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| Anglesey & Gwynedd Joint Local Development Plan EXAMINATION | |

Ms N H Davies
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22 July 2016

Dear Ms Davies

**Anglesey and Gwynedd Joint Local Development Plan 2011-2026 Examination –
Clarification Paper - Housing Provision**

Thank you for the recent presentation of a Clarification Paper - Housing Provision to the examination which seeks to clarify the reason for selecting the identified housing growth level. Whilst this is a useful contribution to my understanding of the Councils' position, further detail is required. This should be submitted as part of your statement for hearing session 2, specifically in relation to question 3 which reads: *Is the housing requirement figure of 7,184 appropriate to meet the needs of the Counties over the Plan period?*

It is evident that the Councils have compiled evidence from various sources to inform its consideration of the housing requirement for the Plan. Different scenarios have been examined which provide a range of potential housing growth options.

The Clarification Paper, and the Conclusions set out in Topic Paper 4B, Describing Housing Growth, identify the various factors that have influenced the Councils decision in this respect. The Clarification Paper notes that deciding on the figure will be subject to a degree of judgement and acknowledges the difficulty of balancing all the elements. It describes the chosen figure as a 'hybrid scenario' which is a mixture of dwelling-led and employment-led scenarios, but provides little more to explain how the figure was reached. As an aside, it is not clear how the per annum housing units figures in paragraph 22 of the Paper equate to the figures in policy PS13 in the Plan.

The present explanation makes it difficult to understand how the evidence base has informed the decision to choose the final figure. For instance, is it the case that two scenarios were deemed to be the more appropriate of those that had been considered. If so, which ones were these, what was the basis for making this decision and, having made that decision, how was the chosen figure reached? Why did the Councils decide not to identify one scenario which best reflected what they considered to be an appropriate level of growth? Has the approach to deciding on the appropriate figure been based on decisions made separately for Anglesey and Gwynedd or was the 'hybrid' scenario based on a Plan area wide assessment.

Any existing documents which would assist in understanding how the Councils decided on the requirement figure should be provided? In any event a more detailed explanation of why the Councils consider that the requirement figure is appropriate, **having specific regard to the evidence base**, should be provided. It is the link between the statistical evidence that has been gathered and the chosen figure which is the detail that I consider is presently missing.

It is hoped that receiving a fuller explanation of this issue will assist in preparing for the hearing and in making more efficient use of time at the session.

Yours sincerely,

Hywel Wyn Jones
Inspector