai'r sylwadau (gan gynnwys gwrthwynebiadau) nodi'r materion maent yn ymwneud a hwy.</p> <p>Mae ffurflen ar gyfer gwneud sylwadau ar gael o'r cyfeiriad uchod neu ar-lein yn www.gwynedd.gov.uk/cdll a www.ynysmon.gov.uk/cdll.</p> <p>Dull rhoi adborth i'r Awdurdod</p> <p>Cam nesaf yn y broses o baratoi cynllun fydd y cam 'adneuo' pan gaiff y CDLI ar y Cyd Adneuo ei hysbysebu ar gyfer sylwadau. Ar ôl cyflwyno'r CDLI ar y Cyd Adneuo i Lywodraeth Cymru yn ffurfiol, rhaid i Arolygydd annibynnol ei ystyried a fydd yn asesu pa una yw'n 'gadarn' a'i pheidio. Ceir nifer o brofion cadernid a gellir gweld nhw yn y ddogfen Hoff Strategaeth.</p> <p>Dim ond sylwadau a wneir yn unol â'r hysbysiad hwn y mae'n ofynnol i'r Awdurdod eu hystyried. Ni chaiff sylwadau a wneir ar y cam Hoff Strategaeth (cyn adneuo) presennol eu hystyried gan yr Arolygydd a benodwyd i gynnal yr Archwiliad Annibynnol. Bydd cyfle arall i gyflwyno sylwadau ar y cam adneuo ac ystyrir y sylwadau hyn yn yr archwiliad.</p> <p>Mae rhagor o wybodaeth ar gael gan yr Uned Polisi ar y Cyd, Ffon: 01766 771000; e-bost: polisycynllunio@gwynedd.gov.uk.</p>	<p>The Isle of Anglesey County Council and Gwynedd Council have prepared a Preferred Strategy document for the above plan. The Joint Local Development Plan (JLDP) will, upon adoption, replace the current development plan and be the basis for decisions on land use planning for the Isle of Anglesey and Gwynedd Local Planning Authority Area.</p> <p>The Preferred Strategy document outlines the Plan area's vision, aims, strategic options, preferred strategy and strategic policies and includes key background information. The initial Sustainability Appraisal report and the Habitat Regulation Assessment Screening Report are also available.</p> <p>Copies of documents are available for public inspection free of charge at Gwynedd Council Offices in Bangor, Caernarfon, Dolgellau and Pwllheli, the Isle of Anglesey County Council Headquarters and Planning Department, Llangefni on Mondays to Fridays from 9:00am to 5:00pm. Documents are also available for public inspection at the public libraries within Anglesey and Gwynedd and on the both Councils' websites at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp.</p> <p>Representations (including objections) should be sent in writing to the Joint Planning Policy Unit, Town Hall, Bangor Gwynedd LL57 1DT or to planningpolicy@gwynedd.gov.uk before 5:00pm on the 27th of June 2013. Representations (including objections) should specify the matters to which they relate.</p> <p>A form for making representations is available from the above address or on-line at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp.</p> <p>The Authority's feedback mechanism</p> <p>The next stage of plan preparation will be the 'deposit' stage when the deposit Joint LDP will be advertised for representations. Following formal submission of the deposit Joint LDP to the Welsh Government it must be considered by an independent Inspector who will assess whether it is 'sound'. There are a number of tests of soundness and these can be seen in the Preferred Strategy document.</p> <p>The Authority is only required to consider representations made in accordance with this notice. Representation made at the current pre-deposit stage will not be considered by the Inspector appointed to carry out the Independent Examination. There will be a further opportunity for representations to be made at the deposit stage and these representations will be considered at the examination.</p> <p>Further information is available from the Joint Planning Policy Unit, Phone@ 01766 771000; email planningpolicy@gwynedd.gov.uk.</p>

Appendix 10 – Summary of Pre-Deposit Representations and Councils' response

Introduction

- 1.0 A consultation on the Joint Local Development Plan Preferred Strategy was undertaken over a 7 week period between the 9 May and the 27 June 2013.
- 1.1 The purpose of this report is to summarise the issues raised and how the Councils have responded to these matters.
- 1.2 The Preferred Strategy document contained nine specific questions and the remainder of this report is set out in tables under these individual questions.
- 1.3 In summary the specific questions were in relation to:

Table 1	Question 1 - Any other land use planning issues that should be considered?
Table 2	Question 2 – Agree whether the Vision and Objectives addressed the issues identified?
Table 3	Question 3 - Whether Preferred Housing Growth option is the most appropriate?
Table 4	Question 4 - Whether the Preferred Spatial Option is most appropriate means of distributing growth in Plan area?
Table 5	Question 5 - Whether Preferred Strategy and Strategic Policies provide an appropriate framework to deliver the Vision and Strategic Objectives?
Table 6	Question 6 - Agree with the structure of the Deposit JLDP?
Table 7	Question 7 - Any Further Comments or Suggestions?
Table 8	Question 8 - Any Comments on the Sustainable Appraisal?
Table 9	Question 9 - Any Comments on the Screening Report for the Habitats Regulations Assessment (HRA)?

- 1.4 All response have been summarised, however, it should be noted that officers have considered each and every representation in full.

Question 1: Are there any other land use planning issues that should be considered? What are they and why?

Summary of Main Issues Raised	Response
Important that the 'supply side' of the planning process is sufficiently robust if the local economy is to be ready to take full advantage of major economic development opportunities such as Wylfa and the recently announced Enterprise Zone designation.	The Background and Topic Papers have identified the relevant evidence over the impact of potential economic benefits from the Energy Island programme. This has led to the allocation of sites within the Plan to deliver this potential.
Questions why a minimum plot size is required within the Plan and that infill sites should be supported.	The minimum size is to consider sites to be allocated for housing the provision of infill sites through windfall development will be supported within the settlement hierarchy.
Feel there should be a single plan for	Snowdonia National Park have an adopted

Summary of Main Issues Raised	Response
Anglesey, Gwynedd and the Snowdonia National Park or even failing this, there should be a close linkage and assessment of how one impact's on the other.	LDP and therefore are not part of the JLDP. However, there is close working relationship with the Park Authority in terms of preparing the JLDP and its impact on the Park.
KI29 Feel that it is too east to convert shops into flats.	Such matter will be dealt with in detailed retail policies that will seek to protect retail centres.
Need to recognise the importance of the tourism trade.	There is a strategic policy on the Visitor Economy which highlights its importance in the local economy.
Lack of clarity in certain cases whether the figures are for the Gwynedd Planning Area or rather for the whole of Gwynedd.	Will seek to clarify position in the Deposit plan, however in certain cases a separate figure for the Gwynedd Planning Area is not available.
Incorrect household figure given for Anglesey	Will correct the figure.
The number of Welsh speakers has declined, however there needs a more detailed study of the demographics of this.	The Welsh language Topic Papers and Assessment will assess the changes seen in different age bands.
No information provided on unemployment levels and their distribution either age wise or geographically.	The Employment Land Review refers to the economic activity and unemployment rates also a statistical profile will accompany the Deposit Plan and this will refer to unemployment levels. Regard will be given towards updated Government Statements on the matter as the annual monitoring report is prepared.
Need to clarify whether housing for the elderly would be part of the Plan's housing figure or in addition to it?	Any housing provided for the elderly would be part of the Plan's housing target.
Need greater control over second homes / holiday homes in some areas.	Currently there is no control over a residential unit becoming a second home since it is in the same use class as a residential unit. The Plan will seek to identify areas where development should be restricted to Local Market Housing and the level of second / holiday homes will be one of the indicators used to identify locations for this policy.
There is an insufficient supply of housing land now and whilst there is a 5 year land supply it is made up of the wrong sites in the wrong locations and not in accord with market demand.	An annual review of the sites with planning permission is undertaken and this calculated the land supply in an area. For the Plan new sites are identified to meet its growth level and this should ensure there is a sufficient supply of land to meet the demand.
Policies should support green sustainable travel ensuring linked-up transport. Policies should reverse the growth in health problems by ensuring that facilities are provided which encourage active travel for utility journeys and leisure.	The transport policies will encourage sustainable modes of transport and support proposals for transfer between transport modes.
Should recognise the capacity for existing unused industrial and commercial sites to contribute to the supply of housing land within the Island.	In line with Planning Policy Wales any existing employment sites not allocated in the emerging Plan will be considered as housing sites.
Stated that quarrying is coming to an end however quarrying is still a significant	The Plan identifies a decline in the quarrying industry however detailed policies in relation to

Summary of Main Issues Raised	Response
important business within the region.	Minerals will refer to this industry, protect resources and support suitable extensions.
More thought should be given in the plan to providing land for the use of health care facilities such as clinics, surgeries both medical and dental.	The Council are not aware of any specific parcels of land that should be protected for such development. However there will be permissive policies within the Plan that will support such development.
Reference is made in paragraph 4.12 to promoting the use of eco-friendly vehicles yet there is no reference in PS22 to eco-friendly vehicles.	Promoting the use of eco-friendly vehicles is seen as one way of mitigating impact of vehicles on climate change. The strategic transport policy refers to minimising the need to travel which reflects the land use nature of the Plan.
The great potential for retail development at Menai Bridge has not been recorded.	A Background Paper on Retail Study has been prepared which identifies the opportunities with the different retail centres throughout the Plan's area.

Question 2: Do you agree that the vision and objectives identified in Chapter 5 adequately address the issues identified in Chapter 4

Summary of main issues raised	Response
Rearrange the wording to better demonstrate the link between the vision, strategic objectives, outputs and strategies.	Rearrange in line with representation.
Revise so that it is more local in nature, including guidance on the form and role of places	Expand to include descriptions of settlements or groups of settlements
Revise to draw attention to the matters needing to be tackled and Anglesey County Council's aspirations, including economic growth associated with the Energy Island Programme and the Enterprise Zone	Include specific references: <ul style="list-style-type: none"> to the renewable and low carbon energy sectors, to the desire of both Councils to retain/attract more people of working age
The importance to individuals of the mutual support from the rest of the local community, particularly in terms of mental health issues.	The Plan's development is subject to an Equalities Impact Assessment. The Plan supports the development of inclusive communities.
Considers that the word 'all' in SO2 may be misleading	The intention is to enable a balanced housing market that meets the needs of a variety of households
Disagree with the position of objectives	See amended list
Concerned about the impact of second/holiday homes	Planning permission is not required to use housing as second or holiday homes. Nonetheless Topic Papers record the issue and the information has informed the development of the Plan's housing policies.
Concerned about the risk that caravans may be used as permanent residences	The Plan's housing and tourism policies will manage the issue.
there should be guidelines to developments which ensure adequate provision for	SO9 covers this issue

communal outdoor spaces for old and young, includes play grounds for children	
The importance of bus routes through the island should be specifically stated in the transport section.	Considers that S021 adequately covers this matter
Objectives should specifically seek to support investment in the tourism sector, where appropriate, as it is a vital employer and provides economic stimulus for the Plan area.	Considers that S011 provides the relevant hook to develop policies that will promote the required Investment, in accordance with the Destination Management Plans
Any objective to protect and enhance the District's natural and historic environment should not prevent or be used to resist otherwise appropriate new tourism per se	The relevant Strategic Policies reflect the need to reach an appropriate balance.
The Preferred Strategy should therefore allow for proposals for the improvement/expansion of existing tourism accommodation and facilities to be considered differently to new developments in locations at risk from flooding	The Plan includes policies that manage development in areas defined by the Shoreline Management Plan as being at risk from flooding/ coastal erosion
Requests that terms included in the Plan should be defined	A glossary of terms will be included and further information provided in the relevant policies.
Recognise that previously developed land or buildings can deliver open market housing	Policies will provide the detailed framework to deal with this issue.
Considers that the number of affordable housing referred to is too low	The evidence will be reviewed in order to set out an affordable housing target
Concerned about the impact of the Enterprise Zone on Anglesey on existing businesses	The evidence will be reviewed prior to developing detailed policies
Number of respondents generally agreed with the vision as set out in the Preferred Strategy document	Supportive comments noted. It is anticipated that the amendments arising from the above response will further strengthen the support expressed by the respondents
Vision and objectives should provide clear targets for the delivery of housing and economic growth	See revised wording.

Question 3: Do you agree that the Preferred Housing Growth option is the most appropriate to meet the social, economic and environmental issues of the Plan

Summary of main issues raised	Response
Surplus housing should be created to create building employment and substantial housing availability thereby reducing prices.	Noted that there isn't any consensus about the housing growth level, with some favouring a higher level whilst others promote a lower level of growth.
Medium growth target of 7,665 will go some way to meet housing need but will not meet demographic growth. Need more housing to achieve affordable housing targets, retain young people, generate jobs.	Setting a suitable housing growth requirement is not a simple matter. There isn't one right answer. The figure used in a development plan will have to be one that involves an element of judgement, having full regard to the policy context for setting a housing requirement, demographic trends, recent development as well as other factors that influence the need for housing and the
A higher growth level is required to match economic opportunities from several large infrastructure projects. If growth is managed	

it can benefit host communities.	<p>future requirement. As well as considering local aspirations about the local requirement for new housing it is necessary to ensure that the final requirement is credible and deliverable.</p> <p>Since the public consultation about the Preferred Strategy the evidence base has been refined and updated. This period was also an important opportunity to compare the Councils' favoured option with the latest Welsh Government population and household projections, i.e. the 2011 base projections.</p> <p>The latest evidence about population and housing is included in Topic paper 3 and a record of the matters considered in developing the housing growth level is included in Topic Paper 4A (which updates Topic Paper 4).</p> <p>The Urban Capacity Study's methodology takes account of long term empty properties. The strategy notes the need to manage housing growth in settlements in accordance with their role in the settlement hierarchy.</p>
The graph hides the impact of migrants from England and Europe and that young people have to leave the area to get employment. Need good employment for local people to stay here and appropriate housing for local people. Considers that there is too much emphasis on catering for immigration.	
Need to base the housing requirement on local need not on immigration or Welsh Government projections, considering the impact on the Welsh language and culture.	
Need to delay the process until there is agreement about the WLIA	
More housing required to offset those taken up by migrants and those that are unable to afford market housing.	
More housing required to meet housing needs which should align with Welsh Government projections. Insufficient evidence to support deviation from national projections.	
The Councils will need to consider the 2011 based population and household projections	
Need to consider the impact of the nuclear new build project on the housing market.	
Improving the existing housing stock should be a priority.	
Support a lower housing growth in order to safeguard villages near Bangor.	

Question 4: Do you agree that the Preferred Spatial option is the most appropriate means of distributing growth in the Plan area

Summary of main issues raised	Response
More development required in open countryside to take pressure off towns and villages.	It is considered that development in the countryside should be managed in order to promote a more sustainable network of settlements.
Support the dispersed development strategy as it will provide a balanced opportunity for all communities.	Comment noted.
Support a strategy that distributes housing and employment but disagree with proposal to limit growth in coastal and rural villages, on the basis that they are sustainable settlements, particularly on the Island.	Analysis of all the relevant factors show that settlements categorised as either coastal or rural villages, in comparison to other settlements, either have insufficient services and facilities to sustain a higher level of growth and/ or are more fragile in terms of the housing market settlements.
D2 supported provided that priority given to fluent Welsh speakers.	Planning policies should not seek to control housing occupancy on linguistic grounds.
Need more evidence to support the direction of travel.	Evidence base will continue to be reviewed and recorded in Topic Papers, e.g. Topic

	Paper 5 – developing the settlement strategy
Need to consider the impact on infrastructure.	Baseline information about social and physical infrastructure being collected and recorded in Topic Paper 13. Availability of infrastructure on sites included on the Candidate Sites Register will be considered in consultation with the providers.
Option D3a (focus on rural areas) would allow for a greater provision of houses within declining rural settlements.	This option was discounted as it would not align with the role that the higher order centres play and should continue to do so in order to promote a sustainable pattern of development during the Plan period.
More focus on Local Service Centres with less to the Sub regional Centres and the Urban Service Centres and the Villages and Clusters in order to ensure deliverability.	Evidence suggests that most of the higher order Centres can accommodate their allotted targets. Where there is a shortfall the Plan directs a higher level of growth to Local Service Centres.
Llanfairpwll, Menai Bridge and Beaumaris should feature more prominently in the Plan in order to ensure a cross boundary approach.	These Centres have been identified as Local Service Centres. Should there be a shortfall in Bangor or nearby settlements on the mainland, then the analysis of connectivity between settlements would lead to an assessment of these settlements as potential alternative options for growth.
A hybrid of D1 and D2 should be promoted in order to ensure that successful areas continue to thrive whilst other areas have a chance to grow.	By facilitating 75% of the housing growth in the main centres, which aligns with the location of existing and proposed major employment opportunities it is considered that the preferred Spatial option will facilitate the suggested outcomes.
Consider that the Strategy should provide an enabling framework that would allow the reuse and redevelopment of large previously developed sites for employment or mixed-use housing and employment where sites are well served by public transport and other non-car modes.	In line with TAN 23 the Plan will provide a framework to consider proposals for alternative uses on employment sites.
Need to consider the impact of a dispersed strategy on the health and well-being of households to avoid seriously disadvantaged households due to the geographical location of the settlement in relation to public transport routes. D2 is preferred.	The settlement hierarchy recognises that accessibility to services and facilities is a factor that should be considered.

Question 5: Do you agree that the Preferred Strategy and Strategic Policies provide an appropriate framework for the delivery of the Joint LDP's vision and strategic objectives as set out in Chapter 5? If you disagree, please give your reasons.

Summary of Main Issues Raised	Response
PS1 – Sustainable Development	
The Policy for the most part repeats national policy but if made more locally distinct and retained it should reflect the national	Agree that there is scope to clarify where national planning policy will apply and recommend that the Policy be amended

Summary of Main Issues Raised	Response
presumption in favour of sustainable development.	accordingly.
Objective 2 in the Policy should focus development within settlements not elsewhere.	Objective 2 deals with the reuse of previously developed land and buildings and sets out the need to normally give focus on such sites within the identified Centres and Villages. However and in accordance with national planning policy the Policy recognises that some previously developed sites or building located outside Centres and Villages may provide appropriate opportunities to accommodate change. No change required.
It is unfortunate that natural environment is last in the list when climate change is first in the list. They are presented in a way that suggests very little relationship between them. The way we manage our natural environment will be central to addressing climate change issues. Perhaps they can be both combined or at least presented at the top of the list next to one another? Welcome the policy and consider that it meets Test of Soundness C2.	The schedule of criteria weren't presented in any particular order. However, amendments in response to other observations require a rearrangement of the criteria, which may satisfy Natural Resources Wales' comments.
Suggests that inclusion of the word 'arts' in criterion 3 would improve the Plan in terms of consistency and continuity.	Note the comment and recommend an amendment to the relevant in accordance with the submitted comment.
Supports the inclusion of this policy, and in particular the emphasis placed on reducing the amount of water used and wasted, reducing the effect on water resources both in terms of quantity and quality, and maximising the use of sustainable drainage schemes. The tackling of surface water at source is a vital component of sustainable development and The Floods and Water Management Act 2010 reinforces the obligations for developers to incorporate sustainable drainage systems as part of their developments.	Note the supportive comments.
Suggests that the Plan should ensure that the differential needs of protected characteristic groups are not overlooked. Considers that specific reference should be made to local Strategic Equality Plans and objectives. Suggests that Plan should place emphasis on achieving accessibility for all to development and homes/ neighbourhoods for living standards.	Agree that the Plan should facilitate development for all users. The Plan's development is informed by an Equalities Impact Assessment. Agree that the criterion within the Strategic Policy should be amended to clarify the matter.
Strategic Policy 1 lists 13 objectives but fails to include reference to minerals.	Strategic Policy PS18 deals specifically with minerals.
Considers that such a policy approach is not flexible enough to reasonably balance the economic benefits of proposed development	Criteria 6 & 7 of this Policy promote sustainable economic development. A suite of Strategic Policies and Detailed Policies expand

Summary of Main Issues Raised	Response
<p>against environmental and social considerations. Suggests that Policy PS1 should be amended, to allow the consideration of development proposals on their individual merits whereby the economic benefits of development are balanced against wider environmental and social considerations. Such an approach would allow the enhancement of existing tourism accommodation and associated facilities, as well as encouraging the provision of new tourism facilities and accommodation, with a view to delivering a year-round tourism sector, improving visitor numbers to the area and meeting enhanced visitor expectations.</p>	<p>on these objectives. In accordance with national planning policy included in Planning Policy Wales this Strategic Policy introduces a presumption in favour of proposals in accordance with the key principles/ objectives of sustainable development. Proposals should seek to balance and integrate these principles/ objectives to maximise sustainable development outcomes. In taking decisions on individual planning applications it is the responsibility of the decision-maker to judge whether this is the case using all available evidence, taking into account the key principles/ objectives of planning for sustainable development. No change required.</p>
<p>Development proposals are grouped into 13 items. The second sentence needs to be explained or better expressed: how would development proposals demonstrate progress towards achieving these objectives? All the objectives are relevant, but presumably the intended meaning is 'all the following objectives, insofar as they are relevant to the development.'</p>	<p>Agree that there is a need to clarify how the policy would be applied. Therefore it is recommended that the policy is refined to explain which criteria apply to all developments and which ones would need to be applied on a case by case basis.</p>
<p>Welcome the fact that development proposals will be required to show progress towards achieving the listed sustainable development objectives. In respect of the last mentioned, however, a clear recognition of the inherent value of natural environment, landscapes and biodiversity assets beyond their value as ecosystem services is required.</p>	<p>The criterion recognises the social and economic value of these assets. No change required.</p>
<p>PS2 – Alleviating and Adapting to the Effects of Climate Change</p>	
<p>PS 2: Climate Change overlaps with PS1 and could be merged.</p>	<p>It is agreed that tackling climate change is a fundamental part of delivering sustainable development. It is agreed that there may be a degree of overlap between the two Policies. Nonetheless given the potential profound environmental, economic and social implications of doing nothing it is considered that the issue warrants consideration within a separate Policy.</p>
<p>Welcome inclusion that 100 years and 75 years are to be considered of climate change. You may need to clarify that these two lengths of time are what we would consider to be the "lifetimes of development" over which climate change should be considered for the two types of development. Welcome the policy and consider that it meets Test of Soundness C2.</p>	<p>Note the supportive comment and agree that the inclusion of the suggested wording would clarify the relevant criterion.</p>
<p>Support the policy, in particular point 10 of the</p>	<p>Note the supportive comment.</p>

Summary of Main Issues Raised	Response
<p>policy which refers to measures to maintain the flow and quality of water. Under licensed agreement from Natural Resources Wales water companies abstract water from rivers and groundwater boreholes which, after treatment, supplies the needs of current and future domestic demands. The licence conditions from NRW are for both water quality and quantity therefore it is imperative that both are protected.</p>	
<p>We agree that tackling climate change and reducing carbon emissions is a key objective. We support the 'energy hierarchy' concept proposed in PS2 (Adapting to Climate Change) where ranked priority is given to (1) Reducing need (2) Efficient use and (3) Effective supply, before (4) using renewable energy. We also agree that renewable energy use should be 'consistent with the need to engage and involve local communities, protect visual amenities, the natural, built and historic environment and the landscape'.</p>	<p>Note the supportive comment.</p>
<p>Considers that the Policy should take into account: the specific characteristics and vulnerability of any existing or proposed land use (for example, certain tourism uses need to be, or to remain, located adjacent to water and it would be unfeasible to relocate); whether the residual risks of flooding to people and property are acceptable and can be satisfactorily managed; and whether the proposed development makes a positive contribution to reducing or managing flood risk. Then in regard to flooding and coastal erosion, it is considered that recognition should be given to the importance of maintaining and retaining tourism uses in the coastal zone; policy support should be given to the necessary implementation and maintenance of coastal defence works to protect their interests.</p>	<p>The writer raises pertinent points, which will be addressed within detailed policies that will set out the approach to new development within areas shown to be at risk from river, ordinary watercourse, coastal or surface water flooding and to development that would increase the risk of flooding or additional run off from development located elsewhere.</p>
<p>Welcome the support within para 7.29, and PS2 itself, for maximisation of renewable energy, transition to a low-carbon economy, and energy efficient improvements. However, it might be inferred (2d) that "the need to...protect visual amenities, the natural, built and historic environment and the landscape" is always to be given precedence over development of low-carbon energy or renewable energy. Each development is likely to be seen by some as having at least a modest adverse impact on one of these</p>	<p>The approach set out in criterion 2d accords with national planning policy. Detailed policies within the Plan will set out the approach to new renewable energy infrastructure within the Plan area.</p>

Summary of Main Issues Raised	Response
<p>aspects. There is therefore a need for a balanced approach that takes into account potential adverse effects by thorough assessment in individual cases that makes reference to established guidelines and applies established criteria. We suggest that revised wording is needed here.</p>	
<p>There are also issues regarding the “Energy Hierarchy” as displayed. It makes reference to “Supplying energy effectively” as the third tier. In fact traditionally the energy hierarchy, as endorsed for example by the Institution of Mechanical Engineers, is (1) energy conservation, (2) energy efficiency, (3) renewable, sustainable energy, (4) other low-carbon energy supplies (other GHG-reducing supply sources), (5) conventional fuel supplies. The insertion of “Supplying energy effectively” (which without precise definition is in any case meaningless) may be seen as undermining the commitment to renewable energy in that it prioritises supply over mode of generation. It should be deleted, and the traditional hierarchy should be displayed.</p>	<p>Agree that there is scope to improve the wording in terms of reference to the “energy hierarchy”. It is recommended that the Policy is amended to describe the hierarchy as it is set out in TAN 12 Design and TAN 22 Planning for sustainable building.</p>
PS3 – Settlement Strategy	
<p>Emphasise the need to focus developments in the most sustainable locations.</p>	<p>Note the comment. The strategy aims to direct the majority of new designations to centres and villages that are already a focus for homes, work and community facilities. However, the dispersed nature of the area and stakeholder opinion seeks to ensure that there is an element of opportunity available in a number of the area’s smaller communities.</p>
<p>With settlements located nearby boundaries ensure collaboration to reduce any cross boundary implications.</p>	<p>Topic paper 5 recognises the importance of this and nearby authorities are key stakeholders in the process.</p>
<p>That the implications of substantial restrictions e.g. flood risk, infrastructure availability, school programmes and market interest steer the detailed strategy.</p>	<p>These are matters that are being considered in assessing the opportunities and threats that face the various settlements.</p>
<p>The size, location, timing and methods of funding the infrastructure should be considered in order to demonstrate sufficient assurance that it can be provided during the plan term.</p>	<p>Work on gathering information on infrastructure takes place regularly. A balance is needed between addressing growth in locations where there is capacity or infrastructure schemes and the needs of the area and to lead on investment and infrastructure on the basis of the plan’s strategy.</p>
<p>The size of the proposed developments in villages and clusters appear to be excessive. Lack of control may have a negative impact on the Welsh language.</p>	<p>We are updating information on the number of units completed and the number with planning permission in this category. It is felt that a high level of this growth has already been granted permission. The proposed policy would provide specific figures for these settlements.</p>

Summary of Main Issues Raised	Response
Zones of influence or dependency including growth of associated settlements should be based on robust evidence.	We gather evidence from relevant stakeholders for different sites in service centres. This will provide robust evidence that if it is not possible to meet the expected growth within a specific centre it will need to be located in an associated zone of influence or settlement.
There will be a need to undertake a detailed review of all settlements noted in order to establish capacity for development and growth levels to be approved on grounds of role, function and restrictions.	
The policy includes elements that would be better included in text describing / outlining the strategy. The details could be included in a table and cross-referenced with the policy.	Agree with this and will move the settlement list to the reasoning that follows the policy.
The policy does not refer to how decisions will be made and the portion / number of permitted developments.	Will include appropriate wording in the proposed policy and include details for the number of permitted developments.
There is no reference to settlement boundaries.	There will be reference to the settlement boundaries in the relevant categories.
Support the proposed higher tier settlement hierarchy.	Note the comment
It should reflect the regional importance of the Bangor / Menai hub, Holyhead's strategic function as a port and the national importance of major energy infrastructure projects.	The methodology to identify the role of centres reflects the importance of this area with a Sub-regional Centre and Urban and Local Service Centres identified within them. Further work will identify the centres' zones of influence.
The various types of 'villages' adds to the complexity and is confusing. There should be a direct link between a specific policy requirement and different types of Villages e.g. 'coastal villages' linked to specific policies dealing with the impact of second homes where there is evidence of this.	Due to the nature and the role of different types of villages within the area we included sub-categories of villages in order to note the type and level of growth appropriate to them. Further work on open market housing for local people will identify some settlements where it is appropriate to introduce a specific policy however, there is no certainty for the time being whether this will include all villages within a specific category. Agree to change the policy to provide greater clarity on the different types of villages.
Object to the small 'clusters'. As they have no facilities without clear evidence of local needs that cannot be met in a nearby higher tier settlement. In most of the area it appears that geographical dispersal and meeting the needs of rural areas can be dealt with in settlements that have some services. It is important to demonstrate how promoting more residential developments in very small 'clusters' rather than nearby rural service centres, would better support the language. These would only be appropriate locations if they were in remote rural areas of very little population where there are no larger settlements.	Paragraph 9.2.22 in Planning Policy Wales states that "Many parts of the countryside have isolated groups of dwellings. Sensitive filling in of small gaps, or minor extensions to such groups, in particular for affordable housing to meet local need, may be acceptable, but much depends upon the character of the surroundings, the pattern of development in the area and the accessibility to main towns and villages." These principles are repeated within TAN6. The small clusters identified within the JLDP reflect the dispersed nature of the area. Section 2.3.3 of Topic Paper 5 Developing the Settlement Strategy identifies, based upon 2004 Urban / Rural Distribution of the 2011

Summary of Main Issues Raised	Response
<p>Developments in clusters should not be approved at all however, plots that extend clusters adding to infill plots are certainly not appropriate.</p>	<p>Census population figures, that 44% of the population in Gwynedd and 51.7% on Ynys Môn are located in either Villages, Hamlet or Isolated Dwellings. This compares with 16.4% of the whole population of Wales.</p> <p>The approach within the JLDP has been to identify those groups of dwellings that form a cohesive group and have a functional link to a higher order centre. A number of isolated groups of dwellings throughout the Plan area have not been included within the Clusters policy since they did not comply with this criteria.</p> <p>Development within identified Clusters will be limited to a maximum of 2 affordable units based on a community's need. Application of the relevant policy could yield 224 units in the Plan area, which only equates to 2.8% of the overall housing target. It is anticipated that facilitating local need affordable housing could contribute to sustaining or enhancing the linguistic balance in the area. Their growth will be based upon the need from each individual Cluster. One of the key messages from the Housing and Language Study (2014) is that there seems to be a correlation between the provision of affordable housing and the sustainability of the language.</p> <p>Proposals that extend the Clusters will have to show that they do not create an intrusive feature in the countryside, and will not introduce a fragmented development pattern, nor create a ribbon development.</p>
<p>The lower tier of the hierarchy should be restricted to a small village scale but still only meeting specific local need for affordable dwellings.</p>	<p>Feel that categorising the lower tier as Clusters is clearer than including a new sub-category in the Village tier. Observation from the Welsh Government alleges that there are already too many types of villages.</p>
<p>The wording "Over the Plan's duration, a higher level of housing and employment growth may happen in the Service Villages..." uses the same wording as is used for Bangor and the Urban Service Centres. We propose the wording, "The majority of housing growth to be designated in villages to be located in Service Villages".</p>	<p>Agree that this causes confusion and will review the policy wording.</p>
<p>For the Clusters, propose that the policy is changed to state local need affordable housing where there is 'need' for them.</p>	<p>Agree that reference should be made to having evidence of the 'need' for the units within these clusters.</p>
<p>Concerns regarding the expected growth levels in the rural area especially in locations</p>	<p>There will be a review of the number of units with existing planning permission along with</p>

Summary of Main Issues Raised	Response
that are not accessible through public transport. Therefore, more information is needed on the growth levels in Service Villages and Clusters.	how many have been completed since 2011 to show how much more is needed in this area. It must be borne in mind that there are a large number of settlements (195 In the Preferred Strategy) within the Village and Cluster categories.
Definition – The definition of ‘Affordable Homes’ should be based on the average within five miles and ‘local’ should mean within five miles of the site.	Historically, Dependency Catchment Areas or Community Council boundaries and adjacent Communities have been used as area boundaries. The role of the centre will also be a consideration for which area it is expected to meet affordable housing needs.
Categories – Feel that the current titles are unclear and should be re-categorised to Town / Large Village / Small Village / Cluster.	Noted, review of the policy will provide greater clarity on the role of the policy’s various categories.
Snowdonia Park – It should be made clear that some settlements are partly located within the Park e.g. Llanberis, Nantlle, Garndolbenmaen etc.	This is recognised in the Topic Paper and the Proposals Map and Inset maps will identify the extent of the National Park in relation to individual settlements.
Service Villages – Need to improve the local services to make these villages more attractive for people to live in.	There will be other policies in the Plan to support services on an appropriate scale within such centres
Local Villages and Coastal / Rural Villages – Disagree with differentiating between these. A number of coastal villages are hubs in the countryside and preventing development, including open market housing in these would lead to a decline in the services provided by them. Open market housing would be able to promote affordable housing in these villages.	Note the observation, however there is a need to ensure that developments in some coastal Villages address housing needs and do not lead to holiday accommodation. Work assessing evidence for introducing open market housing for local people policy will identify the settlements where this requires further consideration.
Coastal / Rural Villages – Should remove this category (no specific evidence why).	Do not agree with this, it is felt that this category identifies a specific tier of settlements within the area. The evidence in the Topic Paper explains the need for a policy that carefully controls housing developments.
Clusters – Against limiting the growth of these to affordable housing only, believe that this will affect housing growth and economic development.	Disagree with this, Planning Policy Wales states clearly that the development of these should be restricted to local need affordable housing.
Schools – need to ensure that villages are selected on the grounds that they have a viable primary school.	Villages have been identified as such, if there is at least one key cluster within them that could be a School. The Unit is in discussions with the Education Service of both authorities regarding their schools strategies. However, the school review timetable is a long term project and not all decisions have been made to date. Even if a school was to close, another (new) school would be available in another accessible location and the village would still have a role in maintaining the new school.
Community Needs – Need greater certainty of how developments in rural and coastal areas will be restricted to the needs of those	The local person open market housing work will produce an evidence base that may justify restricting developments to this category only.

Summary of Main Issues Raised	Response
communities in a manner that will withstand challenge in an appeal.	
Infill – Feel that supporting infill only will destroy Small Villages. Rather, growth in such centres should be managed by the Community Councils.	One of the tests of soundness is that there is a clear mechanism for implementing the plans' policies. Enabling Community Councils to manage growth within Villages without a clear definition within the plan would create uncertainty over the growth levels that can be expected from them. However, Community Councils have a role to play in developing the plan.
Development Boundary – The development boundary reduces opportunities on village peripheries and can increase the value of land within the boundary making it less affordable to the local community.	To the contrary, a development boundary can provide assurance that sites within it are suitable to be considered for housing. A review of both authorities' former plans has shown more weaknesses by not including boundaries. The intention is to introduce village development boundaries, however, in cases where there is no specific allocation, it must be ensured that some sites for individual plots are included within the boundary.
Plots within Clusters – Support applications for individual plots within clusters to address local needs. However, 106 Agreements should not be introduced with such developments as this hinders people's chances of getting a mortgage.	There would have to be a need to use relevant planning mechanism to control the development of plots in such cases. 106 Agreements are normally used to ensure that the plots are kept affordable in future. The Planning Department is working with the Housing Services of both authorities and with external stakeholders to improve the chances of getting a mortgage for such developments.
Sub-regional Centre Bangor – Reference is made to development within Bangor and on the fringe of Bangor. We ask for a definition of 'fringe'.	The detailed inset plan will introduce the City's development boundary and identify relevant development sites.
Bangor – Need to plan which areas of Bangor are suitable for students and which areas should be protected for local families. Student housing should not be permitted on the high street.	Work is being carried out on the impact of students on the City and future options. There will be a detailed policy in the plan for student needs.
Urban Service Centres Holyhead – Support locating the majority of the Island's growth in Holyhead. Need an explanation on the extent to which the development boundary will be extended.	Due to its role and score in Topic Paper 5 as an Urban Service Centre, Holyhead will receive a high percentage of Anglesey's growth. The detailed inset map of the town will note the development boundary and suitable lands to address the expected growth level.
Local Service Centres Menai Bridge, Llanfairpwll and Beaumaris – These should all be combined to create a group of settlements that support the Sub-regional centre and play a role as an Urban Service Centre.	The three centres have been identified as Local Service Centres. Their location near the Menai Straits close to Bangor means that there is a link to the Sub-regional centre. The next version of Topic Paper 5 will record the Bangor zone of influence and the Urban Service

Summary of Main Issues Raised	Response
	Centres. It is believed that this method is a more practical way of showing the relationship between the Centres in question and the relationship with Bangor. Therefore, we are not of the opinion that they form a specific group for the role of an Urban Service Centre.
Menai Bridge – Do not want to see development in the Tyddyn Isaf / Pen Lôn estates due to the impact on biodiversity and the standard of the existing infrastructure. Major housing developments should be located close to key settlements such as Bangor. Need to ensure there will be a green belt between Menai Bridge and Llanfairpwll.	The work of assessing the suitability of sites for development is progressing in accordance with the approved methodology. Input from internal and external stakeholders will identify any restrictions on possible sites in the Tyddyn Isaf / Pen Lôn area. As a Local Service Centre, Menai Bridge will be expected to accommodate a percentage of the Island's growth provided there are no specific significant restrictions that prevent this. Policies relating to landscape will assess the need for a green belt between Menai Bridge and Llanfairpwll.
Abersoch – Future employment opportunities should be considered for Abersoch. It is felt that it is a suitable location to take on any growth that cannot be addressed in Pwllheli. On the other hand, there is a comment that there should be no open market sites there due to the high level of second homes in the community.	The employment evidence base identifies future needs and any gaps. There is a need to identify lands in the vicinity of Pwllheli and work is being carried out to assess potential sites in this area. It should be borne in mind that Abersoch is within the Area of Outstanding Natural Beauty. Whilst this designation does not prohibit development there is a need to consider the availability of places outside the AONB or other methods of addressing need especially in the case of large scale developments such as business / industrial estates. For open market sites, work assessing evidence for introducing open market housing for local people policy will identify the settlements where this requires further consideration.
Valley – Is located near Holyhead and the Wylfa site, with train links to Bangor and a number of facilities in the centre. Believe that a higher growth level of approximately 170 units should be addressed in Valley if higher tier centres cannot accommodate their expected growth.	The methodology outlined in Topic Paper 5 has compared different services and categorised the settlement as a Local Service Centre on this basis. It is not intended to provide a growth level of 170 units in Valley if other centres in the area cannot accommodate their expected growth levels.
Villages Llannerch-y-medd – Should be categorised as a Local Service Centre as it has a number of different facilities. This would ensure sustainable growth to protect these facilities in the long term.	The methodology outlined in Topic Paper 5 has compared the different services and categorised the centre as a Service Village on this basis. Its role as a Service Village means that there will be housing allocations within the Village.
Trearddur Bay – Do not agree with categorising it as a Coastal / Rural Village without allocation of open market housing.	The methodology outlined in Topic paper 5 has compared different services and categorised the centre as a Coastal Village on this basis. It

Summary of Main Issues Raised	Response
Need to consider its location near high growth employment areas e.g. Cybi Park and the Anglesey Aluminium site. Rather, it should be categorised as a Service Village.	is anticipated that promoting more open market housing in a settlement such as Trearddur Bay would exacerbate the imbalance in the local housing market. However, if larger centres in the area cannot cope with their expected growth, there will be a need to consider settlements in the vicinity. As a centre that is important as a holiday destination, the open market housing for local people could be appropriate to this centre.
Trearddur Bay – Need to ensure that future development reflects the Village’s needs and its relationship with higher tier centres.	
Moelfre – Disagree with categorising it as a Coastal / Rural Village. It has a good social infrastructure, a primary school and good public transport links. Consequently, growth should not be restricted to local need affordable housing only.	The methodology outlined in Topic paper 5 has compared different services and categorised the centre as a Coastal Village on this basis. It is anticipated that promoting more open market housing in a settlement such as Moelfre would exacerbate the imbalance in the local housing market. As a centre that is popular as a holiday destination / inward migration for retirement, the open market housing for local people could be appropriate to this settlement. This could justify the allocation of open market housing for local people in the centre.
Llanbedrog – Should be re-categorised as a Local Service Centre as it received only one mark less than Botwnnog which has been identified as a Local Service Centre. There are more services in Llanbedrog. However, agree that there should be no open market housing allocations there. Need to retain and attract young people to the community by securing housing and work for them.	Unless there are specific restrictions a higher level of growth is expected in Local Service Centres as opposed to Service Villages. As a centre that is popular as a holiday destination / inward migration for retirement, the open market housing for local people could be appropriate to this centre. This could justify the allocation of open market housing for local people in the centre.
Rachub – Recommend that it should be re-categorised as a Local Village rather than Service Village.	The methodology outlined in Topic Paper 5 has compared different services and categorised the settlement as a Service Village on this basis. No evidence has been submitted to justify not using the methodology or that the details are incorrect. Detailed work will assess whether there are appropriate opportunities to undertake this level of growth in the centre.
Bontnewydd – Concerns of overdevelopment as it is a Service Village. It should be re-categorised as a Local Village as there is permission for 30 units here, lack of places in the school and the impact of losing agricultural land.	The methodology outlined in Topic Paper 5 has compared different services and categorised the settlement as a Service Village on this basis. No evidence has been submitted to justify not using the methodology or that the details are incorrect. Any lands with planning permission since 2011 will count towards growth needs in this plan.
Morfa Nefyn and Edern – Welcome their designation as Coastal/Rural Village and limit them to developments that address the needs of the community only.	Note the comment.
Llandegfan – Is identified as a Local Village but is within walking distance and has good	Note the comment regarding the location of Llandegfan. Agree that a mark should be given

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public transport links with Menai Bridge which is a Local Service Centre with numerous services. Also there are more development opportunities in Llandegfan. The score given is incorrect since it has not been given a mark for the public house and it has 3 village halls and a Church 200m outside the development boundary. It is also felt that it should be classified as medium in terms of employment due to the Primary School. This would mean that its score would be similar to Gwalchmai and Newborough and thereby be suitable as a Service Village.	for the public house and another due the fact it has more than one village hall. The methodology for scoring facilities has given a mark for schools within walking distance to a settlement but not for other facilities such as Churches and Chapels. Settlements that have a school with a few other services have been categorised as small in terms of Employment. This is also the position with Gwalchmai and Newborough. In light of this accept that Llandegfan should be given an additional 2 marks but that it is not re-categorised as a Service Village.
Need to improve the local services in Gwalchmai, Llannerch-y-medd and Newborough to make them more attractive for people to live there.	The Plan's detailed policies will support local service proposals of a suitable scale and location within these Service Villages
Clusters Llansadwrn – It should be identified as a Village rather than a cluster as it has a Community Centre, its location near Beaumaris in order to take the pressure off Beaumaris and it has the appropriate infrastructure.	The methodology outlined in Topic Paper 5 notes that a location must have one of the nine Key Services for a settlement to be categorised as a Village. Have been given to understand that the Community Centre is now closed.
Porth Llechog - Should be re-categorised as a Village (no specific justification given).	The methodology outlined in Topic Paper 5 notes that a location must have one of the nine Key Services for a settlement to be categorised as a Village. As there are none of these in Porth Llechog, it has been identified as a Cluster.
Llanedwen – Should be categorised as a Cluster as it is similar to Star which is a cluster.	From previous work undertaken by the Unit, there is no cohesive group of 10 houses in Llanedwen to form a cluster.
Bryn Du - Should be re-categorised as a Local Village due to its size, location and nature.	The methodology outlined in Topic Paper 5 notes that a location must have one of the nine Key Services for a settlement to be categorised as a Village. As there are none of these in Bryn Du, it has been identified as a Cluster.
Llanddeiniolen - Should be categorised as a Cluster as it is similar to Pentir which is a cluster.	From previous work undertaken by the Unit, there is no cohesive group of 10 houses in Llanddeiniolen to form a cluster.
Paradwys – Should be categorised as a Cluster as it is similar to Star which is a cluster.	From previous work undertaken by the Unit, there is no cohesive group of 10 houses in Paradwys to form a cluster.
Llanfaes - Should be re-categorised as a Local Village due to its size, location and nature.	The methodology outlined in Topic Paper 5 notes that a location must have one of the nine Key Services for a settlement to be categorised as a Village. However regard will have to be given to the capability of Beaumaris to accommodate its expected growth. Work is being undertaken assessing the opportunities

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	and constraints within the Town and within settlements in close proximity. If the growth cannot be accommodated in the Town itself, then locating it in Llanfaes could be one option. This could mean the upgrading of the Cluster to a Village.
Brynteg - Should be re-categorised as a Local Village due to its size, location and nature.	The methodology outlined in Topic Paper 5 notes that a location must have one of the nine Key Services for a settlement to be categorised as a Village. As there are none of these in Brynteg, it has been identified as a Cluster.
Saron (Llanwnda) - Should be re-categorised as a Local Village due to its size, location and nature.	The methodology outlined in Topic Paper 5 notes that a location must have one of the nine Key Services for a settlement to be categorised as a Village. As there are none of these in Saron (Llanwnda), it has been identified as a Cluster.
Rhostrehwfa - Should be re-categorised as a Local Village due to its size, location and nature.	The methodology outlined in Topic Paper 5 notes that a location must have one of the nine Key Services for a settlement to be categorised as a Village. As there are none of these in Rhostrehwfa, it has been identified as a Cluster.
Gyrn Goch – Should be categorised as a Cluster as it is similar to Bethesda Bach which is a cluster.	From previous work undertaken by the Unit, there is no cohesive group of 10 houses in Gyrn Goch to form a cluster.
Bryn Eglwys – Should be categorised as a Cluster as there are a number of examples of linear settlements in Gwynedd.	It was not included as the previous work did not identify that there was a public transport route to the Cluster. On this basis, and subject to there being no other change to the method of identifying sustainable settlements for development during the Plan's lifespan, it should be included as a Cluster.
Llanfaglan - Should include Llanfaglan in the hierarchy.	From previous work undertaken by the Unit, there is no cohesive group of 10 houses in Llanfaglan to form a cluster.
Tŷ'n Lôn (Bangor) – Should not be categorised as a Cluster, rather, should be included within the Bangor development boundary.	Having reviewed the existing Bangor UDP development boundary as well as the nature of the Tyn Lon (Bangor) cluster the Unit are of the opinion that it is not appropriate to include this area within Bangor's development boundary. Rather it should be considered as a Cluster.
Machroes – Should be categorised as a Cluster as it meets the criteria.	The objection has drawn the Unit's attention to new information. The Unit agrees that the settlement satisfies the existing criteria. However, observations have been received regarding the methodology suggesting that it will not provide sustainable development. Therefore, if the methodology is not changed in response to those observations, it should be included as a Cluster on the basis of the methodology of the Preferred Strategy.

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Tynyngogl – Identified as a Cluster however the majority of the settlement is located closer to the services in Benllech than parts of Benllech itself. The AONB and its coastal location impacts on Benllech. The Plan should acknowledge that Tynyngogl could meet part of Benllech's growth.	Tynyngogl – Regard will have to be given to the capability of Benllech to accommodate its expected growth. Work is being undertaken assessing the opportunities and constraints within Benllech and within settlements in close proximity. If the growth cannot be accommodated in Benllech itself, then locating it in Tynyngogl could be one option. This could mean the upgrading of the Cluster to a Village.
Llanfairynghornwy – The Plan does not acknowledge locations where specific activities impact upon adjoining communities. An example is the location of the RAF Camp near Llanfairynghornwy and this should be recognised in the Plan.	Note the comment. The employment evidence base to date has not identified a demand for increased employment within the RAF Camp over the plan period.
Gerlan – Question why Gerlan has not been included as a Local Village since it is larger than a number of those identified as Villages.	Bethesda is identified as a Local Service Centre and Gerlan will be included within Bethesda's development boundary.
PS4 – Development in the Countryside	
The majority of the policy contains national policy but the criterion does not seem to address agricultural dwellings.	Note the comment about national policy and having reviewed the policy the JPPU is of the opinion that there is no requirement for a detailed policy on this matter within the plan. However, there is a need to ensure that reference is made to national policy in relation to the type of housing that could be supported in the open countryside. In relation to this it is recommended that a policy that identifies the need for development to be consistent with national policy including national development management policy is included within the plan.
Reference may be required to other policies such as AONB and biodiversity which could impact on the granting of any permission.	Not applicable if this policy is being removed. Other strategic and detailed policies in the Plan and links with national planning policy as referred to above will deal with these matters.
Paragraph 7.37 – If development in the open countryside is being restricted to those supporting the rural economy, local need for affordable housing and renewable energy then it is not clear why there is a need for a separate policy on clusters. Recommended therefore that there is no need for a policy on clusters.	The intention in PS4 was to refer to affordable housing on exception sites and change of use of buildings subject to the relevant criteria being satisfied. The clusters policy identifies relevant settlements in the open countryside where affordable housing for local need can be supported. It is therefore considered that Strategic Policy 3 should still retain the reference to clusters.
Change the wording within the policy to refer to 'appropriate scale'.	Agree that the reference to national policies within the relevant parts of the Plan refers to appropriate scale.
Buildings in the Open Countryside – There should be flexibility in the policy to allow for change of use to a dwelling where other uses are not appropriate. Due to the conversion costs it is unlikely that it would be viable as an affordable dwelling and therefore they should	There is a national policy for the re-use of buildings in the open countryside which encourages economic use or an affordable dwelling. A further detailed policy within the Plan will deal with the adaptation of buildings to a dwelling.

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contribute to the general housing in the area.	
Wylfa Associated Developments – Leisure development and developments associated with Wylfa could be located in the open countryside. Flexibility should be included within the policy to allow for this.	Specific policies will refer to the opportunities and constraints with developments associated with Wylfa. Regard will have to be given towards the sustainability of locations when considering developments in the open countryside.
Support the reference towards transport, mineral extraction and waste management facilities.	Note the comment.
Economic Benefit – Support the reference towards recreation and tourism but feel reference should be made towards the economic benefits of such developments.	Due to the intention to remove the policy this is a matter to be contained within a detailed policy for the Economy of the Island.
PS5 – Infrastructure and Developer Contributions	
The implications of substantial restrictions (e.g. flood risks), availability of infrastructure (surplus capacity / programmed provision), schools programmes and interest in the market/ general viability etc., will steer the detailed strategy and that allocations are distributed in a transparent manner.	The Unit have been discussing with Stakeholders both internal and external to ensure that consideration is given towards such restrictions. However, there is a need to weigh these restrictions against the plan's strategy and where appropriate influence providers to address the Plan's expected growth.
That the infrastructure needed to support developments are an integral part of the scheme and that this is noted In general, the size, location, timing and methods of funding the infrastructure should be considered in order to demonstrate sufficient assurance that it can be provided during the plan term.	A background paper on Infrastructure that is being prepared will identify the intention of utility providers within the area. We are discussing the content of the Plan with stakeholders to influence their capital programmes. The Community infrastructure Levy (CIL) is a planning mechanism that can facilitate this.
That the delivery methods, general steps (e.g. in relation to infrastructure) and releasing and implementing timetables can be shown.	Agree with the comment and the work referred to in the two responses above will provide the necessary evidence base to inform the Plan's Spatial Strategy and Proposals.
Water supply and foul water infrastructure: Schemes / allocation plans must be achievable. There is little evidence thus far of the capacity of the foul water and water supply infrastructure and this could raise doubts regarding the ability to introduce sites in specific locations. It is noted that a further subject paper will be prepared.	In the process of gathering information from Stakeholders for the Background Paper and in relation to specific sites.
Flood Risks: Reference is made to the flood risks and a Strategic Assessment of the Flood Risks was prepared. However, in determining the details of the preferred strategy and allocating specific sites, it is crucial that sufficient emphasis is placed on avoiding flood risks in accordance with paragraphs 13.2/3 of PPW and TAN 15: Development and Flood Risk.	Agree with this. We have contacted Natural Resource Wales and filter sites that are at risk of flooding.

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<p>It will be important to ensure: That any other physical and social infrastructure which is a requirement by conditions, S106 obligations or the community infrastructure levy, is viable and achievable. That the priorities given to the requirements of S106s in locations /under specific circumstances are clear and reflect the restrictions in the Community Infrastructure Levy Regulations. That restrictions in terms of infrastructure and the proposed solutions are noted in full.</p>	<p>Agree with the comments. Work on the Community Infrastructure Levy (CIL) will need to ensure that what is being sought is viable. With the CIL there are changes to what can be sought under the Section 106 agreements and this will need to be considered within the Plan.</p>
<p>It must be noted clearly how the availability of infrastructure (surplus capacity / programmed provision), the rural schools strategy, any dominant substantial restrictions (e.g. flood risks) and the current distribution of obligations have influenced the options for the preferred spatial strategy, the chosen spatial strategy and details of that strategy.</p>	<p>See the response to substantial restrictions and infrastructure needs above. Additionally there is a challenge to the Plan when the timescale of a particular strategy is different to that of the Plan e.g. rural schools strategy. For the Preferred Strategy the views of different services / stakeholders were sought.</p>
<p>Perhaps it would be better to consider this aspect as a means of ensuring a sustainable development and it could be combined with other policies. Parts of it are administrative steps and not policy. Although the Community Infrastructure Levy is mentioned, there is a need to demonstrate more clearly how the policy will work within the Regulations. A wish list could raise unreasonable expectations. There is a need to consider viability and priorities.</p>	<p>Agree that the policy should be revised through the deletion of administrative steps. The Introduction could be strengthened to explain how the policy will comply with the CIL process. Finally the list of infrastructure matters will be revised to ensure alignment with the Infrastructure Background Paper which identified fundamental, necessary and preferred infrastructure.</p>
<p>The Preferred Strategy has not properly addressed delivery. In developing the deposit plan, more consideration should be given to this matter by explaining the all important infrastructure and how it will be delivered and to include timetables for action. There are signs that there will be a need to consider flood risks and other crucial matters, however these have not been fully inspected as yet.</p>	<p>Agree with the comment. The Background Paper will review the capital programmes of infrastructure providers as well as considering specific constraints such as flood risk.</p>
<p>Consider that the policy addresses the C2 robustness test.</p>	<p>Note the comment.</p>
<p>Introducing the need for a financial contribution will have a negative effect on the viability of economic developments including infrastructure and the development of business parks. This could make them all undeliverable. Recent evidence shows a low level of commercial land building in Wales as a whole. This goes against the fact that the Isle of Anglesey is identified as an Enterprise Area. Questioning the content of some elements of the list such as cemeteries as infrastructure for</p>	<p>The CIL process means that developments have to be viable in order to contribute towards an infrastructure project. The list of infrastructure matters will be revised to ensure alignment with the Infrastructure Background Paper which identified fundamental, necessary and preferred infrastructure.</p>

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promoting economic development.	
Important that any contribution does not make any development unviable. Consequently, reference to this should be included within the policy.	
Dŵr Cymru Welsh Water supports this policy and the link with the Community Infrastructure Levy (CIL) as it is an effective mechanism for additional funding to address any deficit in capital expenditure costs. The planning system has an important role in ensuring that the appropriate infrastructure is in place to cope with the expected growth.	Note the comment. These matters will be discussed with them as the CIL work is progressed
It is felt that the plan does not give due consideration to the importance of art and the arts in people's lives so as to create a vibrant culture and to promote local crafts for tourists.	We are reviewing the list within the policy, however, it should be realised that this is not a comprehensive list.
Believe that there is an important role for the third sector and community groups to ensure that designing and implementing infrastructure developments addresses the needs of the population as a whole.	Note the comment.
Agree that a reference should be included to flood risk management but there should be a specific policy for developing and maintaining coastal defence works by landowners and coastal businesses to safeguard their interests.	Note the comment, however not relevant to this specific policy. The Plan will acknowledge that part of the plan area is at risk of flooding or erosion, and will include a policy dealing with the need for coastal defences.
Believe that the requirements of this policy are contrary to the CIL regulations, specifically the accumulation of contributions for different types of infrastructures. The policy should be clearer for CIL as it will not be possible to use this policy when the CIL regulations come into force.	Amendments to the introduction will clarify the link between the CIL and contributions through Section 106 agreements.
Delete the term 'community facilities' and add other examples such as health facilities, libraries, religious centres, arts ventures and leisure centres. Amend the second bullet point by replacing 'leisure' with 'recreation'.	A separate detailed policy to be introduced that will list a range of services and facilities that could be provided.
A contribution should be made to the local community for every Kw or gallon of water produced for the renewable projects lifetime and linked to inflation.	The detailed policy will seek community benefits from renewable proposals in line with National Policy however it is not appropriate to include a prescriptive level.
PS6 – Proposals for Large Infrastructure Projects	
SP6 can be merged with SP7 where similar matters arise.	Consideration given towards merging the policies, however, due to the implications of Wylfa Newydd felt that having a separate Strategic Policy for this was required.
The policy should link with requirements in terms of making decisions on associated developments and it may be more appropriate	When refining the policies we will ensure they deal with matters unique to the major infrastructure developments. It is, however,

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to include information on the way to respond to a consultation as a subject.	believed, that it is still relevant to refer to the role of Councils as consultees as this approach to drawing up policies has been approved by two Planning Inspectors who were scrutinising other authorities' Core Strategy developments where there will be similar major infrastructure developments.
Need to strengthen the policy in order to reflect the scale and different impact of the nationally significant infrastructure projects.	The development of these Policies reflect work undertaken by other Councils also facing the same kind of challenges and opportunities in terms of being home to major infrastructure developments. These have been approved by Planning Inspectors. When refining the policies we will ensure they deal with matters unique to the major infrastructure developments. More emphasis will be placed on the scale and impact of the developments of nationally significant infrastructure projects. In addition to that, other strategic policies and detailed ones will refer in more detail to the impact of these developments e.g. employment, transportation.
Consideration needs to be given to the alternative option in terms of the way of transferring energy associated with the development of major infrastructure projects. Anglesey should not be a crossing point for these developments (pylons).	To note the point in terms of alternative methods. This has already been included in the policy.
PS7 – Nuclear Related Development at Wylfa	
PS6 could be merged with PS7 where similar issues arise.	Consideration given towards merging the policies, however, due to the implications of Wylfa Newydd felt that having a separate Strategic Policy for this was required.
Policy should relate to the decision making requirements for associated development and the approach to responding to consultation might be more appropriate as text.	By refining the policy it will be ensured that matters unique to dealing with the development of large infrastructure projects are dealt with. However, it is still considered necessary to refer to the role which Local Authorities play as consultation bodies seen as this method has been approved by two Planning Inspectors whilst scrutinising the Core Strategy of other authorities where there is similar large infrastructure development.
Policy PS7 doesn't really tackle the siting of legacy housing. Links to existing or proposed SPG could be appropriate.	Accept the comment by amending the background/introduction to the Policy to refer to this issue and include additional guidance in the Policy wording.
Need more comments with regard to the effect as a result of Wylfa B, which are housing, jobs and education.	It is considered that the need to mitigate the impact of Wylfa B has been emphasised within the Strategic Policy.
Purpose built workers accommodation should only be for 5% of the workforce. The others could rent local housing or stay in local hotels	Amend the background / introduction to refer to the siting of legacy housing. Isle of Anglesey county council have stated that they aspect the

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by generating more employment. At the end of the construction period the 5% purpose built housing could be transferred over with a Section 106 condition for local affordable housing.	needs of workers accommodation to be satisfied via 3 means. No alternative evidence was received to support an alternative option. The Plan will try and encourage housing in the most appropriate and sustainable locations. Apart from affordable housing the Plan can't control the occupation of new housing.
Need further guidance with regard to the temporary workers accommodation. Suggest re-wording point 4. The needs of the workforce should be provided by the means which causes the least impact upon the local housing market. This could be achieved through temporary purpose built workers accommodation.	It is suggested that the wording "to an acceptable level" is deleted. The 'Preferred Option' which is included in the 'Position Statement' relating to how workers related to Wylfa should be accommodated, states that the preferred option is the mixed provision. This would mean that 33% of the workforce would be accommodated in purpose built accommodation, 33% would rent private housing and 33% through tourism accommodation.
It is considered that some of the larger holiday sites could satisfy the needs of some of the 1,600 temporary workers accommodation needs. The importance of these large holiday accommodation sites should be reflected in the wording of the policy.	
Developments relating to Wylfa B and decommissioning of Wylfa A mean employment opportunities.	Note the comment; it is considered that there is sufficient reference being made within the policy relating to employment opportunities as a result of Wylfa B.
Point 5 – Welsh versions needs to be re-worded for clarity.	Agree that the Welsh version needs to be reworded.
PS8 – Providing Opportunity for a Flourishing Economy	
Need to revamp and refine this section on criteria and policy form in order to make decisions.	To accept the observation and amend the policy to include criteria for making decisions.
Some sections are administrative stages and other sections need to note land use implications	
There needs to be reference to the proposal maps and to which ones are the criteria dealing with allocations or additional / windfall site proposals.	To amend criteria 3 to refer to additional / windfall sites.
Need further understanding and clarification regarding the intention to safeguard 168ha of employment land during the life of the Plan.	Further information on the need to safeguard 168ha of employment land is submitted in the background document 'Employment Land Study', and it is possible to obtain the complete version of the study from the Joint Planning Policy Unit.
Clarification is needed as to whether the addition of 5ha of employment land in Pwllheli has been included in the total of 168ha.	5ha of employment land in Pwllheli/Porthmadog in addition to the 168ha safeguarded. To amend the criterion to explain that.
In order to ensure that the employment	Due to the observations of the Welsh

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opportunity and provision is sustainable and reduces the environmental impact, it is suggested that criterion 1 be amended to include “reduces environmental effect” before ‘reduces the need to travel’.	Government it is intended to remove criterion 1. Another policy relevant to every development will deal with this matter
Observations support the intention of safeguarding 168ha of employment site and, in particular, the intention of safeguarding the Lledwigan, Llangedfni site.	To note the observation
Support the policy’s principles, in particular, the acknowledgement of the tourism industry.	
It is intended to designate the former Friction Dynamex site, Caernarfon as a secondary employment site. Such a designation as this will not be sufficiently profitable to allow the site to be redeveloped. The plan should provide for an alternative use for the site unless employment use is viable, such as housing or mixed use.	To note the observation. A detailed policy will set the relevant framework for the consideration of alternative developments on sites safeguarded for employment use.
There needs to be a reference to large transformational leisure developments since they contribute to the local economy and employment.	More detailed reference to leisure made in Policy SP9. It is, therefore, not considered appropriate to amend Strategic Policy 8.
There will be numerous indirect benefits arising from major energy developments. Need to ensure that these economic benefits are maximised and that this is reflected in the wording of the policy.	To note the observation. Following the response to the Welsh Government’s observations, it is intended to amend the wording of criterion 4. It is proposed to include reference to maximising employment opportunities within this Strategic Policy.
Policy needs to be amended to include reference to the Anglesey Energy Programme, the Enterprise Zone and major energy developments. The Preferred Strategy needs to concentrate more on how the available planning livery assists to facilitate the growth and integration of planning and economic developments.	The Anglesey Energy Programme and the Anglesey Enterprise Zone will be key tools to bring forward the developments necessary to transform the economy on the Island. The role of the area also needs to be maintained in several different ways, safeguarding and identifying a range and choice of sites to address the needs across the sectors. This Policy, in its original form, dealt with every aspect of developing the economy. Sufficient reference is considered to be made to these tools within the background text in several places in the Plan along with Strategic Policy 7. Additional text will also be added in appropriate places to refer to the realisation of the policies. In addition to these observations, it should also be noted that an Enterprise Zone which does not facilitate development through a Local Development Order is not a land use designation, but is rather a tool which facilitates the receipt of funding/subsidy in order to regenerate and support economic

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	growth/investment in necessary infrastructure. Any developments facilitated by the Energy Island / Enterprise Zone Programme will be subject to consideration against other relevant detailed policies within the Plan. In the Detailed Policy which will list the employment sites to be safeguarded, it is intended to show those sites identified as part of the Enterprise Zone programme as sites that need investment.
More emphasis is needed on the flexible approach involving employment and land allocation due to major energy infrastructure projects arising.	This is highlighted in point 4 of the Strategic Policy. Such applications would be subject to the consideration of relevant, detailed policies within the Joint LDP.
The need for an additional 5ha of land in the Pwllheli/Porthmadog area is questioned. It should be ensured that existing sites are used to their full potential before considering new sites.	Further information regarding the need for additional employment land in the Porthmadog/Pwllheli area is given in the background paper, 'Employment Land Study.
PS9 – The Visitor Economy	
Further consideration needs to be given to the intention of providing self-service accommodation in the rural serviced centres and in villages. This contradicts PS3 which refers the growth of open market housing and employment to the larger settlements (i.e. not to the villages).	<p>Planning Policy Wales encourages the development of sustainable tourism which contributes to economic development, conservation, rural diversification, urban regeneration and urban inclusively. In seeking to do this, the needs of visitors and local communities should be acknowledged. Furthermore, it is acknowledged that tourism can be a catalyst for the safeguarding, regeneration and improvement of the environment in rural areas.</p> <p>Following this national guidance amending this policy is not deemed appropriate.</p>
The intention of the policy is approved.	
The intention of encouraging the tourism sector throughout the year is approved.	
The intention of reusing existing buildings for visitor use along with the diversification of farms is supported.	
There is agreement with the policy's principles in terms of static caravan sites.	
Preference should be given to touring caravans rather than to static caravans.	To note the observations
SP9 should encourage the expansion of existing coastal holiday sites, including adding plots and extending the opening season. The benefits of each site should be assessed individually.	Planning Policy Wales notes the need "to limit new development to avoid damage to the environment (for example in undeveloped coastal areas)" Para 11.1.6. The coastal areas of Gwynedd and Anglesey are sensitive to new developments, in particular so, in the areas located within the AONB. Further consideration to the possibility of expanding existing caravan sites will be subject to a number of matters included in the detailed policy.

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SP9 should include reference to avoiding the detrimental effect of large energy developments on the quality and provision of tourist accommodation on Anglesey. This could be supported through the need to undertake a Tourism Impact Assessment.	To note the observation. It is, however, unlikely that the planning system could control any detrimental effect of large energy developments.
Due to landscape, linguistic and social reasons, approval should not be given to the opening of camping/caravan sites for more than 10½ months (throughout the year). Furthermore, there are no enforcement resources available to control the occupation of the sites.	The Policy promotes the tourism sector throughout the year. Details regarding the opening period for caravan sites will be proposed in the detailed Policy within the Joint Local Development Plan's deposit version. It is noted that Technical Advice Note 13: Tourism, encourages the use of a holiday condition rather than a seasonal condition. Seasonal conditions, however, could be appropriate where the unit is not appropriate for occupation during the winter season or where the local natural environment needs to be safeguarded.
In order to be in line with the summary, bullet point 1 should read "Culture, arts, recreation and sports".	To accept the point and amend the policy in accordance.
If plans for the improvement/redevelopment of existing caravan sites lead to environmental and economic improvements, they should be approved.	Details regarding how to deal with applications to upgrade/extend existing caravan sites will be included within the detailed policies.
Reference should be made to the economic benefit arising from caravan sites.	The tourism sector's economic benefit is highlighted in the main text of the policy. Repeating that is not deemed appropriate.
Point 5 can be reworded in order to convey the need to reduce the impact of previous tourism developments and restore the damage done to the landscape.	To accept and include reference to the need to restore previous damage to the landscape.
New touring sites within areas under pressure, namely the Llŷn AONB, and Special Landscape Area of West Llŷn should not be approved.	How to deal with touring caravan applications will be included in the detailed policy.
The policies dealing with caravans should ensure that there are design details associated with the plans and appropriate landscaping measures.	To accept that reference to reducing the impact on the landscape should be included.
Para 7.61, "The Plan area's greatest tourism assets lies with its natural and historic environment. However, as well as being the Plan area's most valuable tourism assets, the unspoilt countryside and coastline, and historic features are also the area's most sensitive resources " These clauses need to be rewritten to make them easier to understand.	To agree to amend the wording of Para 7.61
Reference is made to Sub-regional centre, Urban Service Centres and Rural Service Centres therefore does the policy exclude Local Service Centres such as Abersoch?	For the purpose of clarity will amend reference to Rural Service Centres to Local Service Centres.

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Would strongly object to this exclusion.	
PS10 – Town Centres & Retail	
Assessment of the future needs and demands of retail needs to be coordinated at the housing/population growth distribution level. The retail hierarchy proposed should link with the settlement hierarchy. The existing pattern of centres and supermarkets should be considered in terms of influence zones and the need to travel.	It is considered that the subject paper dealing with Retail along with the background document dealing with the Retail Study refers to these matters sufficiently.
The long term impact of internet retail should be appropriately reflected in the estimate of needs.	
The local implications of the national policy needs to be addressed by noting the local retailing hierarchy, designation of retail centres, clear cross-referencing to the fact that decisions should be based on a table of needs.	To propose to amend the strategic policy in order to include the settlement hierarchy in terms of retail.
It is unclear how the additional need for retail area has been calculated. The LDP or the supplementary documents should include more detail regarding the matter.	The Retail Study explains in detail the logic in terms of the need for further retail floor space in Bangor.
The need for more shops is questioned bearing in mind that fewer than 25% of shops are needed in Wales.	To note the observation. The Retail Study explains in detail the logic in terms of the need for further retail floor area in Bangor.
An objective of ensuring the needs of cyclist parking should be included to enable cyclists to shop locally.	To agree to include an objective that would promote sustainable links with town centres.
Clarity is needed regarding the meaning of 'convenient goods' and 'comparison goods'	To agree to include an explanation of the terms 'comparison goods' and 'convenience goods' and amend the policy in accordance.
The policy should include reference to safeguarding leisure and cultural facilities which are imperative for the vibrancy of town centres, particularly so for the evening economy.	Sufficient reference is considered to be had within the policy in relation to the role of town centres, whether as a shopping centre or socialising centre.
Policies should promote a variety of uses within town centres including mixed uses which include retail, recreation, restaurants and housing.	
Bangor – more could be done to assist the High Street and encourage more tourists to the City	Detailed policies will provide the framework to assist the retail centres within the Plan's area
PS11 – A Balanced Housing Provision	
This is expressed as a strategy rather than a policy.	Agree that the existing policy reads as a strategy. Also in reviewing the policy felt that there should be a Strategic Policy for the growth figure and a detailed policy for the balanced housing provision.
Not clear if the Plan's growth figure contains an allowance for slippage.	When identifying growth level for a Development Plan it is customary to contain an

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	<p>additional allowance in case there is slippage in delivering the expected housing figures e.g. sites not delivering the anticipated number of units when preparing the Plan. Usually this would be a level of between 10% to 15% which would mean between 766 and 1,150 additional units. The tests of soundness that need to be applied when preparing the Plan, and will be applied by the Welsh Government and the Inspector require the Plan to be sufficiently realistic and flexible to manage change. Incorporating a slippage allowance would help the Plan to comply with that requirement. Agree to amend the Introduction to the policy to refer to a slippage allowance within the Plan and the need to monitor and review the Plan's success.</p>
<p>There should be a link to a detailed table identifying specific locations and provision.</p>	<p>Agree to include reference to housing allocations within a detailed policy in the Plan.</p>
<p>Of the opinion that the figure of 7,665 units should be identified as the minimum growth level and not a maximum. Housing developments in sustainable locations should be dealt with on their own merits rather than whether there is a 5 year housing land supply.</p>	<p>Without a clear maximum figure within the Plan it would be difficult to assess the impact of development on the environment and in addition linguistic impact etc. In addition national policy guidance states that it is appropriate to identify a maximum growth level based on evidence base.</p>
<p>Feel that the local housing needs assessment does not consider variations between type and location of different types of housing to meet the differing needs of different communities.</p>	<p>A detailed policy on the appropriate mix of housing will ensure that justification will be required with specific applications to show how it would meet the specific requirements of the area of the application.</p>
<p>Need to ensure that consideration is given towards making accessible housing available to meet the needs of people with disabilities. There should be a detailed assessment of the needs of people with disabilities regarding the size and type of housing they require.</p>	<p>Criterion 4 refers to ensuring the correct mix of housing unit types. However, to ensure specific regard is given towards this reference could be included within criterion 5.</p>
<p>Consideration should be given into introducing a quota for lifetime homes through the Plan.</p>	<p>It is more appropriate for the Plan to promote this type of development rather than to introduce a quota. Discussions with the Housing Services should ensure that due regard is given to lifetime homes.</p>
<p>There should be a commitment to ensure that the highest possible level of energy efficiency is achieved. Housing will not be affordable if they are not affordable to heat. Reference should be made to code for sustainable homes and that affordable housing should be at least level.</p>	<p>Strategic Policies 1 and 2 promote developments that are energy efficient. However, it is a question of balance between encouraging housing that are energy efficient against potential higher build costs and the effect of this on the affordable price to purchase these dwellings.</p>
<p>There is a need to prepare housing for the elderly.</p>	<p>Note the comment. It is suggested that a specific policy is included that deals with extra care housing, residential homes and nursing homes.</p>

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Affordable housing should be referred to as social housing whilst local housing with conditions such as S106 agreements should be for people who can afford to build them and therefore there shouldn't be a constraint on their size.	National Policy and Guidance identifies affordable housing as both social housing and intermediate housing. Regarding the size of a specific unit the detailed policy would seek justification over the proposed development. The existing SPGs will be revised to support the policy in the new Plan. This will contain more details.
There should be more flexibility for self-build plots to local people both within and outside development boundaries. Even if the individual works some distance away.	The plan's policies will not differentiate between self-builders and building companies. Providing flexibility for developments outside the development boundaries would be contrary to National Policies and the Strategy of careful control of developments in the open countryside.
Need to restrict the practice of demolishing existing houses and replacing them with a large house on the site or a large extension to existing housing to reduce the loss of affordable housing from an area.	Note the comment, the purpose of a detailed policy will be to ensure that suitable justification is given to different types of proposed developments. We will be looking at the evidence in the local housing market assessment to identify if there is a need to retain some of the existing stock to contribute towards a balanced housing provision.
Does not reflect National Policy by maximising the reuse of previously developed land for housing purposes prior to release of Greenfield sites	The Urban Capacity Study will evaluate the number of brownfield opportunities that exists in the larger settlements to ensure that only the necessary level of Greenfield sites are used
PS12 – Affordable Housing	
Any further development of the preferred strategy and the detailed proposals/policies included in the deposit plan reflect the evidence and national policy such as affordable housing.	Evidence over Affordable housing needs has been gathered and is regularly updated. In creating the detailed policy regard will be given towards national policy.
Include an indication of the overall need for affordable housing and a target figure in the plan. Policies should seek to maximise delivery but must be backed by robust evidence of need and viability which is kept up-to-date.	A strategic policy which contains a highest possible minimum target for affordable houses will be contained within the plan.
Evidence Base – The delivery of affordable housing provision can be demonstrated and optimised as the various factors affecting viability evolve over time.	Note the comment and will contain flexibility within the policy to optimise opportunities to increase the provision.
More strategy than policy. There needs to be some room for negotiation to reflect site specific viability and a modest degree of aspiration or mechanism for uplift should markets improve. The policy should clearly set out specific percentages for specific locations if this is intended. Given the need for affordable housing it is not clear why the limit is 5 in urban areas? The viability implications of providing social rented dwellings needs to	Agree that the present policy reads as a strategy. Following its review felt that a Strategic Policy on a minimum affordable housing specific target should be prepared. In addition a detailed policy be prepared which outlines how the level of affordable provision will be provided. The evidence base from the viability study recommended the threshold level of 5 units in the urban settlements. When a complete list of site allocations has been

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be considered.	confirmed it will be possible to evaluate the level of affordable provision and the suitability of this threshold level.
It is essential not to introduce unrealistic high affordable housing targets. There should also be flexibility within the policy to allow on the basis of viability a reduced level of affordable provision.	The evidence contained within the Affordable housing viability study justifies the target for affordable housing. The policy explains that a lower level could be accepted subject to the relevant justification.
Feel the figure of 10% is too low and wish to see this figure increased.	The level of 10% is one of the options based upon the evidence contained in the affordable housing viability study. This reflects the nature of the market within parts of the Plan's area.
Since the need for affordable housing is so high shouldn't the level of affordable housing requirement be set at 100%.	National policy makes it a requirement that evidence is provided to justify the affordable housing level within a plan. As referred to above a topic paper has been prepared which identifies a level of between 10% to 30% within the different housing market areas.
Paragraph 7.78 – Seeing the level of need for affordable housing question why that the recommendation in the Policy is only for 10 to 30% provision, shouldn't it be for 100%?	
Cannot see how the Council can ensure affordable housing of an adequate size and design and also encourage building companies to prepare jobs. The best way to provide affordable housing is to ensure people have good sustainable jobs. The example of Catalonia should be followed which gives priority to jobs over language and now both jobs and the language are thrive.	Note the comment. The plan promotes development that could strengthen the economy in order to improve the population's ability to afford open market housing. This policy is dealing specifically with affordable housing as defined by national policy.
Do not agree with the viability evidence base which underpins the percentages within the policy. However, not willing to go into the details until the deposit plan.	Note the comment however, until we receive detailed comments it is not possible to make further comments.
Paragraph 7.74 – The word “applied” would be stronger than the word “negotiated”	Note the comment, however, negotiate is the term that National Policy supports.
Paragraph 7.75 – [omission in the Welsh version not applicable in the English version]	-
Where developers / landowners provide justification for a lower provision of affordable housing over payment for the land should not be accepted as a valid reason.	Note the comment. The viability process works out the value of the land based on all costs including the provision of affordable housing. It is possible to compare the residual value with the current value of the site. However, in each individual case the impact of not negotiating a lower level of affordable housing against the possibility that no housing would be provided due to it not being viable must be considered.
Section 106 – Do not feel that it is fair that an individual whose site lies immediately outside a development boundary has to have a S106 agreement whilst conversion proposals in the open countryside do not have an agreement.	This reflects the current policy position on Ynys Môn. The new plan may not support the conversion of outbuildings in the open countryside into open market housing.
PS13 – Gypsy and Travellers Accommodation	

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Any further development of the preferred strategy and the detailed proposals/policies included in the deposit plan reflect the evidence and national policy such as Gypsy and Travellers sites.	The evidence base relating to Gypsy and Travellers needs has been gathered at a regional level. In creating the policy due regard will be given towards national policy.
Gypsy and Traveller site – The deposit plan must make appropriate site allocations (both permanent and transit) to meet the requirements and include criteria based policy to cater for any further unforeseen needs. The Gypsy and Travellers Accommodation Assessment should be finalised and any changes since 2010 should be included within the evidence base. Collaboration with Welsh Government Fairer Futures Division will assist in ensuring the content, method and response adopted is appropriate and can be supported at examination.	The intention is to identify suitable sites, permanent and transit, within the Plan through negotiation with other authorities across North Wales.
Gypsy and Traveller Needs – The policy should specify the need and must identify sites. Collaborative work, while supported, should not be an excuse for not making appropriate site allocations.	
To ensure that any site follows the principles of sustainable development suggest that PS 13 is amended through the inclusion of the wording 'in appropriate locations' after 'Providing land' in the second criterion. To ensure the policy confirms with test of soundness CE1.	Agree to include this change.
Paragraph 7.81 – Need to clarify the level of requirement for additional pitches referred to within this paragraph.	The figures from the North Wales study is now available and these will be included within the Plan.
PS14 – Conserving and Enhancing the Natural Environment	
Framed as administrative action not decision making policy.	Accept the comment and suggest that the text is amended to become less administrative and more relevant to development control.
The Special Landscape Areas will require justification.	The justification for the Special landscape Areas can be seen in the Special landscape Area Background Paper.
Policy should distinguish 'international' bio-diversity sites where different, more stringent, criteria must apply.	No change. Agree that there is a difference between international, national and local biodiversity sites. It is considered that the reference made in criterion 1 is sufficient.
The Policy wording should be amended as follows:- Criterion 1: "..., <i>history and landscapes, including through the protection and enhancement of sites...</i> " Criterion 4: ' Designating Special landscape Areas to <i>help</i> manage development	Criterion 1 – Agree to amend the policy wording and inserting "including" to ensure that species located outside the designated areas are protected. Criterion 4 – See the response above. Following other comments received in relation to the Strategic Policy content it is

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<p>Criterion 5: 'Safeguarding the setting of Snowdonia National Park'. Reference should also be made to the need to protect the natural beauty.</p> <p>Criterion 6: That criterion 6 of the policy also makes provision for the protection of species of principle importance in Wales and LBAP species.</p>	<p>recommended that criterion 4 is deleted.</p> <p>Criterion 5 – See the response above.</p> <p>Following other comments received in relation to the Strategic Policy content it is recommended that criterion 5 is deleted.</p> <p>Criterion 6 – Agree to amend the criterion in accordance with the recommendation.</p>
<p>It is not considered appropriate to include reference to the loss of agricultural land within this policy which relates to the natural environment. Reference to the requirement to protect agricultural land should be included in PS4 'Development in Open Countryside'.</p>	<p>Agree that it isn't appropriate to include reference to safeguarding agricultural land within this Strategic Policy, it is suggested that the reference is deleted and included within a General Policy relating to development control principles.</p>
<p>No reference is made within this policy to remediating or reusing brownfield sites or conserving and enhancing the water environment. The importance of the reusing brownfield sites has been highlighted within paragraph 7.84, however, this has not been carried through into the inclusion of the strategic policy.</p>	<p>Agree with the principle of the comment. It is suggested that sufficient reference is made in the introduction to the Strategic Policy to restoring and reusing brownfield sites and improving the environment.</p>
<p>The boundary of the Special Landscape Area in some locations is questioned. Including- Extend SLA 2 and 3 to include a buffer for the National Park.</p> <p>Extend SLA 7 to include a buffer as a setting for the National Park.</p> <p>8, 9, 10 – extend to protect the Menai Straits</p> <p>The intention of excluding Cwmorthin, cwm Bowydd, Blaenau Ffestiniog on the basis that they are too small is questioned.</p> <p>An objection was received regarding the intention of designating a Special Landscape Area in the Nantlle Valley, within a quarrying area it is considered that this designation could be detrimental to the local economy.</p> <p>Other traditional quarrying areas in Gwynedd aren't effected by the designation (Penrhyn and Blaenau Ffestiniog).</p> <p>The intention of designating a Special Landscape Area in Corris/Aberllefenni isn't supported.</p>	<p>Note the comment. These comments specifically relate to the Background Study which has been conducted to recognise the Special Landscape Areas.</p> <p>Because the comments don't relate specifically to the wording of Strategic Policy 14, it isn't appropriate to respond to the comments in this Report. The comments received will receive consideration when preparing the relevant detailed policy in the Deposit version of the Joint Local Development Plan, which will set out how development will be considered in these areas and identify areas on maps. If the Deposit version of the Plan doesn't satisfy the objectors concerns it will be possible to submit a formal objection to the Plan during the formal public consultation period.</p>
<p>Need to refer to Local Wildlife Sites. Reference should be made in Paragraph 7.83.</p>	<p>Note the comment and offer to amend the Strategic Policy in accordance.</p>
<p>The wording used in the Welsh version should be reviewed.</p>	<p>Agree to amend the Welsh version.</p>
<p>Re-word criterion 2 to read "Protecting and enhancing biodiversity within the Plan area and/or..."</p>	<p>Agree that the proposed wording would be more appropriate and amend the policy in accordance.</p>
<p>More weight should be given to the need to</p>	<p>No change. Reference is made in para 7.84 to</p>

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protect 'special' verges.	verges.
More planning restriction is required to ensure that the new buildings suit the traditional buildings.	Note the point, Strategic Policy 15 specifically relates to issues relating to design and conservation.
It is considered that the policy is too heavy. A balanced approach is required between conservation and the natural environment which continues to support tourism development which is of benefit for the local economy as well as present developments such as quarries within some of these areas. There is a means of reducing the effect on the landscape, even in the most sensitive location.	Other sections of the Plan specifically relate to the tourism industry and the economy. It isn't considered appropriate to make reference within this specific Strategic Policy. The reference made to supporting social/economic needs at the beginning of the Policy is deemed sufficient.
It is not considered that the policy is explicit in terms of the need to protect and enhance the landscape. Explanation is required in terms of the weight given to the allocations.	More detail and description to the designation will be given in the detailed policy.
Point 3: Explanation in terms of what is meant by 'green/blue infrastructure'.	The Deposit plan will contain a Glossary of Terms which will refer to green/blue infrastructure.
Point 4, how will the Special Landscape Area designation manage development?	This detail will be included within the detailed policy.
Need reference towards protecting the setting of the AONB as well as the National Park.	As a result of other comments received relating to this Strategic Policy is suggested that Criterion 5 is deleted. It is considered that criterion 1 in its amended form emphasises the requirement to protect and enhance sites of international, national and local importance including the Snowdonia National Park and the Area of Outstanding Natural Beauty.
Cross reference only to SP24 which doesn't make sense.	Agree with the comment. The 'Integration with other policies and strategies' will be amended following amendments to other sections of the Plan.
A reference should be made to ensuring that development doesn't have a negative impact on the coastline.	No change. Sufficient reference is made to ensuring that development won't have an adverse impact on the coastline in the first part of the policy.
PS15 – Protecting and Enhancing Cultural and Heritage Assets	
Framed as administrative action not decision making policy.	Agree that the policy should be reworded to become more relevant to development control and delete references which are more administrative.
SP15 refers to the fact that the North Wales Slate Industry is a candidate world Heritage Site. This is an important step towards the nomination process which should be followed through in the deposit plan by the inclusion of appropriate policy and reference to further administrative action.	Accept the comment and include detailed of the candidate process within the detailed policy.

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Need to expand on criterion 2 to make it clear that it also refers to 'townscape' and settlement landscape setting'	As a result of the comments received above it is suggested that criterion 2 is deleted. It is proposed that the content of criterion 2 is included within the introduction and include a reference townscape and settlement landscape setting.
Criterion (iv) should be amended by inserting "and their settings" at its end.	Not to accept as the first section of the policy refers to setting.
Criteria 3 is supported in principle, 'Candidate North Wales Slate Industry World Heritage Site'. Careful consideration will have to be given to the planning restrictions which will result from the candidate status.	Note the comment
PS16 – Renewable Energy Technology	
Renewable Energy: It is noted that an Assessment of Renewable Energy has been undertaken in accordance with PPW, TAN 8 of the Renewable Energy Toolkit and associated explanatory letters. The findings should be included in the deposit plan. Ensure that renewable energy resources are promoted by detailed policies.	Agree with the comments and the conclusions of this work will feed into the Deposit Plan.
Expressed in the form of administrative steps rather than a decision-making policy.	Agree that the policy should be revised to remove administrative steps from the policy.
Whilst supporting the provision within criteria 1, they question what is being referred to as an 'international' landscape designation. Also, in order to have clarity in the plan, definitions should be introduced to explain terms such as international and national landscape designations.	International landscape designations refers to Special Protection Areas, Special Areas of Conservation and RAMSAR sites. However, agree that a glossary of terms should be included within the plan.
Whilst welcoming and supporting the content of criteria 2, they recommend that it is amended by changing "objectives" with "integrity" to better reflect the terminology used in legislation.	Agree to the amendment.
Support criteria 3 but to ensure completeness, reference should also be included to biodiversity on sites outside specific conservation designations.	Agree to the amendment.
The context of this policy should be strengthened by referring to paragraph 12.8.2 of Planning Policy Wales which notes that planning policies at every level should facilitate achieving the Welsh Government's general Energy Policy Statement and UK and European targets on renewable energy.	Agree to include the relevant sentence from paragraph 12.8.2 of Planning Policy Wales within the Introduction to the strategic policy.
Welcome the reference to the cumulative impact of renewable energy sites on the landscape. Consider that specific policies are needed on this issue and specifically for wind turbines which could result in a substantial cumulative effect on the landscape.	Confirm that the cumulative impact of renewable energy developments as well as other developments will be an important factor to consider within the deposit Plan.

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There should be a separate strategy for onshore wind energy development because of its impact on the landscape.	Whilst it is not appropriate to have a separate strategy for onshore wind energy development it is reasonable to have a separate policy for this type of development. Research work on the sensitivity and capacity of the landscape to cope with wind turbines will influence the policy.
There is a need for a capacity strategy; the number and distribution of wind turbines within the area which the plan expects to address.	The work that the Council has commissioned to review the sensitivity of the landscape to cope with development will refer to this.
Since a large part of Gwynedd is in the National Park or AONB, it places pressure on a comparatively small area with a lower designation. This could lead to the danger of inter-visibility from one turbine to the next.	Note the comment.
No turbines should be supported within the AONB.	Evidence would be required to justify this since National Policy does not prevent development in the AONB. There needs to be a review of the conclusions of the sensitivity work to ascertain whether there will be a specific recommendation in relation to the AONB or to the height of turbines in other parts of the Plan area.
Their height should be restricted to between 11-15m outside designated areas.	
Paragraph 7.86 – Reference is made here that it is not intended to establish specific targets in the Joint LDP at this time. The question is when will this be done?	We will be reviewing the findings of the Renewable Energy Capacity Study and the Landscape Sensitivity and Capacity Assessment to ascertain whether there is sufficient evidence available to include a specific target within the Plan.
Minimum distances from houses should be introduced.	Welsh Government have clearly stated that there isn't evidence to justify minimum separation distances between houses and wind turbines. However the impact on properties in the locality will be an important factor within a detailed policy. Research work will provide evidence over the distances where residential amenity assessment is required.
There should be a restriction on the amount of energy generated from the turbine to correspond with the individual needs of the applicant including developments on farms.	There is no planning policy basis to restrict the amount of power a turbine generates.
Introduction – Disagree with the content of the reference to supporting community developments of less than 5MW. The term 'community based small wind farms' should be defined. Support community developments where the local community is the principal stakeholder.	Paragraph 2.12 of TAN8 expects local planning authorities to encourage developments up to 5MW. An SPG on Locating Stand-alone renewable energy development will be produced and this could define community based small wind farms.
Expect the Local Planning Authority (LPA) to explain how appropriate policies and strategies for the local area will be implemented. TAN 8 provides the LPA with a	The research work gives a picture of the local area and therefore will influence upon the local policy.

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wide choice for wind energy policy outside the Strategic Search Area (SSA).	
Feel that the area addresses a sufficient element of renewable energy by means of nuclear, hydro, pumped storage and offshore wind energy. Current developments address the needs of Wales.	Note the comment.
Offshore wind energy should be included in the figures because the transmission lines will be going through the area of the plan.	The Renewable Energy Capacity Assessment refers to opportunities on the land and therefore it is not appropriate to include offshore wind energy within these figures.
Most of the target for 2015/17 (2GW) for onshore wind power come from the SSA, with most of the area outside these kept free from major onshore wind energy developments. A report in 2012 showed that current applications address this target.	Note the comment.
The needs of the Welsh Government's targets from 2016/17 onwards are moving towards other renewable technologies such as tidal range, and tidal rivers / ocean waves. The strategy of the joint LDP should focus on these sectors.	The renewable energy policies in the Deposit Plan will refer to all types of renewable energy technologies.
The reference to PS15 and SO24 is unclear.	It is felt to be appropriate to refer to policy PS15 however the reference to SO24 is an administrative error and should be removed from the Integration with other policies and strategies box.
There is a buffer around Caernarfon airport; however there are two turbines on the site.	The purpose of this buffer is to identify areas where there is a need to consult upon the impact of development on the radar or the operational use of the airport.
Solar farms in the countryside could become a renewable development in the future. Consequently, specific policies should be created for this type of development.	Note the comment and confirm that the policy within the deposit plan will refer to solar farms.
Reference to the Strategic Search Area in bullet point 4 in the context should be explained.	The Plan does explain that there are no strategic search area within the Plan's area and the Glossary of Terms will explain its meaning.
PS17 – Waste Management	
The National Planning Policy explanation Note notes the temporary stance while the NPP and TAN21 are being reviewed. Consideration should be given to policies being submitted but this should not lead to any delay for the plan. Land take, locational criteria and search areas from the Regional Waste Plan should continue to be used in order to help to provide various waste infrastructures. Plans should note a sufficient number of sites to provide for a variety of facilities in order to satisfy European Directives.	To note the observation

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It needs to be ensured that the policy reflects the Welsh Government's recent advice.	To note the observation
The wording of the policy may not reflect what is included in TAN21 which is to be released later in 2013.	To note the observation.
As part of the employment designation, the LDP should note, where appropriate, an appropriate site for the provision of waste management activity in order to give some assurance to operators interested in delivering the need in the area.	To note the observation – merge with the detailed policies dealing with 'Bad Neighbour employment / sites' which are intended to be included.
In order to follow the principles of sustainable development, "in appropriate locations" should be included once sufficient land is available.	To accept the observation and amend the policy in accordance.
TAN21 notes that the Regional Waste Plan should be reviewed every three years. Four years have passed since the North Wales Regional Waste Plan was prepared. It is, therefore, considered that the document should be reviewed immediately. Since the Plan has not been updated it does not provide a sound evidence base for the inclusion of the Joint LDP.	The Review of the Regional Waste Plan (2009) has been replaced by 'Sector Plan regarding Collections and Markets', Welsh Government. According to the instruction received, by now authorities should only address the spatial aspects of the Plan.
A clear statement should be included within the Joint LDP of the commitment to the waste hierarchy. The commitment to reduce waste and maximise recycling and composting opportunities should be noted, with emphasis on recycling in accordance with Welsh Government targets for a wasteless future.	To accept the observation and propose to include the principle in the detailed policies.
The commitment to avoid burning waste which could be reused or recycled should be noted.	To note the observation and propose to include a reference within the associated detailed policy.
The work opportunities which may arise through local waste management provision need to be highlighted.	To note the observation and propose to include a reference within the associated detailed policy.
PS18 – Minerals	
It should be ensured that the policy reflects the recent safety maps, MTAN 2 Coal and other guidance.	To agree that references to all the national policies need to be included and the policy amended to reflect that.
Restoration should be to a good, not sufficient, standard.	To agree to change the wording to read 'good' rather than 'sufficient' standard.
The Regional Technical Statement is subject to a review. The LDP should reflect the statement when available.	To note the observation.
More than sufficient slate waste provision available in Gwynedd and, in particular, in Blaenau Ffestiniog which has railway links for its transport	To note the observation.
Amend the wording of criteria 3 to read, "Acknowledge that where the principles of sustainable development can be achieved in	The detailed policy will include criteria relevant to the principle of making decisions.

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accordance with a series of criteria, the extension of existing aggregate quarries is likely to be appropriate". This will allow the decision regarding the extension of quarries to be made objectively based on criteria and will also include the slate quarries where aggregates cannot be produced as the main product.	
Criterion 4, if the principles of sustainable development can be achieved there is no need to add "likely". If the planning conditions are in place, the development should be approved.	Not to amend. As well as principles of sustainable development there are other considerations, namely minerals which would need to be given consideration before deciding whether an application to extend a quarry is acceptable.
Criterion 4 needs to be reworded to be more positive and to include quarries, not only aggregates. A wording such as, "when the Councils acknowledge that the principles of sustainable development can be achieved, the extension of the quarry should be approved" is proposed.	To agree to remove the word "aggregates" from the policy.
The policy should be split into provision issues and other issues, namely safeguarding and restoration.	The policy is considered to be appropriately worded.
Reference to RTS targets should be included in terms of the provision of aggregates in numerical terms, since the RTS period extends to 2021 consideration needs to be given to an average figure (pro rata) until the end of the period of the Plan.	Reference has been made to the RTS in the second bullet point of the introduction.
Safeguarding – the duty to safeguard in the national planning policy refers to all minerals not only to aggregates. The text should be amended to make this clear.	To agree to amend the wording of the policy to refer to minerals rather than aggregates only.
It is considered useful were there a list of minerals to be safeguarded due to their economic importance, such as the ones in paragraph 7.8.8.	The minerals intended to be safeguarded are highlighted in paragraph 7.8.8.
It would be useful for the subject matter to refer to the strategic intention of identifying mineral safeguarding areas. There is no reference to the way in which it is intended to safeguard.	The manner in which the mineral resource is identified for safeguarding is highlighted in the detailed policy which will supplement the Strategic Policy.
Details should be given as to how it is intended to identify mineral safeguarding areas.	To accept the observation and to propose the inclusion of the explanation in the supplementary detail policies.
It is unclear as to why reference is made to a 12 year supply of sand and gravel and to 15 years of crushed rock. The National Policy refers to the need for a 10 year supply of crushed rock and 7 years' supply of sand and gravel. Reference should be made to the guidance given in the Minerals Technical	To agree to amend the policy in accordance with the recommendation.

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Advice Note in this respect.	
National Policy emphasises the need to recycle secondary materials. This is not noted as an objective in the text.	To refer to criterion 3 which refers to the need to recycle secondary materials.
Planning Authorities do not have many powers in respect of marine aggregates. It is suggested to amend the wording to refer to the landing and transportation of marine aggregates which would make more sense and be more achievable.	To agree with the principle of the observation and amend the criterion in accordance. Along with adding reference to railheads which are also a sustainable way of encouraging the transportation of aggregates.
PS19 – Welsh Language and Culture	
Welsh Language – the implications to the language should be an integral part of the process of developing the strategy and the designations, including any ad hoc developments which are dependent upon to achieving the strategy. There should be no need for a further assessment except possibly to determine appropriate mitigating steps or if an ad hoc development is received. This should not have a detrimental effect on the process of achieving the plan.	The implications for the Welsh language will be given detailed consideration as the Plan is prepared. Since the Plan's area is one of the strongholds of the Welsh Language it is felt important to include criteria in relation to the effect of development on the Welsh language.
The importance of the Welsh language is reflected within the plan, but there is very little about other aspects of the culture which is also vulnerable to change as a result of unsuitable development. For example, architecture and building style, artistic traditions, community events, music, dancing and local food and products, including historical and contemporary expressions.	Note the comment. However, the majority of the matters listed do not have land use requirements. The Plan will provide or protect the necessary infrastructure required to support these matters. In addition policies on listed buildings and conservation areas will protect some of the aspects referred to.
Historically, the natural environment and the way in which we worked within it to create the landscape and settlements which we see today, shaped our culture of working, our livelihoods or how we came together as a community. Today, many contemporary cultural influences including developments that have evolved outside the area but are welcomed as convenient ways of disseminating good ideas and improving our lives.	Note the comment.
But as identity is important to us, prominence is needed in the plan to protect and enhance core attributes of locally distinctive cultural expression, if they are to survive, evolve and flourish in the future	Note the comment. The Plan will be giving emphasis to linguistic and cultural matters.
Wish to see the policy stating its proposal to safeguard the Welsh language more robustly; it must be promoted positively by making communities where Welsh is not the principal language, more Welsh.	Note the comment and whilst supporting the principle it must be realised that this is a land use plan and therefore for the majority of places only limited change will occur. In light of this it is only on new development that the Plan

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	can have any influence. However, other policies within the Plan will provide suitable infrastructure for opportunities to create sustainable communities.
Points 3 and 4 – It is felt that points 3 and 4 are very weak. They should be strengthened considerably, e.g. specific plan of 'Welsh in the Workplace', promoting the use of Welsh in the workplace, establishing Language and Work Initiatives with a responsibility to promote entrepreneurship through the medium of Welsh.	TAN20 in referring to Signs and Advertisements states that Plans may promote the provision of bilingual signs. It is felt appropriate that these matters be included as mitigation measures in explanatory text to point 1 within the policy.
Point 3 & 4 – “Encourage” should be changed to “Insist”...	
Point 2 – It is felt that this is very negative and there is no direct evidence of the impact of building houses on people’s ability to speak any language. Condition 2 should be deleted from the policy.	Do not agree with the comment since a developer should show how the scale and type etc of their proposal complies with an areas need for a specific type of housing.
It is considered that the current policy is too negative. A re-wording is proposed which states that “The Councils will promote and support the use of the Welsh language in the plan area...” Applications that could have an impact on the future of the Welsh language within communities should prepare Language Impact Statements or Language Impact Assessments for larger developments. In some cases there could be ‘mitigation’ by means of a financial contribution via a section 106 agreement.	TAN20 promotes a methodology where the Single Integrated Plan and the Local Development Plan process together with the Sustainability Appraisals assess the impact of allocated sites and windfall provision. In light of this paragraph 4.2 of the TAN states that applications on non-allocated sites should not be subject to a further assessment. The Unit are of the opinion that reference should be made to a linguistic statement or assessment if an unexpected application comes forward. However, this should be within the explanatory text to the policy and within any Supplementary Planning Guidance produced for the Strategic Policy.
PS20 – Community Infrastructure	
Overlaps between PS5 and PS12.	This policy will be combined with PS5 Infrastructure and developer contributions and detailed policies that will outline a range of facilities that could be provided.
A detailed policy will be required within the LDP relating to the types of services along with the requirement of long term management.	Agree with the comment.
Need a clear definition of what is meant by green/blue infrastructure	It is important to ensure that the content of the strategic policies don’t become too prescriptive. The Deposit plan will contain a Glossary of Terms which will refer to green/blue infrastructure.
Need to emphasise that development should fit in with the physical environment as well as the social/cultural aspects.	No change, it is considered that the requirements of other policies are sufficient.
Agree with the principle of the policy	Note the comment.

Summary of Main Issues Raised	Response
Need to define the term “sustainable, age balanced communities”	Suggest that the wording is amended so that it is easier to understand.
Green spaces, parks and open countryside should be accessible to all.	Agree with the principle of the comment. Suggest amending criterion 4 by deleting the last phrase.
For safety reasons open spaces should have appropriate lighting.	It isn't considered appropriate to include a specific reference in this Strategic Policy. Strategic Policy 1 along with any other detailed policy relating to Development Control will refer to matters concerning safety.
Should include a description of 'social infrastructure facilities'.	This policy will be combined with PS5 Infrastructure and developer contributions and detailed policies that will outline a range of facilities that could be provided. An SPG will also be prepared to support detailed policies, which will provide additional guidance.
PS21 – Information and Communication Technology	
Whilst welcoming the proposals to support information and communications technology, it is recommended that the deposit plan specify that this infrastructure should utilise existing infrastructure where possible and minimise the use of overhead lines especially in AONBs and other sensitive landscape areas. In such cases, subject to no significant impacts on other interests, such infrastructure should be sited underground.	Amend the policy through the inclusion of additional wording to reduce the impact of overhead lines when this is possible.
PS22 – Sustainable Transport, Development and Accessibility	
Point 3 – Is welcomed however experience of cycleway creation is that they can be indirect, hilly, fragmented, poorly maintained or unpleasant, e.g. situated next to busy roads. Would welcome the strategic policy committing to more than accessibility.	Note the comment, however, due to constraints in certain locations there is no option than to locate cycleway's adjacent to busy roads. Whilst there is no specific additional matters stated for inclusion the policy has been amended to include reference to road safety.
Point 2 – Consideration should be given to the potential impact of growth areas on the existing railway network. Network Rail would require detailed plans by the Council to consider effect of commercial or housing growth on a rail line or a specific station. Payment for rail infrastructure improvements on the basis of commercial development should be made through CIL, in addition appropriate contributions should be made when they are directly required with a specific proposal.	The principles that underpin the Strategic Policy are in line with national planning policy which seeks to direct developments to locations that are accessible to a number of different transport modes, especially developments that attract a number of people. The potential impact on a line or station will be a matter for consideration at the application stage. The Council's will be investigating the practicality of developing a CIL to be implemented in the plan's area from now until the Plan is adopted. The CIL is not a policy implement but rather a mechanism to facilitate the provision of suitable infrastructure unless this impacts upon the viability of the
Contributions should be made by developers or through CIL for railway improvements.	

Summary of Main Issues Raised	Response
	development.
Point 3 – Consideration needs to be given whether the improvements would lead to a path crossing the railway at a level crossing. Network Rail would object to any cycleway crossing the railway or using Network Rail land. Would also object to a path using Network Rail land or crossing a level crossing. Network rail initially would wish to see the closing of a level crossing and replacing it with a footbridge or where this is not possible seek improvements that ensure safety.	Note the comment. Suggest that wording is included in relation to this matter within the explanation to the strategic policy or any relevant detailed policy prepared.
A viable light railway network between Gwynedd and Môn using the existing railway network, former railway routes with a few miles of additional routes. This would lead to a rapid transport network throughout the area and to Llandudno Junction and increase the number of visitors to the area.	Note the comment, however, not aware of any proposals at present for developing such a network. In light of this it would not be appropriate to include this within the Plan.
Need to increase the safety for walkers and cyclists. Should move away from shared pavements towards separate paths.	Accept the principle, however, in certain situations there is a lack of space at the highway network to allow for separate paths. Reference to safety could be included within the policy.
Area-wide cycling and walking networks should be encouraged. Cycle routes should be appropriate for use by disabled people using mobility scooters.	Note the comment and it is felt the strategic policy promotes this. Accept the comment in relation to disabled users and suggest new wording within the policy.
Due to limited opportunities for disabled people to use public transport for a number of their needs, due to improvements in public transport provision over the Plan period the number of disabled parking spaces should be increased.	Note the comment. The standards for the level of disabled parking are based upon national guidance. The monitoring of the Plan's transport policies in relation to travel patterns within the area could support an increase in the provision of disabled parking spaces if this is possible.
Strategic transport plan should ensure that buses and trains allow for accessibility to disabled people.	Note the comment and have included additional wording to ensure that improvements have regard to the needs of disabled people.
Support the principle behind the policy, however, seek a greater commitment to facilitate an integrated transport system especially for large scale development.	Note the comment and agree to include reference towards an integrated system within the section on large developments.
Wishes to see a clear commitment to reducing the number of trips across the bridges (e.g. via school travel policy), to avoid the cost and environmental impact of a third bridge.	The Strategic Policy seeks to locate new development to lessen the need to travel.
For a third crossing across the Menai there should be a tunnel similar to that at Conwy from Griffith crossing rather than a third bridge.	Note the comment. However, at present not aware of specific schemes for a third crossing therefore it is not appropriate to protect a particular route within the Plan.
Menai Bridge – A one way system should be	Note the comment. We are not aware of a

Summary of Main Issues Raised	Response
introduced through the Town to reduce congestion.	proposal to create a one way system in Menai Bridge. In light of this it is not appropriate to contain this within the Plan.
Bangor – Need to tackle the increase in traffic entering the City. Welcome the reference to park and ride and in the long term wish to promote one on the Bryn Cegin industrial estate.	Note the comment. The JPPU are discussing the needs associated with the Sustainable Travel City, Bangor with the Integrated Transport Service and if specific proposals are intended within the lifespan of the Plan these will be introduced in a detailed policy.
Point 5 – do not support either in principle or in value for money a third crossing for the Menai.	Note the comment.
Should be revised to reflect a more pragmatic approach to feasible transport options in relation to existing established tourism developments in peripheral locations.	Tourism policies whilst encouraging sustainable locations and modes of transport will acknowledge that some attractions and facilities require an open countryside, non-urban location which could be acceptable where they result in an all year round tourism facility and rural employment gain.
Electrification of railway from Holyhead to Hull in order to promote transporting bulky loads opportunities.	Should there be a specific commitment towards this then it could be contained within Strategic Policy 22 Transport. We are not aware of a proposal for the electrification of railway from Holyhead to Hull. In light of this it is not appropriate to contain this within the Plan.

Question 6: Do you agree with the proposed structure of the Deposit joint LDP?

Summary of Main Issues Raised	Response
Suggest there is a Glossary of Terms to explain the various terms.	Agree to include a Glossary of Terms in the Deposit plan.
There is a need to be flexible in terms of the strategy in different parts of the Plan area with consideration given to local needs especially in terms of agriculture.	Policies in the Deposit Plan will support the rural economy including agriculture although this will have to be considered against national policy and the need to protect the open countryside from intrusive development.
Noted that the Plan will be supported by a number of SPGs. It is imperative that these key documents are available to comment on at the same time as the Deposit Plan and do not become policy by the back door which is contrary to national guidance.	The SPG that will be prepared to explain the implementation of certain policies will be prepared after the Deposit Plan has been consulted upon. SPGs will not introduce policies through the back door since their role will be simply to explain the implementation of adopted policies. It is inappropriate to introduce new policies in this manner.
Want to see Town Councils have a greater input into the Planning system.	Note the comment. Town/ community councils are identified as specific consultation bodies during the Plan preparation process. As such they have contributed to formulating the Preferred Strategy. It is anticipated that further engagement will take place prior to finalising the Deposit Plan, e.g. via seminars or

Summary of Main Issues Raised	Response
	attending meetings arranged by One Voice Wales., Greater powers for Town / Community Councils is beyond the remit of the JLDP.
There needs to be a section covering Monitoring and Review.	A section on monitoring and review will be contained in the Deposit Plan.
A number of key sections did not have supporting evidence in particular the lack of transport was a major omission.	The evidence base will evolve as the Deposit Plan is prepared. All the relevant Topic and Background Papers will be published with the Deposit Plan, which will also provide links or references to additional sources of information

Question 7: If you have any further comments or suggestions on the Preferred Strategy document please submit them below. You must specify which part of the document you are referring to, i.e. paragraph/ policy number.

Summary of Main Issues Raised	Response
Previous employment land reviews have identified the need for new employment land near the A55 serving the southern part of the Island. The Lledwigan site in Llangefni is felt to be the most appropriate location.	The Employment land Review identified Lledwigan site as a potential development site. This site will be included within the detailed policy on allocated employment land.
Consideration needs to be given towards the impact of the Plan on the adjacent areas especially Snowdonia National Park.	Meetings are held with Snowdonia National Park to ensure that the Plan's policies and allocations are in line with their policies, strategies and review of their LDP.
Former Lairds site in Beaumaris should be identified as a strategic site within the Plan since it can deliver significant housing and employment.	Site was considered in the Employment Land Review but was discounted after Stage 1 Appraisal. Review of the settlement hierarchy and the requirement for housing in the Plan area will determine whether the site will be required to facilitate housing.
Justification for the location of strategic sites on the Key Diagram should be included.	Having reviewed the position in relation to allocated sites it is felt that none merit being categorised as strategic sites therefore the designation will be removed from the Key Diagram in the deposit plan.
The extent of the Menai Hub should be identified on the Key Diagram.	The Welsh Spatial Plan is identified as one of the strategies that provide a framework for development in the JLDP area. In light of this regard has been given to its Hub areas in the Plan's spatial distribution and growth level in individual settlements. Therefore it is not felt to be required to include it on the Key Diagram.
Needs to be further reference to the mismatch between skills demand and supply and the role skill development and training plays in maximising local opportunities.	The Deposit Plan will have regard to the need to develop local residents' skills so that they can take advantage of the jobs available as a result of these major projects.
Clarity required over implementation and monitoring in the Plan.	A monitoring section will be included within the Deposit Plan
Two additional sites with the potential for positive economic change and to take advantage of future employment opportunities	The Employment land Review reflected emerging aspirations to develop a new energy science park. At the reporting stage a site near

Summary of Main Issues Raised	Response
are Ty Mawr Llanfairpwll and Coleg Menai site in Llangefni.	Coleg Menai was identified as a potential site. whilst reference was made to the Ty Mawr site having being previous considered as one option for a prestige employment site allocation. However the report did not recommend that these sites be included within the employment land allocations of the Plan.
Reference to the National Policy Statement (NPS) should make it clear that it is in relation to the Nuclear NPS and that it is the Secretary of State that will make the ultimate decision	Agree to amend the Plan to reflect the position in relation to the Wylfa Newydd development.
Consideration should be given towards having an ageing population as a strategy in its own right	The detailed policies will have regard to the ageing population as a key issue the area faces, however felt that this should be integrated with other key issues rather than as a separate strategy within the Plan.

Question 8: - Do you have any comments to make on the Sustainability Appraisal (SA)? If so, please specify below. You must specify which part of the document you are referring to i.e. subjects/paragraph number, and any changes you consider necessary.

Summary of Main Issues Raised	Response
As from April 1st 2013, the duties and responsibilities of the Countryside Council for Wales, the Environment Agency Wales and Forestry Commission in Wales have been assumed by Natural Resources Wales. In order to clarify and streamline the strategic assessment process, NRW will establish a single SA Portal, through which all enquiries and consultations for SEA and plan level HRA can be submitted.	Noted.
1.9: NRW would suggest that, as written, this section suggests that the focus of the SEA process is to identify adverse environmental effects and to recommend appropriate mitigation. The SEA process requires the consideration of both positive and negative effects of the implementation of plans and their policies and can be used to inform and enable positive and pro-active environmental measures.	Noted and agreed. This will be reflected in the SA Report accompanying the Deposit JLDP.
1.14: See NRW response to the HRA screening for this Preferred Strategy.	Noted.
Table 3.1: Key Messages: Biodiversity. NRW would suggest that additional key messages should be identified in respect to the need to maintain and enhance ecological functions and connectivity.	Noted and agreed. This will be reflected in the SA Report accompanying the Deposit JLDP.

Summary of Main Issues Raised	Response
<p>Climatic Factors. Reference should be made to the need to build and promote climate change resilience within the plan area.</p>	See response above.
<p>Cultural Heritage. Reference should be made to cultural and historic landscapes on the Register of Historic Landscapes in Wales and the need to maintain the integrity of cultural landscape features and assets.</p>	See response above.
<p>Landscape. Clarification would be welcomed as to what might be considered as 'intrusive development', other than wind turbines.</p>	Noted and agreed. Further clarification will be provided in the SA Report accompanying the Deposit JLDP.
<p>Soils, Minerals and Waste. NRW would suggest that additional key issues relate to soil 'sealing and the maintenance and enhancement of soil functions including those functions related to carbon sequestration and flood alleviation.</p>	Noted and agreed. This will be reflected in the SA Report accompanying the Deposit JLDP.
<p>Water. Reference should be made to building climate change resilience in water resources and to the need to consider flood hazard from both surface and coastal waters.</p>	See response above for soils, minerals and waste.
<p>Table 3.2: Likely Evolution without Plan Implementation:</p> <p>Biodiversity. NRW would suggest that the lack of a strategic framework could compromise ecological function and connectivity.</p>	Noted and agreed. This will be reflected in the SA Report accompanying the Deposit JLDP.
<p>Climatic Factors. NRW would suggest that climate change is also likely to incur additional hazards in respect of drought, geological hazard to transport networks (landslides, subsidence etc).</p>	See response above for biodiversity.
<p>Landscape. Reference should be made to the potential loss of landscape distinctiveness and the potential loss of landscape and integrity assets upon which economic development may be based including tranquillity.</p>	See response above for biodiversity.
<p>Table 3.3:</p> <p>Biodiversity. NRW would suggest explicit reference be made to the need to maintain and enhance ecological functions and connectivity.</p>	See response above for biodiversity.
<p>Climatic Factors. Reference should be made to the need to promote and create climate change resilience and adaptability, including creating climate</p>	See response above for biodiversity.

Summary of Main Issues Raised	Response
change resilience in existing housing and infrastructure.	
<p>Landscape. Reference should be made not only to AONB's within the Plan Area but also to the adjacent National Park.</p>	See response above for biodiversity.
<p>Soils, Minerals and Waste. Reference should be made to the need to enable the reduction/mitigation of water and air pollutants associated with intensive agriculture.</p>	See response above for biodiversity.
<p>Water. Reference should be made to the need to reduce the risk of 'pollution' entering coastal waters, lakes and groundwaters as well as river water courses.</p>	See response above for biodiversity.
<p>Table 3.4: The SA Framework: Biodiversity. Additional objectives should be added in respect of the need to maintain and enhance ecological function and connectivity within the Plan Area.</p> <p>Proposed indicators should be relevant to and reactive to the Plan and Policies under scrutiny. It is suggested, for example that trends in NERC/Section 42 species may be influenced by a number of factors and issues, not necessarily confined to the Gwynedd and Anglesey Joint Plan.</p>	<p>Noted and agreed. The following decision aiding question will be included under SA Objective 1: <i>Will the plan maintain and enhance ecological function and connectivity.</i></p> <p>Noted; however, this is relevant to a number of indicators. These types of indicators can still help to provide an indication if there is an issue and further investigation can determine if it is as a result of the JLDP.</p>
<p>Climate Change. Indicators should be developed which allow the Plan's performance in terms of climate change resilience to be measured e.g. developments that are water efficient and resilient to flood hazard. Proposed indicators should be relevant to and reactive to the Plan under scrutiny and capable of measurement/monitoring. Clarification would therefore be welcomed as to whether it is feasible to measure the % change in carbon dioxide derived from development within the Plan Area.</p>	Noted. Proposed monitoring indicators will be amended and refined throughout the iterative SA process to take account of the findings of the appraisal and consultation responses. This will be taken into consideration in the future stages of the SA process.
<p>Soil. Additional objectives would be welcomed in regard to the need to protect soil functions including flood alleviation and carbon sequestration.</p>	<p>Noted and agreed. The following decision aiding question will be included under SA Objective 9: <i>Will the plan protect soil functions, which includes flood alleviation and carbon sequestration.</i></p> <p>Noted.</p>

Summary of Main Issues Raised	Response
Potential indicators could include area of soil permanently 'sealed' and area of carbon rich/organic soils developed.	
<p>Landscape. An additional indicator is proposed for this topic – the proportion / number of developments within each landscape type. For example: the number / proportion of new developments within AONB's or the number / proportion of new developments within areas classed as outstanding by LANDMAP</p>	Noted and agreed. This indicator will be included and presented in the SA Report accompanying the Deposit JLDP.
<p>Population, human health. We note the 'Proportion of lpg fuel sources for motor vehicles' is a proposed indicator for this topic. Although technologies are not currently widely used, it may also be beneficial to monitor the number of electrical vehicle recharge points and hydrogen fuel sources available.</p>	Noted and agreed. This indicator will be included and presented in the SA Report accompanying the Deposit JLDP.
<p>Table 4.1. See comments on Table 3.4 above.</p>	Please see responses to comments on Table 3.4 above.
<p>4.9. SA Objective 3: NRW welcomes the recommendation to strengthen Objective 3 however, additional recognition of the need to build resilience to climate change effects would also be welcomed. SA Objective 5: NRW welcomes the recommendation to strengthen this objective in terms of cultural heritage. SA Objective 8: NRW would agree that additional consideration should be given to the importance and value of the Plan Area's landscape and seascape resource.</p>	Noted and agreed. This will be reflected in the SA Report accompanying the Deposit JLDP.
<p>Table 4.9. NRW would suggest that additional consideration should be given to the definition of 'sustainable location'. As written 'sustainable locations' are defined according only to social and economic factors. In order to be sustainable, consideration needs to be given to environmental factors including biodiversity and natural resources.</p>	Noted and agreed. This will be reflected in the SA Report accompanying the Deposit JLDP.
<p>5.8 – 5.23. We note that a sustainability appraisal (SA) for Growth Options T1, T2, T3 and T4 has been undertaken. We also note that the Preferred Option combines elements from Options T2 and T3. However, it is unclear how the significant effects specific to the Preferred Option have been considered. While it may be possible that the assessment of the two alternatives, T2 and T3, fully cover the range</p>	Noted, it is not considered that the Hybrid Option is likely to have any specific or different significant effects (positive and negative) than those already considered through the appraisal of Options T1, T2, T3 and T4. The SA Report accompanying the Deposit JLDP will more clearly explain this.

Summary of Main Issues Raised	Response
<p>of positive and negative significant environmental effects of the Hybrid Option, this may not necessarily be the case.</p> <p>We therefore advise that the authorities clarifies whether or not there are any significant effects associated with the Preferred Option which are different to those identified for Growth Options T2 and T3 and, if so, how these have been covered in the SA.</p>	
<p>Table 6.5: Point 4. It should be made clear which developments will be allowed within areas of designated Countryside.</p>	Noted, this will be made clearer in the SA Report accompanying the Deposit JLDP.
<p>Table 7.1: The following changes are recommended to the scorings of the policies within this table. Please see detailed comments regarding Appendix 6 below for further explanation.</p> <p>PS3 Settlement Strategy – SA Objective 3 – this option should be changed to Minor Negative (-).</p> <p>PS5 Infrastructure and developer contributions - SA Objective 11 – this score should be changed to Dependent on Implementation of Option (+/-).</p> <p>PS9 The Visitor Economy - SA Objective 10 - this score should be changed to Dependent on Implementation of Option (+/-).</p>	Please see responses to comments on Appendix 6 below.
<p>Table 9.1: Landscape. See comments on Table 3.4 Landscape Above.</p>	Please see responses to comments on Table 3.4 above.
<p>Appendix 4: D3. Biodiversity: NRW agree that a small development is likely to have a reduced impact compared to a large development locally. However if many small developments are undertaken instead of one large one, the total impact may be the same, only spread over a larger area. This may also result in more habitat fragmentation than one large development and may be harder to monitor.</p>	Noted.
<p>Appendix 5: See comments 5.8 – 5.23 above.</p>	Please see response to comments on 5.8 - 5.23 above.
<p>Appendix 6: PS3 – Climate Change. An increase in development will increase overall emissions, however will not increase emissions from 'buildings themselves'. This should be more clearly worded.</p>	Noted and agreed. The appraisals will be amended to reflect this.

Summary of Main Issues Raised	Response
<p>Emissions per capita may be reduced by developing close to main areas of employment. However as population is expected to increase, gross emissions will increase. As this plan will focus on urban and local centres, it is not clear how this will reduce the number of concentrated areas of poor air quality.</p> <p>As an increase in population and growth is envisaged, the plan/policy is unlikely to result in overall lower car usage.</p> <p>Given the above points, it is considered that the assessment of this SA Objective should be changed to Minor Negative (-).</p>	
<p>PS3 – 8 Landscape & Townscape. To ensure appropriate design, scale and location of projects, Recommendations / Mitigation and Enhancement Measures for this objective should include a stipulation that there will be no significant impacts on areas such as AONB's / National Park from development.</p>	Noted. This will be reflected in any further appraisal work.
<p>PS4 – 1 Biodiversity. It should be clarified which type of development will be allowed in areas classified as Countryside.</p>	Noted, this will be made clearer in the SA Report accompanying the Deposit JLDP.
<p>PS5 – 11 Water & Flood Risk. As it is acknowledged within the text, this will increase pressure on water resources and increase flood risk. Therefore, the assessment of this SA Objective should be changed to Dependent on Implementation of Option (+/-).</p>	Noted and agreed. The appraisals will be amended to reflect this.
<p>PS9 – 10 Transport. There is also potential for higher traffic on all roads as a result of this plan. Therefore, the assessment of this SA Objective should be changed to Dependent on Implementation of Option (+/-).</p>	Noted and agreed. The appraisals will be amended to reflect this.
<p>PS14 – 3 Climate Change & 11 Water & Flood Risk. Further Recommendations / Mitigation and Enhancement Measures for these options could also include a stipulation to encourage upper catchment management. Especially of areas of peat which are crucial for carbon storage, water level regulation and water quality.</p>	Noted. The appraisals will be amended to reflect this.
<p>We note that the Preferred Strategy has been subject to an interim SA/SEA and subject to HRA screening.</p> <p>It is now more appropriate to reference NRW (Natural Resources Wales) rather than CCW or EA.</p>	Noted.

Summary of Main Issues Raised	Response
<p>It is noted that under the heading 'Likely Evolution of Baseline Without Implementation of the Plan', it is stated in Table 3.2 that 'a lack of adequate employment sites in sustainable locations' would be the consequence.</p> <p>To be consistent with the representations made we would comment on the basis that this should be changed to: 'a lack of adequate employment sites in sustainable and viable locations.'</p>	<p>Noted and agreed.</p>
<p>We disagree with the overall assessment that D3 is the most sustainable option. The Sustainability Appraisal and other assessments of the various options, D1 to D4, are seriously flawed. We question the basis of these appraisals.</p> <p>The main factor preventing vulnerable groups from improving their situation is the lack of safe routes to centres of employment and other centralised facilities. The currently-favoured option, D3, will result in increased population in rural areas but no significant improvement in their access to facilities or to employment opportunities, neither of which can be effectively ruralized on the necessary scale. The extra rural population will either be seriously disadvantaged by geographical isolation, or they will depend on motorised transport (if they can afford it) which will render the roads still less welcoming.</p> <p>If a suitably-inviting network of routes for active transport is to be provided, option D2 is clearly favoured on every major criterion. Option D2 will concentrate population growth within easy reach, by active transport, of employment and facilities. D1 will over-concentrate them, leaving out areas which are capable of supporting healthy sustainable development with populations, and options D3, D3a, and D4 will allow the growth of disadvantage and vulnerability in areas where motorised transport is required for most people to participate fully in society. Less dependence on motorised transport will improve sustainability, reducing carbon emissions in particular.</p> <p>We therefore support option D2, which assumes a travel-to-work area well within the range of active transport. This is the option best suited to the creation of routine door-to-</p>	<p>The appraisal recognises that Options D1, D2 and D4 perform better against environmental objectives, which includes reducing the need to travel. However, it also recognises that these options disregard the needs of the wider population in rural areas, potentially increasing inequalities and reducing accessibility to housing, employment and facilities/services.</p> <p>Option D3 was appraised as potentially reducing the need to travel; however, it also acknowledges that it would not be to the same extent as could occur under Option D1 and D2. The dispersed nature of development would improve accessibility to some rural communities as some development would be guided there. The provision of housing throughout the Plan Area would help create and maintain a population level that supports local services and businesses in the smaller towns and villages. This would improve accessibility and reduce the need for people to travel. Option D3 was also appraised as having the potential to reduce inequalities by facilitating a more equal distribution of development in spatial terms. The appraisal notes that even though the dispersal of development may reduce the contributions by developers to infrastructure and community facilities (e.g. affordable housing, public open spaces, transport improvements etc), this will depend on the number of houses built. If sufficient housing is developed, the option may lead to sufficient regeneration or development contributions to improve health service provision e.g. medical facilities and cycle paths or sport facilities.</p> <p>The options considered are strategic and spatial in nature. The strategic policies set out in the Preferred Strategy provide further detail on how the need to travel will be reduced through improvements to the sustainable</p>

Summary of Main Issues Raised	Response
<p>door journeys that are car free. We note that the Netherlands took some eight years to provide such a network, a time span well within the scope of this Plan.</p>	<p>transport network. Strategic Policy PS5 (Infrastructure and developer contributions) seeks contributions from new development to deliver infrastructure, which includes sustainable transport. Strategic Policy PS22 (Sustainable Transport, Development and Accessibility) seeks to improve accessibility and change travel behaviour through a number of measures, including improved public transport and footpaths/ cycle ways. The Deposit JLDP will include further detail on how the need to travel will be reduced and the specific transport infrastructure improvements being proposed.</p>
<p>We disagree with the overall assessment that D3 is the most sustainable option. The Sustainability Appraisal and other assessments of the various options, D1 to D4, are seriously flawed. We note that lack of safe routes to centres of employment and other centralised facilities is the main factor preventing vulnerable groups from improving their situation. The currently-favoured option, D3, will result in increased population in rural areas but no significant improvement in their access to facilities or to employment opportunities, neither of which can be effectively guided by this Plan. The extra population will either be seriously disadvantaged by geographical isolation, or they will depend on motorised transport (if they can afford it) which will render the roads still less welcoming.</p> <p>If a suitable network of routes for active transport is to be provided, option D2 is clearly favoured on every major criterion. Option D2 will concentrate population growth within easy reach, by active transport, of employment and facilities. D1 will over-concentrate them, leaving out areas which are capable of supporting healthy sustainable development, and options D3, D3a, and D4 will allow the growth of disadvantage and vulnerability in areas where motorised transport is required for most people to participate fully in society.</p> <p>We therefore support option D2. This is better suited to the creation of routine door-to-door journeys that are car free. We note that the Netherlands took some eight years to provide such a network, a time span well within the scope of this Plan.</p>	<p>Please see response above.</p>

Summary of Main Issues Raised	Response
We are concerned that the lack of a transport Report has restricted the ability of the Sustainability Assessment to adequately consider the impact transport has on the preferred strategy. We offer our limited observations below as a way of pointing to the potential for a more thorough examination at some future date. It supports our argument that D2 should indeed be the preferred option.	Noted.

Question 9: Do you have any comments to make on the Screening Report for the Habitats Regulations Assessment (HRA)? If so, please specify below. You must specify which part of the document you are referring to i.e. subjects/paragraph number, and any changes you consider necessary.

Summary of Main Issues Raised	Response
0.7: NRW noted this 'screening' report's identification of potential significant effects (alone and in combination with other plans and projects) arising from policies PS3, PS8, PS11 and PS22. Clarification would be welcomed within this executive summary of the nature and content of these policies, together with information on the European Sites considered to be potentially affected.	Noted. The further screening work will identify the European sites considered to be potentially affected by Deposit Policies.
0.8: The intention to undertake additional HRA screening (Test of Significance) is noted and welcomed. Clarification would be welcomed regarding the likely timeframe for additional screening work.	Noted. The timeframe for additional screening work is dependent on the JLDP programme.
0.9: As from April 1st 2013, the duties and responsibilities of the Countryside Council for Wales, the Environment Agency Wales and Forestry Commission in Wales have been assumed by Natural Resources Wales. In order to clarify and streamline the strategic assessment process, NRW will establish a single SA Portal, through which all enquiries and consultations for SEA and plan level HRA can be submitted.	Noted.
1.3: NRW notes that the 'next fifteen years' extends from 2011 to 2026. Clarification would be welcomed regarding those policies and allocations carried forward from previous adopted development plans and unadopted/incomplete development plans.	Noted. The next HRA Report will indicate what policies and allocations have been carried forward from previous adopted development plans and unadopted/incomplete development plans.
1.5: The Preferred Strategy's requirement for 168ha of industrial and business land and 7665 'additional' homes during 2011 and 2026. Further information would be welcomed	The Deposit Plan will provide further detail on the spatial location of sites and how many allocation shave already been consented and developed. This will be considered through the

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within this 'screening' report regarding the spatial location of these sites and, given that these allocations refer to a time period already in progress, how many of the employment land and housing allocations have already been consented and developed.	further screening work.
2.4: It should be noted that the 2009 CCW Guidance on 'The appraisal of plans under the Habitats Directive' was updated in 2012 to account for changes in European law and case law.	Noted.
1.6: See comments on 0.9. The relevant nature conservation body should be changed to Natural Resources Wales.	Noted.
<p>3.0 HRA screening – stage 1.</p> <p>Policy Review (see detailed comments on appendix 3)</p> <p>3.4: NRW welcomes the consideration of causal pathways as opposed to spatial distances in the context of the potential for significant effects on European Sites and related 'mobile species'.</p>	Noted.
3.9 NRW welcome the caveats provided both within specific policies and the overall protection provided by policy PS14, which, subject to the minor clarifications below, provide effective mitigation for the potential adverse impacts on European sites identified at the preferred strategy stage.	Noted.
3.10 We note that a number of strategic policies (PS6, PS7 and PS16) have had additional mitigation identified for them and that this been included in the form of additions or changes to wording in the preferred strategy.	Noted.
3.10: In addition to recommendations for project level HRA for Strategic Policies PS6, PS7, it is suggested that these policies should include a specific requirement for these major infrastructure projects and all ancillary and induced development to be subject to all relevant assessment processes, including EIA.	Noted and agreed. This will be taken into consideration in the future stages of the HRA process.
3.11 We also note that potential impacts have been identified for policies PS3, PS8, PS11 and PS22 in relation possible disturbance, air quality impacts, surface water run off/water quality or land take leading to fragmentation. We welcome the precautionary approach taken to the assessment of these policies and that they will be taken forward for further	Noted.

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assessment at the next stage of the Plan process either when additional data is available or through the assessment of more detailed policies/ specific allocations.	
3.12 We note and agree that the key impacts are likely to be related to; atmospheric pollution through increased traffic, which could reduce air quality; increased levels of disturbance - recreational activity, noise and light pollution; increased levels of abstraction; surface water run-off and sewerage discharge, which could reduce water quality and levels; and land take, which could lead to the loss and fragmentation of habitats.	Noted.
3.12: See comments above on 0.7.	Noted. The further screening work will identify the European sites considered to be potentially affected.
3.13: Water. The latest draft version of Dwr Cymru's Water Resource Management Plan (2015) together with its HRA and SEA are currently out for public consultation and should be included within this consideration of 'in combination' effects, notably since options contained within this draft report include significant water infrastructure development in Gwynedd and Anglesey.	Noted. The most recent WRMP and associated documents will be considered through the further screening work.
3.14 In combination assessment – we note that the 4 strategic policies which include PS3 settlement strategy, PS8 Economic growth, PS11 Strategic housing figures and PS22 Transport identified above also have the potential to lead to in combination effects with the plans and projects identified.	Noted.
Appendix 3 comments – policy screening PS 3 Settlement Strategy - LSE identified. NRW welcome the precautionary approach taken to assessing this strategic policy and agree that, as the detailed policies will more effectively define the nature of any potential impacts, it is sensible to defer further assessment of this strategic policy until that information is available.	Noted.
PS5 Infrastructure and developer contributions – No LSE identified. While NRW do not disagree with the assessment conclusion it should be noted that policies such as this, and the more detailed policies that will sit beneath it, may be key if the more detailed assessment of the deposit Plan indicates that further mitigation is necessary, for example, where existing sewage treatment infrastructure is at or near capacity and further development	Noted.

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might compromise water quality related elements of site conservation objectives.	
PS6 Proposals for large infrastructure projects – No LSE identified. NRW agree with the assessment conclusion for this policy and while it may improve the overall clarity, providing point 7 in relation to meeting the requirements of the habitat Regulations is retained, do not feel further reference for the need for HRA is required in this case.	Noted.
PS7 Nuclear related development at Wylfa – No LSE identified. NRW agree with this conclusion but also welcome the recommendation that the need for project level HRA should be included within the policy itself but suggest that this should also include any ancillary development associated with the Wylfa proposals.	Noted and agreed. This will be reflected in the next stages of the HRA process.
PS8 Provide opportunity for a flourishing economy – Potential LSE identified. We welcome the precautionary approach taken in relation to the assessment of this strategic policy. While it should be possible to mitigate for any potential adverse effects that may result from implementing this policy, through the application of protective policies such as PS14, it is sensible to await the additional detail that will be available at the detailed policy and allocation stage to determine if any further, site specific mitigation or policy amendments may be necessary. Please also refer to previous CCW (and EAW?) comments of 24th January 2013 in relation to proposed strategic site no 64 Ferodo.	Noted.
PS11 A balanced housing provision – Potential LSE identified. We welcome the precautionary approach taken in relation to the assessment of this strategic policy and agree the as potential likely significant effects are closely associated with the location, scope and scale of the actual development allocations this will be better assessed when that detail is available. Please note that, while water quantity has not been identified as a major issue in relation to European sites in the plan area, the draft Dwr Cymru Welsh Water Water Resources Management Plan is currently being produced and should be referenced in this HRA. In addition, water quality and potential infrastructure capacity issues, have been identified on a number of sites. Similarly, disturbance issues could also be a consideration for developments near certain	Noted, these issues will be considered further through the screening of the Deposit JLDP.

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sensitive sites. These issues will be more accurately assessed at the detailed stage and may require additional mitigation measures or policy caveats to ensure that any adverse effects are fully addressed.	
PS14 Conserving and enhancing the natural environment. – No LSE identified. While NRW welcome this policy and agree with the assessment conclusion, it should be noted that this will be a key mitigation policy for any other policies within the Plan with the potential for LSE or potential adverse effects. It will be important, therefore, that both this policy and any more detailed policies that flow from it, clearly identify this role and function and that this is also reflected in the monitoring strategy indicators.	Noted.
PS16 Renewable energy policy – No LSE identified. NRW welcome the strengthening of this policy by the addition to point 2 but note that additional Supplementary Planning Guidance (SPG) has also been produced for the UDP and undergone separate HRA. We would welcome reference to this in this HRA report and an indication whether further SPG will also be produced for the LDP.	Noted, this will be addressed in the HRA Report for the Deposit JLDP.
PS22 Sustainable transport, development and accessibility – Potential LSE identified. We welcome the precautionary approach taken in relation to the assessment of this strategic policy. We largely note that 3 strategic transport schemes have been specifically identified as having the potential to have likely significant effects; the A487 Dinas – Bontnewydd – Caernarfon bypass, the Menai Strait crossing and the A5052 and other transport improvements associated with the development of Wylfa. It will be important to assess these proposals within the context of the LDP, including consideration of any currently available project level assessment information, to ensure that any potential adverse effects are fully mitigated.	Noted.
Subject to the comments above and the detailed comments on appendix 3 being taken into consideration, we largely agree with the assessment conclusions and the proposals for further assessment.	Noted.