



CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL



# **Matters Arising Changes Schedule Written Statement**

**Anglesey and Gwynedd Joint Local Development  
2011—2026**

**January  
2017**

## **Matters Arising Changes Schedule**

**January 2017**

<b>Section</b>		<b>Page</b>
<b>1</b>	<b>Introduction</b>	i
<b>2</b>	<b>The Public Consultation about the Matters Arising Changes (NMC)</b>	i
<b>3</b>	<b>How to Comment on the Matters Arising Changes Schedule</b>	ii
<b>4</b>	<b>The Matters Arising Changes Schedule</b>	ii
<b>5</b>	<b>What Happens Next</b>	iii
<b>6</b>	<b>Further information</b>	iii
<b>7</b>	<b>Matters Arising Change Schedule – Written Statement</b>	1 – 338
<b>Appendix 1</b>		339
<b>8</b>	<b>Matters Arising Change Schedule – Proposals Maps</b>	See separate document
<b>Appendix 2</b>		See separate document
<b>Appendix 3</b>		See separate document
<b>Appendix 4</b>		See separate document

## 1. Introduction

- 1.1 Following submission of the Anglesey and Gwynedd Joint Local Development Plan to the Welsh Government in March 2016, the following Planning Inspectors were appointed to conduct an independent public examination of the Plan to determine whether the Plan is sound:

Mr Hywel Wyn Jones BA (Hons), BTP, MRTPI, and  
Mr Richard Duggan BSc, Dip TP, MRTPI

- 1.2 A Pre-Hearing Meeting was held on Tuesday 14th June 2016 at the Dafydd Orwig Chamber, Gwynedd Council Offices in Caernarfon. The Inspectors then presided over a series of topic related Hearing Sessions between the 6<sup>th</sup> September 2016 and 1<sup>st</sup> November 2016.
- 1.3 The Councils are proposing a number of changes that have emerged as a result of consideration of representations about Focus Changes, and matters considered and Action Points identified during each of the Hearing Sessions. Schedules of the Action Points and the Councils' responses to the Action Points are included in the Examination Library. Details of where these documents can be viewed are set out in section 3 below.
- 1.4 These changes, known as '**Matters Arising Changes**' (NMC), are set out in the following sections of this document. Members of the public and interested parties are now invited to provide comment on the changes during the statutory consultation period before the Inspectors' final considerations on the Plan.

## 2. The Public Consultation about the Matters Arising Changes (NMC)

- 2.1 The public consultation on the Matters Arising Changes Schedule will run for a 6 weeks period, starting on **Thursday 26th January 2017** and ending at **midnight on Thursday 9th March 2017**. The Schedule of Matters Arising Changes can be viewed in public libraries, Siop Gwynedd (Caernarfon, Pwllheli & Dolgellau), main Council offices at Llangefni, the Anglesey and Gwynedd Joint Planning Policy Unit's offices in Bangor, and on the Councils' websites (see paragraph 3.1).
- 2.2 The purpose of the consultation is:
- To enable the general public and interested parties to submit comments about the Matters Arising Changes; and
  - To enable the Inspectors to be confident that everyone affected has had the opportunity to comment before the report about the Examination is completed.
- 2.3 All comments previously duly made at the 'Deposit' and 'Focussed Changes' stages have already been considered by the Inspectors as part of the Examination. Comments made at this stage can **only** address and relate to the '**Matters Arising Changes**' as detailed in the attached schedule.
- 2.4 This consultation is not therefore an opportunity to add to previous comments or to make new comments on parts of the original Deposit Plan not subject to a Matters Arising Changes. Any such comments will be disregarded as they should have been made during earlier stages of Plan preparation.
- 2.5 Similarly, any comments received after the closing deadline will not be duly made and will therefore be disregarded.
- 2.6 Following completion of the Examination, the Inspectors will issue a Report which will detail the any changes the Council must make to the Plan and outline the reasons for them. The recommendations in the Inspectors' Report will be binding on the Councils, who must accept the changes recommended by the Inspectors.

### 3. How to Comment on the Matters Arising Changes Schedule.

3.1 Comments on the Change can be submitted during the consultation period either:

- Email: [planningpolicy@gwynedd.llyw.cymru](mailto:planningpolicy@gwynedd.llyw.cymru) or
- Post to: Anglesey and Gwynedd Joint Planning Policy Unit, 1<sup>st</sup> Floor Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

3.2 All comments must be received in writing by the close of the consultation period, i.e. **midnight 9th March 2017**, to be duly made. You are asked to use a comment form, which is available to download from the Councils' websites, public libraries, Siop Gwynedd (Caernarfon, Pwllheli & Dolgellau), Main Council Offices at Llangefni, and at the Anglesey and Gwynedd Joint Planning Policy Unit's office in Bangor. Using the form will ensure that you provide the information that the Councils and the Inspectors require to consider your comments. Here is the link to the Councils' websites:

[www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)  
[www.gwynedd.llyw.cymru/ldp](http://www.gwynedd.llyw.cymru/ldp)

Select the 'Independent Examination' page to obtain the form and other information and documents.

### 4. The Matters Arising Changes Schedule

4.1 The Matters Arising Changes Schedule provides details of the relevant changes that have emerged from the Public Examination.

4.2 For ease of use, the changes in the schedule are set out in the same order as the Deposit Plan.

4.3 Within the schedule, the changes have been shown in the following two ways:

- Where new text is proposed to be inserted or amendments made to existing text, this is shown in **bold and double underlined**, e.g. **change**
- Where text is proposed for deletion, this has been shown by a strikethrough, e.g. ~~change~~

4.4 For each Matters Arising Change, the schedule sets out the following details:

- **Matters Arising Change (NMC) No:** a unique reference number of the Matters Arising Change e.g. NMC23;
- **Policy/Para/ Map:** a reference to the Policy, Paragraph, Section or Map of the Plan to which the change relates e.g. PS 15;
- **Matters Arising Change:** a short introduction to the change that is proposed, followed by details of the change using the methods described in paragraph 4.3 above, unless the change affects a whole chapter or a significant series of paragraphs. In these types of cases, the introductory text describes the proposed change(s) and refers to the Composite Plan.

4.5 Some of the changes identified in the schedule require mapping changes to the Proposals or Constraints Maps and these have been identified as **NMCMAP** in a separate schedule, included in a separate document. The Matters Arising Change column of this schedule provides a short introductory text and a map to illustrate the changes or the map is included in an Appendix to the Schedule. As with proposed changes to the Written Statement, each NMCMAP has been given a unique number to enable easy identification and comment. The colours or shading used may change in the final published version of the Proposals Map once the Plan is adopted.

4.6 When a Matters Arising Change introduces a new policy or paragraph, deletes a policy or paragraph, or proposes to rearrange policies and paragraphs, all subsequent policies or paragraphs will be renumbered before the final Plan is produced. At this stage, policy and paragraph numbers remain the same as shown in Deposit Plan, incorporating the Focus Changes. New policies and paragraphs inserted as Matters Arising Changes include a suffix, e.g. 'a', 'b' to identify them.

## **5. What Happens Next**

5.1 All comments received by the closing date (duly made) will be forwarded to the Inspectors for consideration. As soon as possible after the closing date (redacted) copies of the comments will be published in the Examination Library. The Inspectors have requested that the Councils prepare a report responding the comments, which will be published in the Examination Library. The Councils will not respond directly to individuals who have submitted the comments.

5.2 After considering the comments, the Inspectors will then decide whether further Hearing Sessions will be necessary. The Examination's Programme Officer will contact the Councils and those that submitted the comments to inform them of the matter. Details of Hearing Sessions will be published in Examination Library.

5.3 Following completion of the Examination, the Inspectors will issue his report which will outline what changes the Councils must make to the Plan including his reasoning for them.

5.4 The recommendations contained within the Inspectors' Report will be binding and the Councils must accept the changes recommended by the Inspectors.

5.5 The Report will be published on the Councils' websites. There will be a meeting of the Councils to adopt the Plan.

## **6. Further Information**

6.1 Further information on the Matters Arising Changes consultation or any aspect of the Plan process is available from the Anglesey and Gwynedd Joint Planning Policy Unit either by e-mail: [planningpolicy@gwynedd.llyw.cymru](mailto:planningpolicy@gwynedd.llyw.cymru) or telephone: [01286] 685003/ 679668 or [01766] 77100 and ask to speak with an officer in the Anglesey and Gwynedd Joint Planning Policy Unit.

6.2 Alternatively you can write to the Unit using the following address:

Anglesey and Gwynedd Joint Planning Policy Unit,

1<sup>st</sup> Floor Bangor City Council Offices,

Ffordd Gwynedd,

Bangor,

GWYNEDD LL57 1DT

## **SECTION 7**

### **MATTERS ARISING CHANGES SCHEDULES**

Schedule of Matters Arising Changes (NMC): Chapter 1 – Chapter 6

NMC Number	Policy/ Para/ Map	Matters Arising Changes
<b>Introduction</b>		
NMC 1	1 - 6	<p><i>Delete as all the text included in paragraphs 1 to 6 as it describes the Focus Changes stage and is therefore no longer required. As this proposed Matters Arising Change affects a series of paragraphs/ whole section, the deleted text is not shown here in order to save paper. However, the revised Composite Plan (2017) shows the deleted text.</i></p>
<b>Chapter 1 Executive Summary</b>		
NMC 2	1.1 – 1.33	<p><i>Delete Chapter 1 Executive Summary from the Plan in order to streamline the Plan’s content. As this proposed Matters Arising Change affects a whole chapter, the deleted text is not shown here in order to save paper. However, the revised Composite Plan (2017) shows the deleted text.</i></p> <p><i>Note: changes to chapter numbers, paragraph numbers, etc. that will be required as a consequence of this Matters Arising Change will be revised and presented in the final adopted and printed version of the Plan.</i></p>
<b>Chapter 2 Introduction</b>		
NMC 3	2.2 & Table 4	<p><i>Delete as the information is no longer required:</i></p> <p>When the Plan is adopted, it will replace the Development Plans shown in the table below. It will also replace the Anglesey Unitary Development Plan (that was stopped in 2005), and Interim Planning Policies, which currently are material planning considerations for determining planning applications by the Isle of Anglesey County Council.</p> <p>Table 4: List of Development Plans that will be replaced after adopting the Plan</p>



NMC Number	Policy/ Para/ Map	Matters Arising Changes	
		<p><u>Isle of Anglesey Planning Authority Area</u></p> <ul style="list-style-type: none"> <li>● <del>Gwynedd Structure Plan (1993)</del></li> <li>● <del>Anglesey Local Plan (1996)</del></li> </ul>	<p><u>Gwynedd Planning Authority Area</u></p> <ul style="list-style-type: none"> <li>● <del>Gwynedd Unitary Development Plan (2009)</del></li> </ul>
NMC 4	2.3	<p><b><i>Amend to provide text that refers to the Plan's adoption:</i></b></p> <p><del>The Anglesey and Gwynedd Joint Local Development was formally adopted on (insert date) 2017</del> Once the Plan is adopted, <b>and</b> the majority of decisions on planning applications in the two Planning Authority areas will be based on the contents of the Plan.</p>	
NMC 5	2.4	<p><b><i>Amend to provide text that refers to the Plan in its post adoption stage:</i></b></p> <p>The Plan <del>will</del> deals with Anglesey and Gwynedd, but parts of Gwynedd within the Snowdonia National Park <del>will not be</del> <b>are not</b> included. Map 1 shows the Plan area. It is neither a sub-regional nor a formal administrative area but whilst every area has its own special character, both Councils believe that there is a strong cross-boundary relationship between them in terms of function, economy, infrastructure and policy. This means that collaboration on a development plan <del>makes</del> <b>made</b> planning and economic sense.</p>	
NMC 6	2.6	<p><b><i>Amend to provide text that refers to the Plan in its post adoption stage:</i></b></p> <p><del>It will state what</del> <b>The Plan sets out</b> the strategy and aims for development and land use <del>will be</del> in the area covered by the Anglesey and Gwynedd Planning Authorities and <b>includes</b> <del>it will include</del> policies <del>used</del> to implement these strategies and aims over a period of 15 years (2011 to 2026). The Plan will have a significant influence on development of the whole area and individual communities. It <del>will provide</del> <b>provides</b> guidance regarding the location of new houses, employment</p>	

NMC Number	Policy/ Para/ Map	Matters Arising Changes
		opportunities, leisure and community facilities and where these will be provided in the area. The Plan will be used to determine which developments will receive permission in the future by the Councils and where.
NMC 7	2.7	<p><b><i>Delete text as reference is made to the tests of soundness elsewhere in the Plan:</i></b></p> <p>It is a requirement for the Plan to be ‘sound’, i.e. showing good judgment and that it can be trusted. The matters that are important to the area must be examined, based on evidence regarding the economy, the society and the environment and fair consideration must be given to practical alternative options. The Plan will be measured against the Tests of Soundness. These deal with the contents of the Plan as well as its preparation process. The Tests are reproduced in Appendix 1.</p>
NMC 8	2.8	<p><b><i>Amend to include reference to the combined Sustainability Appraisal and Strategic Environmental Assessment as well as the Habitat Regulations Assessment and Welsh Language Impact Assessment:</i></b></p> <p>The process of preparing the Plan is shown in Figure 2, <u>which shows that the Plan preparation process has a number of distinct but interrelated stages. In addition to fulfilling each of the stages in the plan making process the Councils were also required to undertake a combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Plan. This ensures that sustainability is at the heart of the plan preparation process and that social, environmental and economic effects of policies and proposals are appraised to comply with the principles of sustainable development. A Welsh Language Impact Assessment informed the combined SA/ SEA, to ensure that the interests of the Welsh language were considered from the outset. The European Habitats Directive (92/43/EEC) also requires that a Habitat Regulation Assessment (HRA) is undertaken for the Plan. This ensures that the likely significant effects of the Plan on European sites of nature conservation value were considered.</u></p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
NMC 9	2.9	<p><i>Amend to refer to Appendix 1 of the Plan and to refer to where more information about the process can be found:</i></p> <p>The Plan has been assessed against the Tests of Soundness. These deal with the content of the Plan’s policy, along with the processes for producing it. <b><u>The Tests are reproduced in Appendix 1. Further information regarding the Plan preparation process can be found on the Councils’ websites at <a href="http://www.gwynedd.llyw.cymru/ldp">www.gwynedd.llyw.cymru/ldp</a> and <a href="http://www.ynysmon.gov.uk/ldp">www.ynysmon.gov.uk/ldp</a></u></b></p>
NMC 10	2.9 Figure 2	<p><i>Replace Figure 2 with an alternative picture to provide a more up-to-date description of the Plan preparation process (see Appendix 1 to this Schedule)</i></p>
NMC 11	2.10 – 2.19	<p><i>Delete all the text included in paragraphs 2.10 to 2.19. This section of the Plan provided a description of the individual stages in the Plan preparation process. This level of detail is not required in the adopted Plan. As this proposed Matters Arising Change affects a series of paragraphs, the deleted text is not shown here in order to save paper. However, the revised Composite Plan (2017) shows the deleted text.</i></p>
NMC 12	New paragraph 2.19a	<p><i>Include new paragraph to refer to the adoption, monitoring and review stages:</i></p> <p><b><u>The adoption of the Plan represents the final stage in the Plan preparation process. Monitoring and review will continue over the lifetime of the Plan, i.e. until 31st December 2026.</u></b></p>
NMC 13	2.20 – 2.22	<p><i>Delete all the text included in paragraphs 2.20 – 2.22. This section of the Plan provided a description of individual chapters in the Plan. This level of detail is not required in the adopted Plan. As this proposed Matters Arising Change affects a series of paragraphs, the deleted text is not shown here in order to save paper. However, the revised Composite Plan (2017) shows the deleted text.</i></p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
NMC 14	New paragraph 2.22a	<p><i>Include new text to provide a short description of the Plan's content:</i></p> <p><u>How to use this document</u></p> <p><u>The Plan includes a Vision and Objectives for the Plan, a Strategy and a series of Strategic and Detailed Policies and provides a monitoring framework. The framework includes indicators, policy targets and triggers for further action in relation to relevant policies and will form the basis on which to measure the effectiveness of the Plan's policies. This section of the Plan therefore provides a basis for the production of the Annual Monitoring Report. The Plan includes a Proposals Map, which illustrates each of the Plan's policies and proposals that have a spatial component, other than spatial delineations are determined by other mechanisms, e.g. AONBs. The latter information is included on a Constraints Map. Whilst the Constraints Map is not part of the Plan, where appropriate, policies refer to the designations shown on it.</u></p>
NMC 15	New paragraph 2.22b	<p><i>Include new text to advise about the need to consider the Plan as a whole:</i></p> <p><u>The Plan must be read as a whole. All policies are interrelated and should be read together to understand their combined effect on a planning proposal. Decisions on proposals will have regard to the relevant policies in the Plan and the requirements of national planning policy and guidance, which is set out in a wide range of policy documents, statements and advice notes published by Welsh Government.</u></p>
NMC 16	2.23 – 2.29	<p><i>Delete all the text included in paragraphs 2.23 – 2.29 as the describes the public consultation about the Deposit Plan and is therefore no longer required. As this proposed Matters Arising Change affects a series of paragraphs, the deleted text is not shown here in order to save paper. However, the revised Composite Plan (2017) shows the deleted text.</i></p>
Chapter 3 Policy context		

NMC Number	Policy/ Para/ Map	Matters Arising Changes
NMC 17	3.1	<p><i>Delete reference to 'Deposit' Plan. This change has also been made in other parts of the Plan to ensure consistency. Remove reference to Topic Paper from the paragraph in order to streamline the Plan.</i></p> <p>There are several plans, strategies and national, sub-regional and local policy statements which provide a framework for development in the Plan area. The Planning and Compulsory Purchase Act makes it a requirement for local development plans to be prepared and that they address these documents. This part of the <del>Deposit</del> Plan summarises <u>legislation and the national</u> planning policy framework that is <u>are</u> relevant to the Plan area. <del>A detailed schedule of the plans, programmes and strategies that provide the context is provided in Topic Paper 2 Related Strategies and Plans and in the Sustainability Appraisal Report and the Screening Report related to the Habitat Regulations Assessment, which are published as supporting documents alongside the Deposit Plan.</del></p>
NMC 18	3.2	<p><i>Update to refer to Planning Policy Wales, Edition 9. This change has also been made in other parts of the Plan to ensure consistency and that the Plan is up-to-date.</i></p> <p>Planning Policy Wales (July 2014) (<u>Edition 9, November 2016</u>)</p>
NMC 19	3.4	<p><i>Remove reference to Minerals Planning Policy as this aspect of national planning policy is included in Planning Policy Wales, Edition 9</i></p> <p>Minerals Planning Policy Wales (2000)</p> <p>Minerals Planning Policy Wales is Welsh Government's document that provides land use planning policy for minerals extraction and associated development in Wales. This includes all minerals and substances in the ground and underneath it, which is mined over ground or underground. It is supported by Technical Advice Notes, which deal with Minerals.</p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
NMC 20	New paragraph 3.6a	<p><i>Include reference to Planning (Wales) Act 2015</i></p> <p><u>The Planning (Wales) Act 2015</u></p> <p><u>The Planning (Wales) Act 2015 sets out a series of legislative changes to deliver reform of the planning system in Wales, to ensure it is fair, resilient and enables development. The Act addresses 5 key objectives:</u></p> <ul style="list-style-type: none"> <li>• <u>A modernised framework for the delivery of planning services – the Act introduces powers to allow planning applications to be made directly to Welsh Ministers in limited circumstances</u></li> <li>• <u>Strengthening the plan led approach - the Act introduces a legal basis for the preparation of a National Development Framework and Strategic Development Plans</u></li> <li>• <u>Improved resilience - the Act will allow the Welsh Ministers to direct local planning authorities to work together and for local planning authorities to be merged</u></li> <li>• <u>Frontloading and improving the development management system – the Act will introduce a statutory pre application procedure for defined categories of planning application</u></li> <li>• <u>Enabling effective enforcement and appeals – the Act enables changes to enforcement procedures to secure prompt, meaningful action against breaches of planning control and increase the transparency and efficiency of the appeal system.</u></li> </ul>
NMC 21	New paragraph 3.6b	<p><i>Include reference to The Well-being of Future Generations (Wales) Act 2015</i></p> <p><u>The Well-being of Future Generations (Wales) Act 2015</u></p> <p><u>The Planning (Wales) Act 2015 introduced a statutory purpose for the planning system in Wales – any statutory body carrying out a planning function must exercise those functions in accordance with the principles of sustainable development as set out in the Well-being of Future Generations (Wales) Act 2015. The implication of the Well-being of Future Generations (Wales) Act 2015 (Commencement No.2 and Transitional and Saving Provisions) Order 2015 is that the requirements of various sections of the Act do not apply to development plans that had been submitted for</u></p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
		<p><u>Examination prior to 1 April 2016. This provision therefore applies to this Plan. Nonetheless, this Plan has been subject to a high level assessment against the Act's seven goals: a prosperous Wales; a resilient Wales; a healthier Wales; a more equal Wales; a Wales of cohesive communities; a Wales of vibrant culture and thriving Welsh language; a globally responsive Wales. The overall conclusions are positive and align with the conclusions of the Sustainability Appraisal and the Equalities Impact Assessment undertaken throughout the Plan preparation process.</u></p>
NMC 22	3.7 – 3.9	<p><i>Delete all the text in paragraphs 3.7 – 3.9 as the relevant information is provided in Chapter 7.3 of the Plan. As this proposed Matters Arising Change affects a series of paragraphs the deleted text is not shown here in order to save paper. However, the revised Composite Plan (2017) shows the deleted text.</i></p>
NMC 23	3.10	<p><i>Amend paragraph to refer solely to local plans and strategies:</i></p> <p>Table 5 provides a summary of the main regional and local plans and policies <u>that have informed the Plan</u>. It is not an exhaustive list – as mentioned previously Topic Paper 2, the Sustainability Report and the Habitat Regulations Assessment Screening Report provide a comprehensive schedule</p>
NMC 24	Table 5 – regional plans and strategies	<p><i>Remove all the text in Table 5 that refers and describes regional plans and strategies as the information is included in relevant topic papers. As this proposed Matters Arising Change affects a series of paragraphs the deleted text is not shown here in order to save paper. However, the revised Composite Plan (2017) shows the deleted text.</i></p>
NMC 25	Table 5 – local plans and strategies	<p><i>Remove reference to the New Nuclear Build at Wylfa Newydd Supplementary Planning Guidance as this information is included in Chapter 7.3</i></p> <p>Anglesey Energy Island Programme/ Nuclear New Build Supplementary Planning Guidance</p> <p>Anglesey's Energy Island Programme is a joint attempt between a number of stakeholders in the public and private sectors</p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
		<p>(including the UK Government and the Welsh Government) to place Anglesey in the vanguard in terms of energy research and development, generating and servicing and which will be a means of influencing these major infrastructure projects coming to the area, or affecting the area.</p> <p>The Isle of Anglesey County Council looks at the development of major projects as key to transforming the Island's future economy and providing a high and sustainable quality of life for Anglesey's residents. At the moment the two most prominent projects are Wylfa Newydd and the North Wales Connection Project. The Council is investing a lot of resources to ensure that the Island can take full advantage of the inward investment by the private sector.</p> <p><del>The aim of the Supplementary Planning Guidance is to enable the Isle of Anglesey County Council in the interim period to play its full role in the planning consenting processes for the New Nuclear Build, be it as a consultee for the Development Consent Order, or in its consideration of Town &amp; Country Planning Act applications for associated developments.</del></p>
NMC 26	Table 5 – local plans and strategies	<p><b><i>Remove reference to the Meirionnydd Employment Plan as this information is provided in the Employment Land Review report.</i></b></p> <p><del>Meirionnydd Employment Plan (2010)</del></p> <p><del>This Plan aims to identify the employment situation in Meirionnydd including the potential workforce numbers and the jobs available, the structure of the economy and prosperity within the area – along with noting a possible work programme in response.</del></p> <p><del>The aim of the Plan is to close the opportunity gap by drawing appropriately on the strengths and resources of Meirionnydd to ensure an innovative, vibrant and sustainable economy with a variety of high quality work opportunities.</del></p> <p><del>The Plan should facilitate sustainable economic regeneration in the area giving full consideration to the Strategy's aims, objectives and targets.</del></p>



NMC Number	Policy/ Para/ Map	Matters Arising Changes
		<p>The Plan should improve access to employment opportunities especially in communities of deprivation.</p> <p>The Plan should allocate sites for varied economic uses along with the infrastructure for employment.</p> <p>The Plan should support suitable economic activity and improve employment forecasts and opportunities giving consideration to those sectors that are in greatest need of support.</p> <p>The Plan should encourage the economic vitality of town centres as well as the countryside.</p>
<b>Chapter 4 Spatial profile and key issues</b>		
NMC 27	4.7	<p><b><i>Amend to improve clarity and remove reference to the Deposit Plan consultation stage:</i></b></p> <p>The key issues to be tackled in the Plan have been identified by considering the key trends brought to the fore through the <u>consideration of various</u> strategies, plans and programmes referred to in Chapter 3 and included in the relevant Topic Paper; the Sustainability Appraisal Report; the baseline information about social, economic and environmental issues and the results of the public engagement periods prior to developing the Preferred Strategy and the consultation about the Preferred Strategy. More information about these issues can be found in Topic Papers, Background Papers, and the Sustainability Appraisal Report which are published alongside the Deposit Plan and listed in Appendix 2.</p>
<b>Chapter 5 Vision and Strategic Objectives</b>		

NMC Number	Policy/ Para/ Map	Matters Arising Changes												
NMC 28	5.4	<p><b><i>Amend text to refer to the revised Supplementary Planning Guidance about Wylfa Newydd:</i></b></p> <p>In Anglesey, the Anglesey Energy Island Programme has identified the following vision in the <b>Revised</b> New Nuclear Build at Wylfa Supplementary Planning Guidance <b>(2017)</b> (2014) in order to set the Council’s aspirations for Wylfa Newydd, which is essential to transform the Island’s economy in the future and provide a long term and sustainable quality of life for Anglesey’s residents:</p> <p>“The New Nuclear Station at Wylfa is a positive driver for the transformation of the economy and communities on Anglesey, providing sustainable employment opportunities, improving the quality of life for the existing and future generations and enhancing local identity and distinctiveness.”</p>												
NMC 29	5.8 Table 7	<p><b><i>Amend table 7 to reflect revised indicator numbering set out in the monitoring framework in Chapter 8 and include additional objective introduced as Focus Change Nf6</i></b></p> <p style="text-align: center;">Table 7: Link between the objectives, policies and monitoring indicators</p> <table border="1" data-bbox="584 895 1906 1345"> <thead> <tr> <th data-bbox="584 895 748 963">Objectives</th> <th data-bbox="754 895 1547 963">Policies</th> <th data-bbox="1554 895 1906 963">Monitoring indicators</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="584 968 1906 1007"><b>Theme 1: Support and create safe, healthy, distinctive and vibrant communities</b></td> </tr> <tr> <td data-bbox="584 1011 748 1238">SO1</td> <td data-bbox="754 1011 1547 1238">PS 1, PS 2, ISA 1, ISA 2, PS 5, PCYFF 1, PS 8, PS 9, PS 10, CYF 1, CYF 3, CYF 4, CYF 5, CYF 6, CYF 7, PS 11, TWR 1, TWR 2, TWR 3, TWR 4, TWR 5, PS 12, MAN 4, MAN 5, MAN 6, PS 13, PS 14, PS 15, TAI 1, TAI 2, TAI 3, TAI 4, TAI 5, TAI 6, TAI 9, TAI 10, TAI 14, TAI 15, TAI 16, TAI 17, TAI 18, TAI 19</td> <td data-bbox="1554 1011 1906 1238">D1, D2, <b><u>D3, D4</u></b></td> </tr> <tr> <td data-bbox="584 1243 748 1345">SO2</td> <td data-bbox="754 1243 1547 1345">PS 2, ISA 1, ISA 2, ISA 3, ISA 4, ISA 5, PS 3, TRA 2</td> <td data-bbox="1554 1243 1906 1345"><del>D3, D8, D9, D10, D11</del> <b><u>D5, D6, D7, D8, D9, D10</u></b></td> </tr> </tbody> </table>	Objectives	Policies	Monitoring indicators	<b>Theme 1: Support and create safe, healthy, distinctive and vibrant communities</b>			SO1	PS 1, PS 2, ISA 1, ISA 2, PS 5, PCYFF 1, PS 8, PS 9, PS 10, CYF 1, CYF 3, CYF 4, CYF 5, CYF 6, CYF 7, PS 11, TWR 1, TWR 2, TWR 3, TWR 4, TWR 5, PS 12, MAN 4, MAN 5, MAN 6, PS 13, PS 14, PS 15, TAI 1, TAI 2, TAI 3, TAI 4, TAI 5, TAI 6, TAI 9, TAI 10, TAI 14, TAI 15, TAI 16, TAI 17, TAI 18, TAI 19	D1, D2, <b><u>D3, D4</u></b>	SO2	PS 2, ISA 1, ISA 2, ISA 3, ISA 4, ISA 5, PS 3, TRA 2	<del>D3, D8, D9, D10, D11</del> <b><u>D5, D6, D7, D8, D9, D10</u></b>
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SO2	PS 2, ISA 1, ISA 2, ISA 3, ISA 4, ISA 5, PS 3, TRA 2	<del>D3, D8, D9, D10, D11</del> <b><u>D5, D6, D7, D8, D9, D10</u></b>												

NMC Number	Policy/ Para/ Map	Matters Arising Changes	
		SO3	PS 4, TRA 1, <u>TRA 2</u> , TRA 3, TRA 4
		SO4	PS 4, PS 9
		<b>Theme 2: Sustainable living</b>	
		SO5	PS 5, PS 6, PCYFF 1, <u>PCYFF 1A</u> , PCYFF 3, PCYFF 4, PCYFF 5
		SO6	PS 5, PS 6, PCYFF 1, PCYFF 2, PCYFF 4, PCYFF 5, ARNA 1, ADN 1, <u>ADN 1A</u> , ADN 2
		SO7	PS 5, PCYFF 1, PCYFF 2, PCYFF 3
		SO8	PS 1, PS 2, PS 4, PS 15, TRA 4 <u>PS 15</u>
		<b>Theme 3: Support growth and regeneration that will transform the local economy under the umbrella of Anglesey Energy Island Programme and other strategies and plans, building on those elements of its unique economic profile that are identified as being of regional and national significance (economy and regeneration)</b>	
		<u>SO8a</u>	<u>PS 9, PS 9A, PS 9B, PS 9C, TAI 3</u>
		SO9	PS 8, PS 9, PS 10, CYF 1, CYF 2, CYF 3, CYF 4, CYF 6, CYF 7
		SO10	PS 9, ISA 3

NMC Number	Policy/ Para/ Map	Matters Arising Changes		
		SO11	PS 3, PS 8, PS 9, CYF 3, CYF 6, CYF 7, PS 11, TWR 1, PS 12 <del>CYF 5</del>	D22, D23, D24 <del>D37</del>
		SO12	PS 12, MAN 1, MAN 2, MAN 3, MAN 7	D19, D20 <del>D38, D39, D40</del>
		SO13	PS 11, TWR 1, TWR 2, TWR 3, <del>TWR 4</del> , TWR 5	D22, D23 <del>D41, D42</del>
		<b>Theme 4: To give everyone access to a home appropriate to their needs (supply and quality of housing)</b>		
		SO14	PS 13, <del>PS 15</del> , TAI 14, TAI 15, TAI 16, TAI 17, TAI 18, TAI 19	D25, D26 <del>D43, D44, D45, D46</del>
		SO15	PS 13, PS 14, <del>PS 15</del> , TAI 1, TAI 2, TAI 3, TAI 4, TAI 5, <del>TAI 6</del> , TAI 7, <del>TAI 8</del> , TAI 9, TAI 10, TAI 11, TAI 12, TAI 13,	D27, D28, D29, D30, D31, D32, D33, D34 <del>D47, D48, D49, D50, D51, D52, D53, D54, D55, D56, D57, D58</del>
		<b>Theme 5: Protect and enhance the natural and built environment (natural and built environment)</b>		
		SO16	PS 16, <del>AMG 1</del> , <b>AMG1A</b> , <del>AMG 2</del> , <del>AMG 3</del> , AMG 4, AMG 5, PS 17, AT 1, AT 2, AT 3, AT 4	D35, D36, D37, D38, D39 <del>D59, D60, D61, D62, D63</del>
		SO17	PS 18, GWA 1, <del>GWA 2</del> , <del>GWA 3</del>	D42 <del>D64, D65</del>
		SO18	PS 19, MWYN 1, MWYN 2, MWYN 3, MWYN 4, MWYN 5, MWYN 6, MWYN 7, MWYN 8, MWYN 9, MWYN 10	D40, D41 <del>D66, D67, D68</del>

NMC Number	Policy/ Para/ Map	Matters Arising Changes								
<b>Chapter 6 – The Strategy</b>										
NMC 30	6.3	<p><b>Delete to streamline the Plan:</b></p> <p>The Strategy takes the main elements of the Vision and Objectives and sets out principal land uses that will deliver them. In line with the Single Integrated Plan for Anglesey and Gwynedd, the broad Strategy is to strengthen communities in the Plan area. The Strategy contains the elements described in Table 8.</p>								
NMC 31	Table 8	<p><b>Delete to streamline the Plan:</b></p> <p style="text-align: center;">Table 8 – Main Elements of the Strategy</p> <table border="1" data-bbox="584 722 1785 1358"> <thead> <tr> <th data-bbox="584 722 893 831"><b>Sustainable communities</b></th> <th data-bbox="898 722 1184 831"><b>Economic growth and regeneration</b></th> <th data-bbox="1189 722 1489 831"><b>Quality housing</b></th> <th data-bbox="1494 722 1785 831"><b>Natural and built environment</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="584 834 893 1358"> <ul style="list-style-type: none"> <li>● match physical and social infrastructure to sustainable development and economic growth needs;</li> <li>● sustainable movement through consideration of land use and</li> </ul> </td> <td data-bbox="898 834 1184 1358"> <ul style="list-style-type: none"> <li>● facilitate the delivery of jobs to support the Plan area’s population &amp; wider economy;</li> <li>● existing employment land retained from inappropriate development;</li> </ul> </td> <td data-bbox="1189 834 1489 1358"> <ul style="list-style-type: none"> <li>● an effective supply of land for housing;</li> <li>● choice of housing type, size and tenure meets the requirements of a range of different households within local communities, including the</li> </ul> </td> <td data-bbox="1494 834 1785 1358"> <ul style="list-style-type: none"> <li>● safeguarding habitats, species, landscapes, townscapes, archaeology, historic buildings and monuments, allowing development that doesn’t adversely impact</li> </ul> </td> </tr> </tbody> </table>	<b>Sustainable communities</b>	<b>Economic growth and regeneration</b>	<b>Quality housing</b>	<b>Natural and built environment</b>	<ul style="list-style-type: none"> <li>● match physical and social infrastructure to sustainable development and economic growth needs;</li> <li>● sustainable movement through consideration of land use and</li> </ul>	<ul style="list-style-type: none"> <li>● facilitate the delivery of jobs to support the Plan area’s population &amp; wider economy;</li> <li>● existing employment land retained from inappropriate development;</li> </ul>	<ul style="list-style-type: none"> <li>● an effective supply of land for housing;</li> <li>● choice of housing type, size and tenure meets the requirements of a range of different households within local communities, including the</li> </ul>	<ul style="list-style-type: none"> <li>● safeguarding habitats, species, landscapes, townscapes, archaeology, historic buildings and monuments, allowing development that doesn’t adversely impact</li> </ul>
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NMC Number	Policy/ Para/ Map	Matters Arising Changes				
		<p>promotion of active and sustainable travel;</p> <ul style="list-style-type: none"> <li>• safeguarding land for future infrastructure provision, including routes.</li> </ul>	<ul style="list-style-type: none"> <li>• facilitate an increase in employment land availability;</li> <li>• encourage existing and new businesses to invest;</li> <li>• facilitate a growing year-round tourism and cultural activity sector.</li> </ul>	<p>provision of an appropriate level of affordable housing based on defined local needs;</p> <ul style="list-style-type: none"> <li>• encourage, where appropriate, brownfield development and use of existing buildings, including long term vacant housing is a priority.</li> </ul>	<p>or preferably enhances these assets;</p> <ul style="list-style-type: none"> <li>• safeguarding mineral deposits.</li> </ul>	
NMC 32	6.4	<p><b>Delete to streamline the Plan:</b></p> <p>Several cross-cutting themes have informed the Plan, influencing and underpinning the choices and direction of the policies, proposals and development sites. Table 9 describes the cross-cutting themes.</p>				

NMC Number	Policy/ Para/ Map	Matters Arising Changes						
NMC 33	Table 9	<p data-bbox="582 311 952 343"><b>Delete to streamline the Plan:</b></p> <p data-bbox="1142 375 1523 406">Table 9 – Cross-Cutting Themes</p> <table border="1" data-bbox="582 438 1780 1204"> <thead> <tr> <th data-bbox="582 438 990 550"><b>Welsh language and culture</b></th> <th data-bbox="996 438 1404 550"><b>Climate change and sustainable development</b></th> <th data-bbox="1411 438 1780 550"><b>Creating quality places</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="582 555 990 1204"> <ul data-bbox="616 558 974 1029" style="list-style-type: none"> <li>• promote prosperous and sustainable communities that support local services including the provision of additional housing and related development proportionate to local requirement;</li> <li>• support an advanced, thriving and diverse local economy.</li> </ul> </td> <td data-bbox="996 555 1404 1204"> <ul data-bbox="1030 558 1388 1141" style="list-style-type: none"> <li>• ensure high resource efficiency and low/zero carbon energy generation technologies are incorporated within development;</li> <li>• embrace sustainable quality design and construction in new development;</li> <li>• avoid, mitigate or adapt to the causes of climate change</li> </ul> </td> <td data-bbox="1411 555 1780 1204"> <ul data-bbox="1444 558 1769 1173" style="list-style-type: none"> <li>• promote high quality new development;</li> <li>• protect and enhance important cultural, historic and landscape features;</li> <li>• safeguard, promote and expand green networks and habitats;</li> <li>• integrate new development into existing community infrastructure.</li> </ul> </td> </tr> </tbody> </table>	<b>Welsh language and culture</b>	<b>Climate change and sustainable development</b>	<b>Creating quality places</b>	<ul data-bbox="616 558 974 1029" style="list-style-type: none"> <li>• promote prosperous and sustainable communities that support local services including the provision of additional housing and related development proportionate to local requirement;</li> <li>• support an advanced, thriving and diverse local economy.</li> </ul>	<ul data-bbox="1030 558 1388 1141" style="list-style-type: none"> <li>• ensure high resource efficiency and low/zero carbon energy generation technologies are incorporated within development;</li> <li>• embrace sustainable quality design and construction in new development;</li> <li>• avoid, mitigate or adapt to the causes of climate change</li> </ul>	<ul data-bbox="1444 558 1769 1173" style="list-style-type: none"> <li>• promote high quality new development;</li> <li>• protect and enhance important cultural, historic and landscape features;</li> <li>• safeguard, promote and expand green networks and habitats;</li> <li>• integrate new development into existing community infrastructure.</li> </ul>
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NMC Number	Policy/ Para/ Map	Matters Arising Changes
NMC 34	6.8	<p><b><i>Delete to streamline the Plan. The information is available in other documents:</i></b></p> <p>The selection and categorisation of settlements is based on data and its analysis as set out in Topic Paper 5: Developing the settlement strategy (May 2013). In the Paper, settlements are ranked according to a number of factors and the interplay between them. The factors include population, numbers of retail, employment, community and service facilities they contain and their access to public transport and the functional links between them. Facilities are weighted to reflect the fact that some facilities are more valuable than others in terms of the sustainability benefits they provide.</p>
NMC 35	6.12 – 6.18	<p><b><i>Delete to streamline the Plan. The information is available in other documents:</i></b></p> <p>This approach should maximise the use of existing infrastructure, promote improvements where required, promote efficient use of land and buildings and make travel more sustainable.</p> <p>Where possible, priority has been given to the re-use of suitable previously developed land (i.e. brownfield land) and existing buildings by identifying them as sources for future development during the Plan period. The Urban Capacity Study of the Centres, shown on Diagrammatic Map 9 and 10 and listed in Appendix 4, has informed this element of the Plan. The opportunities highlighted on a settlement by settlement basis are set out in Topic Paper 6: Urban Capacity Study published alongside the Deposit Plan. There are policies in the Plan that facilitate the development of brownfield land and existing buildings, where appropriate.</p> <p>Overall, the ability to achieve the proposed spatial distribution on a settlement by settlement basis is influenced to a degree by the ability to accommodate development at the chosen locations. The sites chosen for each settlement result from a detailed analysis of the environmental, infrastructure and social capacity of the individual settlements and an assessment of different site options that have come forward. These detailed analyses are set out in Topic Paper 1: Candidate Sites Assessment Update and the Welsh Language Impact Assessment report, produced as background documents alongside the Deposit Plan.</p> <p>In determining the spatial distribution of new housing sites it was also necessary to take into account the existing supply of development. The existing housing supply consists of land with planning permission and windfall development, as</p>



NMC Number	Policy/ Para/ Map	Matters Arising Changes
		<p>described and quantified in a series of housing policies in Chapter 7 of this Plan. New housing allocations are only identified in the Subregional Centre, Urban and Local Service Centres and Service Villages and only if the existing land bank and windfall sites cannot accommodate their indicative level of growth.</p> <p>Due to significant physical constraints in Blaenau Ffestiniog and the regeneration initiatives in place to attract new investment opportunities locally, the Strategy proposes a relatively higher use of brownfield land and buildings within the settlement compared to other settlements. This element of the Strategy will be monitored and reviewed, which will include discussion with the Snowdonia National Park Local Planning Authority and Conwy County Borough Council as there are settlements within their administrative areas that may be able to contribute in the long term to providing a solution, if required.</p> <p>Although Porthmadog is defended against flooding, large parts of the settlement are categorised as being within Zone C1 (see Constraints Map). A core function of the Plan is to ensure that all development is sustainable, having regard to the implications of addressing climate change. Development proposals that would lead to a reduction in floodplain storage capacity or impede flood flows are strongly discouraged. On this basis and the lack of alternative sites beyond the flood risk area, the Plan cannot allocate land for housing in Porthmadog. Nonetheless new housing could be promoted on brownfield/ windfall sites provided that they conform to local planning policy and national planning policy and guidance set out in Planning Policy Wales and TAN 15. Due to this factor the supply of land for housing is less, which means that the Centre cannot accommodate the growth that would be normally directed to it. It has been necessary to identify alternative locations in its catchment area that align with the spatial strategy in its catchment area that would assist in meeting the requirement for housing that should otherwise be provided in the Urban Service Centre. Similar issues in nearby Tremadog means that it cannot contribute to providing the solution.</p> <p>Criccieth and Penrhyndeudraeth have been chosen after taking into account a range of factors. Both Local Service Centres have good transport links with Porthmadog and each one has a good level of services that provide their residents the opportunity to walk to them to satisfy their everyday requirements, thus reducing the need for journeys to Porthmadog. This approach also accords with aspirations to retain opportunities locally. This leads to Criccieth and Penrhyndeudraeth, in accordance with the spatial strategy, being attributed an increase in the housing growth opportunities. Chapter 7 of the</p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
		Plan provides detailed information about levels of housing growth to each settlement.
NMC 36	6.19	<p><i>Delete sentences as the information is available in other documents:</i></p> <p>The Plan is informed by a range of assessments including the combined Sustainability Appraisal and Strategic Environmental Assessment, a Welsh Language Impact Assessment, Habitats Regulation Assessment, and a Level 1 Strategic Flood Risk Assessment. It is considered that the viability of local provision within these Local Service Centres can be enhanced by being supported by a larger population within walking distance. Given Porthmadog's continued role as an Urban Service Centre there will still be those within Criccieth and Penrhyndeudraeth and surrounding villages that will need to travel to Porthmadog, for example for employment purposes, alternative shopping opportunities or banking. However, their journey will be shorter than a journey to the nearest alternative Urban Service Centres and the choice of Transport modes includes by bus and by train. Gwynedd Council is committed to re-evaluating the options for growth in Criccieth and Penrhyndeudraeth in the Plan's first review.</p>
NMC 37	6.20	<p><i>Amend to refer to 'development' boundaries as opposed to 'settlement' boundaries and to remove reference to 'deposit':</i></p> <p><b><u>Development</u> <del>Settlement</del> boundaries</b></p> <p>In order to provide robust guidance to assess and determine planning applications each settlement is defined spatially. The <del>Deposit</del> Plan has defined development boundaries around the Sub-Regional Centre, Urban Service Centres, Local Service Centres, and Service/ Local/ Coastal/ Rural Villages. Clusters do not have <b><u>development</u> settlement</b> boundaries. Here development will be required to relate well to the existing built form, which will be shown on the Proposals Maps by colouring buildings that form their core. Development boundaries and clusters are drawn in order to:</p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
NMC 38	6.22	<p><b><i>Delete to streamline the Plan:</i></b></p> <p><del>The Strategy protects areas outside the development boundary and the identified Clusters, i.e. the countryside, from development other than those uses that are essential to a rural location and which would not harm its character and appearance. The Plan emphasises national planning policy and legislation that manage development in nationally and internationally protected areas and emphasises the need to maintain Special Landscape Areas and areas of particular biodiversity or cultural local importance.</del></p>
NMC 39	6.27	<p><b><i>Delete to streamline the Plan. The information is available in other documents and other sections in the Plan:</i></b></p> <p><del>Whilst the Plan is being produced when the Plan area is still experiencing the impact of the recession with the resultant low demand for all types of properties and land, there is strong cause for optimism within the Plan area linked to the expected substantial and unprecedented increased employment associated with the construction of Wylfa Newydd and development of other major infrastructure projects. It is anticipated that £2.5 billion will be added to the Anglesey and North Wales economy over the next 15 years. Traditional sectors are also considered important, including tourism, agriculture and the public services, especially education, and care and health services.</del></p>
NMC 40	6.28	<p><b><i>Amend by removing text that provides information that is available elsewhere and to update information about Enterprise Sites:</i></b></p> <p><del>Delivery of Wylfa Newydd and other major strategic projects will require significant private sector investment. They will require major investments in infrastructure, bringing major economic, social and environmental opportunities, as well as challenges. The Plan has an important role in facilitating the sustainable development of these projects whilst protecting the unique culture, heritage and natural environment of the area. The Councils in partnership with Welsh Government, project promoters, and business organisations will promote and support sustainable economic development. In order to boost economic activity on Anglesey the Island has been identified as an Enterprise Zone. As indicated in Chapter 3, the <u>The</u> assignment of Enterprise Zone status to the island of Anglesey complements the existing Anglesey Energy Island</del></p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
		<p>Programme, set up to bring high skilled jobs to the area from major energy investments and establish the island as a world renowned centre of excellence in low carbon energy generation. <del>Nine</del> <b>Ten</b> key sites on the Island have been identified in respect of being subject to focussed support. The Welsh Government has also identified the Snowdonia Enterprise Zone, which, although located in the Snowdonia National Park, could help spread prosperity beyond the Park's administrative boundaries.</p>
NMC 41	6.29	<p><b><i>Remove to streamline the Plan:</i></b></p> <p><del>The role of the further and higher education sector is central to growing the commercial value of research for example in biological, computer, medical and ocean sciences; renewable and low carbon energy; life sciences, and food as well as improving people's skills so that they are able to make the most of employment opportunities that may develop locally in the future. Locations near to the Plan area's university and colleges, which include the proposed Menai Science Park near Gaerwen, Anglesey, have potential benefits to the local economy.</del></p>
NMC 42	6.30	<p><b><i>Remove to streamline the Plan:</i></b></p> <p><del>Providing the framework that facilitates development that sustains, improves, modernises and diversifies the economy will provide one of the building blocks that can contribute to sustain, strengthen or create Welsh speaking communities</del></p>
NMC 43	6.32	<p><b><i>Amend to clarify the Plan and remove reference to publication of a document in a previous stage of the Plan preparation process:</i></b></p> <p><del>The Employment Land Review (2012), which is published as a Background Paper alongside the Deposit Plan, and analysis of later information leads to the requirement to safeguard <b>643.8 ha of existing employment land in the Plan area and to</b> and allocate <b>55.1 ha of new sites</b> in the region of 800 ha in the Plan area, plus an additional 144.1 ha in reserve on the Island. The Plan will:</del></p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
		<ul style="list-style-type: none"> <li>i. safeguard established business and industrial <u>sites</u> areas in which turnover and vacant plots will accommodate new businesses;</li> <li>ii. allocate new sites to accommodate new businesses or enable existing businesses to expand <b>and relocate</b>;</li> <li>iii. provide opportunities for businesses to develop on alternative sites if a specific need is established that can't be accommodated on a safeguarded or allocated site; and</li> <li>iv. provide opportunities for businesses to develop in rural areas.</li> </ul>
NMC 44	6.33	<p><b><i>Remove to streamline the Plan:</i></b></p> <p><del>The majority of safeguarded or allocated sites are located in or close to the Centres identified in the settlement hierarchy, have good transportation links and are close to housing to reduce the need for long car based journeys and encourage walking, cycling and public transport usage. All business and industry sites that are either safeguarded or allocated in the Plan will be reviewed at least every five years to ensure there is an effective land supply in the Plan area.</del></p>
NMC 45	6.35	<p><b><i>Remove reference to publication of a document in a previous stage of the Plan preparation process:</i></b></p> <p><del>The Retail Needs Study (2012), which is published as a Background Paper alongside the Deposit Plan, identifies the potential for additional floorspace in particular locations. Town Centre boundaries have been identified for the larger town centres listed in the network of centres as have principal shopping areas. Proposals in these centres would need to be of a scale and nature compatible with the role and function of that centre.</del></p>
NMC 46	6.37	<p><b><i>Remove to streamline the Plan. The information is available elsewhere:</i></b></p> <p><del>A number of development options were considered in relation to levels of housing growth and the general spatial distribution before publishing the Plan's Preferred Strategy for public consultation (May and June 2013). The Preferred Strategy set out the reasoned justification for proposing an option that was below the Welsh Government's 2008 based principal population and household projections, but slightly higher than the long term past build rates.</del></p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
NMC 47	6.38	<p><b><i>Remove to streamline the Plan. The information is available elsewhere:</i></b></p> <p>The formal consultation process revealed contrasting views about the preferred option (see the Consultation Report published alongside the Deposit Plan). Since the public consultation about the Preferred Strategy, the Welsh Government published its 2011 based population and household projections. Planning Policy Wales (paragraph 9.2.2) states that the Welsh Government's latest population and household projections produced for each local authority area should be the starting point for assessing an area's requirement for housing.</p>
NMC 48	6.39	<p><b><i>Remove to streamline the Plan. The information is available elsewhere:</i></b></p> <p>The public consultation findings and the latest 2011 based population and household projections for Anglesey and Gwynedd all indicate contrasting views about the level of housing growth required in the Plan area up to 2026. Therefore, additional work has been undertaken in order to ensure that the level of growth in the Deposit Plan is based on robust and up to date evidence. A record of the factors that have been considered is set out in Topic Paper 4: Describing the Housing &amp; Spatial Growth (2013 &amp; 2014), which in turn refers to a series of other relevant Topic Papers and Background Papers. The Process of selecting a single housing target was also informed by the Sustainability Appraisal and a Welsh Language Impact Assessment.</p>
NMC 49	6.40	<p><b><i>Include wording to clarify which vacancy rate has been applied to identify the housing requirement:</i></b></p> <p><b><u>The Plan's</u></b> The basic housing requirement (the target) for the Plan area, i.e. 7,184, which takes account of the vacancy rate, <b><u>(12.2% in Gwynedd Planning Authority area and 10.5% in Anglesey Planning Authority area)</u></b>, is based on assessment of all the evidence and is directly related to the Plan area's growth prospects and the Councils' aspirations. It is considered that linking housing requirements to wider economic prospects improves the robustness and deliverability of the Plan's Strategy. It is anticipated that it will contribute to providing an opportunity and scope to live and work in the</p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
		Plan area. The level of growth reflects the impacts of the recession as well as the transformational economic prospects expected later on during the Plan period. The Plan will facilitate the development required to complement each Council's strategic plans and programmes. This should mean that the area will start to become a more age-balanced area, more independent and less reliant on outside sources of labour, with scope for reducing levels of out commuting and be on its way to becoming a sustainable and more self-contained set of communities.
NMC 50	6.41	<p><b><i>Include wording to improve clarity and ensure internal consistency:</i></b></p> <p>To ensure that the housing supply has the flexibility necessary for the continued delivery of new housing, even if unpredictable changes to the effective land supply occur during the Plan period, a 10% slippage allowance has been added to the overall target. Therefore, the overall housing <u>land supply</u> <del>and requirement</del> stands at 7,902 for the Plan area during the Plan period (2011 – 2026). This equates to <u>a land supply for</u> 3,817 housing units <u>in</u> <del>to</del> Anglesey and 4,084 <u>for</u> <del>to</del> the Gwynedd Local Planning Authority area.</p>
NMC 51	6.42	<p><b><i>Amend to ensure internal consistency of the Plan:</i></b></p> <p>In line with the spatial strategy, and having considered the capacity of individual Centres to accommodate additional growth, <del>up to 55</del> <u>53</u>% of the overall housing land requirement identified for the Plan area is directed to Bangor (the Sub-regional Centre) and the Urban Service Centres combined and <del>at least 20</del> <u>22</u>% to the Local Service Centres. These are the largest settlements where there are concentrations of facilities, employment opportunities and transport options. The remainder (<del>no more than 25</del>) is expected to be delivered in Villages, Clusters and the countryside.</p>
NMC 52	6.43	<p><b><i>Amend to improve clarity:</i></b></p> <p><u>Based on the information available, including the 2015 Joint Housing Land Availability Studies,</u> approximately half of the overall housing <del>and requirement</del> is <del>being</del> <u>could be</u> met from housing <u>built since 2011,</u> sites that already benefit from planning consent given under the <u>previous</u> <del>existing</del> development plans or <u>previous Interim Planning Policies</u> <del>under other</del></p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
		<p>material planning considerations. Appendix 5 provides more details about this. <del>The shortfall will be met by windfall sites, existing buildings and new sites that have been selected to provide flexibility and choice. Chapter 7 provides more detail about this.</del></p>
NMC 53	6.44	<p><b><i>Remove to streamline the Plan:</i></b></p> <p>The economic recession has had, and continues to have, an impact on the house building industry as both house builders and potential buyers face difficulties accessing finances and mortgages. This has resulted in a lower completion rates than seen during the pre-recession period. It is therefore likely that a number of sites identified in this Plan will take longer to deliver and the timing is likely to be linked to the decision to invest in Wylfa Newydd and the success of mechanisms applied in the Enterprise Zone. It is anticipated that around 2,368 housing units could be delivered during 2011—2018, with the remaining being delivered in the latter part of the Plan period. The land supply will help ensure that the lack of effective housing land will not become a constraint on economic recovery.</p>
NMC 54	6.45	<p><b><i>Amend to improve clarity and internal consistency of the Plan:</i></b></p> <p>The quantity and the quality of homes can help to meet the varying needs and aspirations of different households in the Plan area and support investment in the economy. <b><u>The Councils consider that this approach ensures alignment between employment and housing resulting in a more sustainable pattern of development, which in turn improves the robustness of the Plan.</u></b></p>



Schedule of Matters Arising Changes (NMC): Chapter 7.1 Managing growth and development – Safe, healthy, distinctive and vibrant communities

NMC Number	Policy/Para /Map	Matters Arising Changes
NMC 55	7.1.3a	<p><b><i>Amend wording to ensure consistency with Welsh version and include reference to Supplementary Planning Guidance:</i></b></p> <p>Probably of most importance to sustaining local communities and strengthening the language is the need to promote healthy local economies. This approach provides opportunities for people to remain within the Plan area rather than seeking jobs elsewhere. The Plan includes a series of Policy that will facilitate this objective, encouraging economic opportunities close to where people live which will have a positive effect on the vibrancy of the community and the Welsh language. Additionally, it is expected that any retail, industrial or commercial development demonstrates an understanding of the linguistic composition of the area where the planning application relates and recognition of the status of Welsh as <u>an</u> the official language in Wales. There should be a commitment to treat Welsh and English on an equal basis. Policies will help ensure that the right level and type of need is met and that the rate at which the development comes forward allows the development to be absorbed without damaging the character of the community. Additionally policies will aim to retain existing community facilities and facilitate replacement facilities or new facilities, as appropriate. <u>Supplementary Planning Guidance will reinforce policies by providing guidance on the type of information or assessment that will be required at planning application stage to inform an assessment of the impact, any potential damage, and the potential need for mitigation and/or measures to promote positive effects.</u></p>
NMC 56	PS 1	<p><b><i>Amend criterion 1c to clarify when a Welsh Language Impact Statement is required, amend criterion 2 to clarify when a Welsh Language Impact Assessment is required, merge criterion 3 and 4 and clarify requirement regarding bilingual signage:</i></b></p> <p><b>STRATEGIC POLICY PS 1: Welsh Language and Culture</b></p> <p>The Councils will promote and support the use of the Welsh language in the Plan area. This will be achieved by:</p> <ol style="list-style-type: none"> <li>1. Requiring a Welsh Language Statement, which will protect, promote and enhance the welsh language, where the</li> </ol>

		<p>proposed development falls within one of the following categories:</p> <ul style="list-style-type: none"> <li><b>a.</b> Retail, industrial or commercial development employing more than 50 employees and/or with an area of 1,000 sq. m. or more; or</li> <li><b>b.</b> Residential development which will individually or cumulatively provide more than the indicative housing <del>target</del> <u>provision</u> set out for the settlement in Policies TAI 14 – 18; or</li> <li><b>c.</b> Residential development of 5 or more housing units on allocated or windfall sites <u>within development boundaries that doesn't address evidence of need and demand for housing recorded in a Housing Market Assessments and other relevant local sources of evidence</u> <del>propose to provide an adequate range of sizes and types of housing units;</del></li> </ul> <p><b>2.</b> Requiring a Welsh Language Impact Assessment, which will set out how the proposed development will protect, promote and enhance the Welsh Language, where the proposed development is on <u>an unexpected windfall site for a large scale housing development or large scale employment development that would lead to a significant workforce flow; will attract or accommodate significant numbers of people than originally anticipated in the Plan's policies and proposals;</u></p> <p><del>3.</del> Using appropriate mechanisms to ensure that suitable measures that mitigate negative impacts are provided or contribution is made towards them mitigating those impacts;</p> <p><del>4.</del> Refusing proposals that due to its size, scale or its location, would cause significant harm to the character and language balance of a community;</p> <p><b><u>3a. Refusing proposals which would cause significant harm to the character and language balance of a community that cannot be avoided or suitably mitigated by the use of appropriate mechanisms to ensure that suitable mitigating measures are provided or contribution is made towards mitigating those impacts.</u></b></p> <p><b>5.</b> Requiring <u>a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application</u> by public bodies and by commercial and business companies; <del>to be bilingual;</del></p> <p><b>6.</b> Expect that Welsh names are used for new developments, house and street names.</p>
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NMC 57	7.1.4	<p><b><i>Amend to include additional text describing links to other policies in the Plan and the Sustainability Assessment:</i></b></p> <p>It is intended that all of the measures outlined in the paragraphs that precede this Policy will support communities and the Welsh language. <u>The Plan's key objectives demonstrate a commitment to the promotion of balanced, sustainable and distinctive communities. This means that the Plan includes policy tools to allow local communities to change and grow sustainably and to address the needs of all members of society. There are a number of strategic and detailed policies that will provide an explanation about how development proposals will be managed. On the whole the Sustainability Assessment (that was informed by the Language Impact Assessment) takes a positive view of the Plan's policies and proposals on the basis that the development takes place on an appropriate scale and in appropriate places, and includes measures to promote the positive impacts and measures to mitigate negative impacts.</u></p>
NMC 58	7.1.4a	<p><b><i>Amend paragraph 7.1.4 and insert new text to clarify links with relevant policies in the Plan and describe the proposed Supplementary Planning Guidance:</i></b></p> <p><del>Nonetheless</del> <u>As can be seen in criteria 1 and 2 in Policy PS 1</u>, in order to make an informed judgment at a planning application stage, information will be sought in relation to applications where development, if permitted, would come forward at a rate or scale different to that envisaged at the Plan preparation stage. <del>as set out in criteria 1 and 2,</del> <u>Policy PS1 reinforces other relevant policies in the Plan, which provide details on the assumptions made, e.g. the level of housing growth per settlement (TAI 14 - TAI 18); that housing development will provide an appropriate choice of market housing and affordable housing (TAI 1). If there is uncertainty, pre-application advice should be sought from the Local Planning Authority as to whether a Statement or an Assessment should be provided. Having signs in Welsh and English, and Welsh place and property names are a clear indication of the character of the area, including its linguistic character.</u> The Welsh language will be promoted through different policies within the Plan. The range of opportunities provided by the strategic and detailed policies, including a variety of different dwelling types, local employment growth and protecting and enhancing the cultural heritage will contribute towards improving the vitality of the Welsh language. <u>A "Maintaining and creating distinctive and sustainable communities" Supplementary Planning Guidance and a "Type And Mix Of Housing" Supplementary Planning Guidance will be published to provide further guidance on the matter. They will explain the type and location of developments that are likely to be acceptable in the Plan area, and will explain the relevant planning considerations. The Creating and Maintaining Distinctive and Sustainable Communities SPG will describe what is expected to be included in a Signage Plan to promote bilingual signs, e.g. public information signs, advertisements, display advertisements. The Statement or report on the Assessment will allow the</u></p>

		<p><u>developer to explain the application in more detail and to consider the possible positive and negative effects on the community and its linguistic balance. The SPGs will look for evidence that the proposal has been discussed with Community, City and Town Councils and local community groups to obtain information and ask for their opinion, and that consideration has been given to surveys about the local housing market, and/ or the labour market. In addition, they will refer the applicant to such assistance as is available from the Office of Language Commissioner about designing bilingual signage and marketing material, the advice that is available to the private sector by the Welsh Government/Business Wales regarding bilingualism.</u></p>
NMC 59	7.1.6	<p><b>Delete text to avoid repetition of information:</b></p> <p>A planning obligation (Section 106 Agreement) is a binding agreement entered into between a Local Planning Authority and a developer/landowner or the offer of a specific undertaking by a landowner. Such an obligation may require the developer/landowner to carry out certain works, or to provide, or contribute to the provision of measures to mitigate the negative impacts of their development. CIL Regulation 122 (2) states that:</p> <p style="padding-left: 40px;"><del>“A planning obligation may only constitute a reason for granting planning permission for development if the obligation is:</del></p> <ul style="list-style-type: none"> <li><del>• necessary to make the development acceptable in planning terms;</del></li> <li><del>• directly related to the development; and,</del></li> <li><del>• fairly and reasonably related in scale and kind to the development.”</del></li> </ul>
NMC 60	7.1.7	<p><b>Delete to avoid repetition of information:</b></p> <p><del>A new planning charge came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. These Regulations allow local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes transport schemes, flood defences, schools, hospitals and other health and social care facilities, parks, green spaces and leisure centres.</del></p>

NMC 61	7.1.9	<p><i>Insert sentence to improve clarity:</i></p> <p><b><u>A new planning charge came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010.</u></b> The Community Infrastructure Levy (CIL) regime was introduced in an effort to create a more standardised tariff regime in respect of identified infrastructure for developers and councils to work from and therefore to reduce the time taken to negotiate individual planning obligation agreements for developments. It was therefore designed to supersede the present section 106 system. Introduction of a CIL regime however is not compulsory - it is a voluntary mechanism and requires evidence to show that the market is viable to allow for it.</p>
NMC 62	7.1.10	<p><i>Amend to improve clarity:</i></p> <p>New development will often require new or rely on existing infrastructure, services and facilities to make proposals acceptable in land use planning terms. The list included in the Policy is not intended to be exhaustive or limiting, but it gives an indication of the potential scope of infrastructure which may be required. Statutory benefits, related to proposed development and necessary for the grant of planning permission, can be sought from developers providing they meet the meet the tests in the Community Infrastructure Levy Regulations 2010 as set out in paragraph <b><u>7.1.9b</u></b> <del>7.1.6. Topic Paper 13 on Community infrastructure differentiates between essential and preferred infrastructure.</del> It is important that the provision of infrastructure for a development site is located and designed in such a way as to minimise the impact on the natural and built environment. The amenities of local residents should also be protected. Statutory Benefits will be secured either through Section 106 obligations under the Town and Country Planning Act 1990, as planning permission conditions or, in the event a CIL charging regime is introduced by the Councils, through CIL receipts under the Community Infrastructure Levy Regulations 2010.</p>
NMC 63	7.1.11	<p><i>Amend to improve clarity:</i></p> <p>Statutory Benefits are a means by which financial and non-financial contributions can be secured to enhance the quality of a development, provide infrastructure, and mitigate any negative impacts that may arise as a consequence of development. The type and value of Statutory Benefits sought in connection with a development will be considered on a case by case basis. Particularly, the Councils will look to use Statutory Benefits to secure appropriate contributions from developers <del>where existing</del></p>

		where infrastructure provision is not available or is inadequate.
NMC 64	ISA 3	<p><i>Amendment arising from a Statement of Common Ground between the Councils and Horizon Nuclear Power presented to Hearing Session 9, which expands the scope of the Policy:</i></p> <p><b>POLICY ISA 3: FURTHER AND HIGHER EDUCATION DEVELOPMENT</b></p> <p>Proposals for new facilities or extensions to existing buildings for academic and support purposes or for ancillary social, cultural or leisure activities at a further or higher education site will be granted subject to considerations of scale, location, design, amenity and transportation being acceptable. Priority should be given to re-using existing sites or buildings.</p> <p>The sequential test should be adopted when determining the location of proposals for further and higher education with priority given to sites which are located:</p> <ol style="list-style-type: none"> <li>1. Firstly, on existing further or higher education sites; or</li> <li>2. Secondly, on sites which have a close association with an existing campus.</li> </ol> <p><u>Education and training facilities or similar establishments that improve the training and skill base and encourage knowledge based businesses or specialist businesses that are not connected with an existing higher education establishment will be located:</u></p> <ol style="list-style-type: none"> <li>3. <u>Within or adjoin development boundaries, or</u></li> <li>4. <u>On safeguarded or allocated employment sites, or</u></li> <li>5. <u>In exceptional circumstances, the site is closely related to an existing or consented business site that is well-linked and enables staff and students to reach the site without using private cars.</u></li> </ol>

NMC 65	7.1.23	<p><b><i>Remove text to avoid unnecessary repetition:</i></b></p> <p><del>The provision of public open space and outdoor playing spaces (i.e. facilities for outdoor sport or outdoor equipped playgrounds for children of whatever age) are an important part of creating an attractive and appealing neighbourhood where residents and children can have safe and convenient access to outdoor playing areas. This policy aims to ensure that well designed and suitably equipped play areas are normally provided in significant housing developments in future.</del></p>										
NMC 66	7.1.27 & Table 11	<p><b><i>Refer to Planning Policy Wales in order to improve clarity:</i></b></p> <p><del>Existing and national planning policy and guidance</del> <b><u>Chapter 12 of Planning Policy Wales</u></b> sets out clear statements of national development management policy <b><u>relating to telecommunications systems</u></b> which should be referred to in formulating proposals and will be applied locally within the Plan area. These are therefore not repeated in the Plan as separate policies. In the interest of clarity the <b><u>relevant national development management policies relating to telecommunication systems</u></b> are:</p> <p>Table 11: National <b><u>development management policies</u></b> policy for telecommunications</p> <table border="1" data-bbox="840 783 1744 1278"> <thead> <tr> <th colspan="2" data-bbox="840 783 1744 855"><b>National Development Management Policies</b></th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="840 855 1744 1010">The following paragraphs contain statements of national development management policy which should not need to be repeated as local policy in <b><u>local development plans</u></b> LDPs:</td> </tr> <tr> <th data-bbox="840 1010 1182 1121"><b>Paragraph in Planning Policy Wales</b></th> <th data-bbox="1182 1010 1744 1121"><b>Policy Issue</b></th> </tr> <tr> <td data-bbox="840 1121 1182 1206">12.13.2, 12.13.3</td> <td data-bbox="1182 1121 1744 1206">Telecoms mast and site sharing, re-use of existing sites</td> </tr> <tr> <td data-bbox="840 1206 1182 1278">12.13.2</td> <td data-bbox="1182 1206 1744 1278">Siting of telecoms equipment</td> </tr> </tbody> </table>	<b>National Development Management Policies</b>		The following paragraphs contain statements of national development management policy which should not need to be repeated as local policy in <b><u>local development plans</u></b> LDPs:		<b>Paragraph in Planning Policy Wales</b>	<b>Policy Issue</b>	12.13.2, 12.13.3	Telecoms mast and site sharing, re-use of existing sites	12.13.2	Siting of telecoms equipment
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NMC 67	7.1.28	<p><i>Amend in order to provide updated information in the Plan:</i></p> <ul style="list-style-type: none"> <li>• The Government supports a transport hierarchy in relation to new proposals that establishes priorities in such a way that, wherever possible, they are accessible in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles</li> <li>• Development plan strategies and policies need to be consistent and integrated with the strategies and policies contained in <u>Joint Local Regional</u> Transport Plans (RTPs), Road Traffic Reduction Reports, and Air Quality Management Plans and information in Strategic Noise Maps</li> <li>• The Plan area is covered by two <u>Joint Local Transport Plans</u> RTPs (TRACC and TAITH), which provide the relevant framework for the Plan area</li> <li>• Active Travel Act - This Act became law on 4<sup>th</sup> November, 2013. It aims to enable more people to walk and cycle and travel by more active methods.</li> </ul>
NMC 68	TRA 1	<p><i>Amend to improve internal consistency and to reinsert reference to the proposed improvements to the A5025 Valley to Wylfa:</i></p> <p><b>POLICY TRA 1: TRANSPORT NETWORK DEVELOPMENTS</b></p> <p><b><u>1). Improvements to Existing Infrastructure</u></b></p> <p>Improvements to the existing transport network will be granted provided they conform to the following criteria:</p> <ul style="list-style-type: none"> <li>i. The choice of route and/or site minimises the impact on the built and natural environment, landscapes and property; and</li> <li>ii. Permanent land-take is kept to the minimum that is consistent with good design and high quality landscaping; and</li> <li>iii. In the case of cycle ways, park and ride schemes, roads and roadside service areas, the scheme will help to improve road safety; and</li> </ul>



- iv. In the case of new roads a full range of practicable solutions to the transport problem has been considered and road enhancement provides the optimum solution; and
- v. In the case of roadside service areas, the scheme must adjoin the strategic road network, focus primarily on serving the needs of motorists, not impede the movement of strategic traffic and in line with Strategic Policy PS 12 not undermine retail provision in the Sub-Regional Centre, Urban and Local Service Centres or Villages.

## **2. Transfer Between Transport Modes**

In order to facilitate the transfer between transport modes and help to minimise travel demand and reduce car dependency, provided they conform to relevant policies in the Plan the following proposals will be granted:

- i. Improvements to existing rail and bus interchanges, including measures to facilitate access by active travel modes and disabled people with particular access needs;
- ii. Strategically located permanent park and ride facilities within or adjacent to Centres or in other locations close to the main highway network when it can be demonstrated that no alternative sites closer to the Centres are suitable, where customers are supported by attractive, frequent and reliable bus services between the facility and the destination;
- iii. Strategically located facilities within or adjacent to Centres for overnight lorry parking and freight transfer;
- iv. High quality driver and passenger facilities including but not limited to, seating, information, toilet facilities;
- v. Facilities for park and share in appropriate locations within or adjacent ~~near~~ settlements on the strategic highway network;
- vi. Facilities within settlements for coach parking, taxis and passenger drop off;
- vii. Facilities for interchange with water-based transport.

Proposals for large-scale development or developments in sensitive areas that substantially increase the number of journeys made by private vehicles will be refused unless they include measures as part of a Transport Assessment and/or a Travel Plan. Where the Transport Assessment reveals the need for a Transport Implementation Strategy this will need to be secured

		<p>through a planning obligation.</p> <p><b><u>4. Transport Schemes</u></b></p> <p>Improvements to the strategic transportation network in the plan area <u>shown on the Proposals Maps</u> will be secured through safeguarding and provision of land. Schemes include:</p> <p>i. A487 Caernarfon to Bontnewydd</p> <p>ii. Llangefni Link-Road</p> <p><b><u>(iii) A5025 Valley to Wylfa and other transport infrastructure improvements associated with the new nuclear development at Wylfa Newydd, including improvements from Amlwch to Wylfa Newydd where need for improvement on that section is demonstrated following development of an Integrated Traffic and Transport Strategy for the Wylfa Newydd Project.</u></b></p>
NMC 69	7.1.40	<p><b><i>Amend to update the Plan:</i></b></p> <p>The Isle of Anglesey County Council has expressed its support for a new crossing over the Menai Strait. <b><u>The North Wales Joint Local Transport Plan identifies improvements to the Menai crossing as one of its key strategic high level transport interventions for action now or for inclusion in the next National Transport Plan.</u></b></p>
NMC 70	7.1.41	<p><b><i>Amend heading to ensure internal consistency:</i></b></p> <p><del>A5025 Valley to Wylfa Newydd / Amlwch to Wylfa Newydd</del> and other transport infrastructure improvements associated with new nuclear development at Wylfa Newydd including <b><u>improvements from Amlwch to Wylfa Newydd where need for improvement on that section is demonstrated following development of an Integrated Traffic and Transport Strategy for the Wylfa Newydd Project</u></b> <del>a Corporate Hub necessitated by major infrastructure schemes</del></p> <p>The A5025 from Valley to Wylfa Newydd will experience a significant increase in traffic, including an increase in the number of large vehicles using the road. This route has a number of pinch points, and environmental and safety issues. Additionally, the</p>

		A5/Valley junction requires consideration.
NMC 71	7.1.42	<p><b><i>Insert reference to Proposals Maps to ensure internal consistency:</i></b></p> <p>The four main locations on the route which require significant improvements, <b><u>and shown on the Proposals Maps</u></b>, are:</p> <ul style="list-style-type: none"> <li>• A5/A5205 (Valley);</li> <li>• A5025 (Llanfachraeth);</li> <li>• A5025 (Llanfaethlu);</li> <li>• A5025 (Cefn Coch).</li> </ul>
NMC 72	7.1.44	<p><b><i>Insert reference to new sub set of Policies relating to Wylfa Newydd:</i></b></p> <p>Councils will work with the promoter of the Wylfa Newydd Project to develop an appropriate scheme of transport solutions to mitigate the effects of the construction and operation of the new power station. In addition to the road upgrades referred to above such solutions are likely to include development of park and ride schemes and construction logistics centres to control the numbers and timing of traffic movements to the power station site. <b><u>Policies PS 9B and PS 9C will apply to the proposed park and ride facilities and logistics centres, respectively.</u></b> The promoter and the Councils will work together in partnership to develop an appropriate Integrated Traffic and Transport Strategy (ITTS) in respect of the Wylfa Newydd Project.</p>
NMC 73	7.1.44a	<p><b><i>Delete as the revised explanation to revised Policy TRA 2 (see NMC 73 &amp; NMC 74 below) supersedes the matter:</i></b></p> <p><del>In line with national policy and guidance, maximum car parking standards should be used within the Plan area as a form of demand management.</del></p>
NMC 74	TRA 2	<b><i>Amend to improve clarity:</i></b>

		<p><b>POLICY TRA 2: PARKING STANDARDS</b></p> <p>Parking provision for all modes of transport should be in accordance with the Councils’ Parking Standards.</p> <p>In exceptional circumstances, proposals may be granted if it can be demonstrated that parking requirement can be satisfactorily met off-site, either by direct provision or, <u>exceptionally</u>, through payment of commuted sums.</p> <p>The provision of appropriate coach parking facilities to encourage bus and coach visitation the plan area’s Service Centres is encouraged.</p>
NMC 75	New paragraph 7.1.44b	<p><i>Include additional paragraph to refer to national planning policy and guidance relating to parking standards, need to reflect circumstances in rural areas and supplementary planning guidance</i></p> <p><u>In line with Planning Policy Wales and Technical Advice Note (TAN) 18 Transport, the demand for parking spaces for cars should be managed and the parking provision for other modes of transport, such as cycling should be encouraged. The Councils’ Parking Standards Supplementary Planning Guidance, are informed by Planning Policy Wales, TAN 18 and the County Surveyors Society Parking Standards (2014). All in all, the maximum parking standards seek to attain a balance between parking needs for different modes of transport, capacity of the road system, accessibility of public transport, and avoidance of congestion, displacement, danger and visual intrusion. Where opportunities arise, for example, shared parking for commercial and industrial uses will be encouraged, in order to reduce the provision.</u></p>
NMC 76	7.1.45	<p><i>Amend to improve clarity:</i></p> <p>There may be instances where adequate parking cannot be incorporated within a development site, but could be provided in <u>an equally accessible location</u> nearby. In such instances, consideration will <u>also</u> be given to permitting development where a commuted sum is paid to enable upgrading <u>of existing off- site parking provision, improvements to public transport provision, and additional bus shelters on along existing public transport routes</u>. <del>for example, the upgrading of existing public transport infrastructure.</del></p>

NMC 77	TRA 4	<p><i>Refine first criterion to improve clarity:</i></p> <p><b>POLICY TRA 4: MANAGING TRANSPORT IMPACTS</b></p> <p><b><u>Where appropriate, proposals should be planned and designed in a manner that promotes the most sustainable modes of transport having regard to a hierarchy of users safe and convenient provision will be sought in conjunction with proposals for:</u></b></p> <ol style="list-style-type: none"> <li><b>1. Pedestrians, including people with prams and/or young children;</b></li> <li><b>2. Disabled people with mobility impairments and particular access needs;</b></li> <li><b>3. Cyclists;</b></li> <li><b>4. Powered two-wheelers;</b></li> <li><b>5. Public transport;</b></li> <li><b>6. Vehicular access and traffic management within the site and its vicinity;</b></li> <li><b>7. Car parking and servicing;</b></li> <li><b>8. Coach parking; and</b></li> <li><b>9. Horse-riders.</b></li> </ol> <p><b>Proposals that would cause unacceptable harm to the safe and efficient operation of the highway, public transport and other movement networks including pedestrian and cycle routes, public rights of way and bridle routes, will be refused. The degree of unacceptable harm will be determined by the local authority on a case by case basis.</b></p>
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Schedule of Matters Arising Changes (NMC): Chapter 7.2 Managing Growth and Development – Living Sustainably

NMC Number	Policy/Para /Map	Matters Arising Changes
NMC 78	7.2.2	<p><i>Delete in order to streamline the Plan:</i></p> <p>The purpose of the land use planning system is to help achieve sustainable development:</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>Sustainable development means making sure that people can satisfy their basic needs in the present, while ensuring that future generations can also look forward to the same quality of life.</p> <p>There are three interconnected ‘pillars’ of sustainable development, which need to be considered together to deliver development that is truly sustainable:</p> <p style="text-align: center;">ECONOMIC</p> <p style="text-align: center;">SOCIAL</p> <p style="text-align: center;">ENVIRONMENTAL</p> </div>
NMC 79	7.2.3	<p><i>Delete in order to streamline the Plan:</i></p> <p>Planning Policy Wales (2014) sets out the principles underpinning the Government’s approach to planning policy for sustainable development and reflect those principles that it expects all those involved in the planning system to adhere to. As the Plan is a key tool to achieve this aim an overarching strategic policy to promote sustainable development in all its forms throughout the Plan area is required. Detailed application of the objectives set out in the strategic policy is clarified in a suite of other strategic policies and in a suite of detailed policies, which will also provide more specific relevant requirements to achieve the objectives.</p>

NMC 80	7.2.4	<p><b>Delete in order to streamline the Plan:</b></p> <p>The Plan provides guidance as to how the area will contribute to national and European objectives to reduce carbon emissions, which is a principal cause of global warming. We must try to mitigate and reduce the impacts of climate change as well as adapting to the predicted impacts we are likely to see in the future. The Plan will seek to, amongst other things, support carbon management measure, including maximising renewable and low carbon energy development, support transition to a low carbon economy, support energy efficient improvements that require planning consent to existing buildings and avoid inappropriate development in areas at risk from flooding. These policies ensure that climate change is addressed as an overarching theme.</p>
NMC 81	PS 5	<p><b>Delete criterion 1 and criterion 15 to avoid repetition of criteria included in Policy PCYFF 1 and Policy PCYFF 4, respectively:</b></p> <p><b>STRATEGIC POLICY PS 5: SUSTAINABLE DEVELOPMENT</b></p> <p>Development will be supported where it is demonstrated that they are consistent with the principles of sustainable development. All proposals should:</p> <ol style="list-style-type: none"> <li>1. <del>Accord with national planning policy and guidance in accordance with Policy PCYFF1;</del></li> <li>2. <b>Alleviate the causes of climate change and adapting to those impacts that are unavoidable in accordance with Strategic Policy PS 6;</b></li> <li>3. <b>Give priority to effective use of land and infrastructure, prioritizing wherever possible the reuse of previously developed land and buildings within the development boundaries of Sub Regional Centre, Urban and Local Service Centres, Villages or in the most appropriate places outside them in accordance with Strategic Policy PS 15, PS 10 and PS 11;</b></li> <li>4. <b>Promote greater self-containment of Centres and Villages by contributing to balanced communities that are supported by sufficient services; cultural, arts, sporting and entertainment activities; a varied range of employment opportunities; physical and social infrastructure; and a choice of modes of travel;</b></li> </ol>

		<p>5. <b>Protect, support and promote the use of the Welsh language in accordance with Strategic Policy PS 1;</b></p> <p>6. <b>Preserve and enhance the quality of the built and historic environment assets (including their setting), improving the understanding, appreciation of their social and economic contribution and sustainable use of them in accordance with Strategic Policy PS 17;</b></p> <p>7. <b>Protect and improve the quality of the natural environment, its landscapes and biodiversity assets, including understanding, and appreciating them for the social and economic contribution they make in accordance with Strategic Policy PS 16;</b></p> <p>8. <b>Reduce the effect on local resources, avoiding pollution and incorporating sustainable building principles in order to contribute to energy conservation and efficiency; using renewable energy; reducing / recycling waste; using materials from sustainable sources; and protecting soil quality;</b></p> <p>9. <b>Reduce the amount of water used and wasted; reduce the effect on water resources and quality; manage flood risk and maximise use of sustainable drainage schemes; and progress the objectives of the Western Wales River Basin Water Management Plan.</b></p> <p><b>Proposals should also where appropriate:</b></p> <p>10. <b>Meet the needs of the local population throughout their lives in terms of their quality, types of tenure and affordability of housing units in accordance with Strategic Policy PS 13;</b></p> <p>11. <b>Promote a varied and responsive local economy that encourages investment and that will support our Centres, Villages and rural areas in accordance with Strategic Policy PS 10;</b></p> <p>12. <b>Support the local economy and businesses by providing opportunities for lifelong learning and skills development in accordance with Strategic Policy PS 10;</b></p> <p>13. <b>Reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking,</b></p>
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		<p>cycling and using public transport in accordance with Strategic Policy PS 4;</p> <p>14. Promote high standards of design that make a positive contribution to the local area, accessible places, that can respond to future requirements and that reduce crime, antisocial behaviour and the fear of crime in accordance with Policy PCYFF 2.</p> <p>15. <del>Promote co-location of developments to optimise opportunities for renewable energy where appropriate.</del></p>
NMC	82	PS 6
		<p><i>Delete criteria to avoid repetition of criteria included in other Policies and to improve clarity:</i></p> <p><b>STRATEGIC POLICY PS 6: ALLEVIATING AND ADAPTING TO THE EFFECTS OF CLIMATE CHANGE</b></p> <p>In order to alleviate the effects of climate change proposals will only be permitted where it is demonstrated that they have fully taken account of and responded to the following:</p> <ol style="list-style-type: none"> <li>1. The energy hierarchy: <ol style="list-style-type: none"> <li>i. Reducing energy demand;</li> <li>ii. Energy efficiency;</li> <li>iii. Using low and zero carbon energy technologies energy wherever practical and viable and consistent with the need to engage and involve communities, protect visual amenities, the natural, built and historic environment and the landscape.</li> </ol> </li> <li>2. Reducing greenhouse gas emissions help to reduce waste and encourage travel other than by car.</li> </ol> <p>In order to adapt to the effects of climate change, proposals will only be permitted where it is demonstrated with appropriate evidence that they have fully taken account of and responded to the following:</p> <ol style="list-style-type: none"> <li>3. Implementing sustainable water management measures in line with the objectives in the Western Wales River Basin Management Plan;</li> <li>4. Locating away from flood risk areas, and aim to reduce the overall risk of flooding within the Plan area and areas outside it, taking account of a 100 years and 75 years of flood risk in terms of the lifetime of residential</li> </ol>

		<p>and non-residential development, respectively, unless it can be clearly demonstrated that there is no risk or that the risk can be managed (in line with Policy PCYFF1);</p> <ol style="list-style-type: none"> <li>5. Be able to withstand the effects of climate change as much as possible because of its high standards of sustainable design, location, layout and sustainable building methods (in line with Policy PCYFF 2);</li> <li>6. Safeguarding the best and most versatile agricultural land and promoting allotments, support opportunities for local food production and farming in order to reduce the area’s contribution to food miles;</li> <li><del>7. Providing additional carbon management measures such as natural shelter and cooling and provide networks of green infrastructure and tree planting to compensate for CO2 emissions (in line with Policy PCYFF4);</del></li> <li>8. Ensuring that the ability of landscapes, environments and species to adapt to the harmful effects of climate change is not affected, and that compensatory environments are provided if necessary;</li> <li>9. Aim for the highest possible standard in terms of water efficiency and implement other measures to withstand drought, maintain the flow of water and maintain or improve the quality of water, including using sustainable drainage systems (in line with Policy PCYFF 5);</li> <li><del>10. Protecting soil in order to ensure that the effects of climate change can be withstood.</del></li> </ol>
NMC	83	<p>New policy</p> <p><b><i>Include new policy after Policy PS 6 to demonstrate the role of development boundaries as a focus for most development:</i></b></p> <p><b><u>New Policy – Development Boundaries</u></b></p> <p><b><u>The Plan identifies Development Boundaries for the Sub-regional Centre, Urban Service Centres, Local Service Centres, Service Villages and Local / Rural / Coastal Villages. Proposals within Development Boundaries will be approved in accordance with the other polices and proposals of this Plan, national planning policies and other material planning considerations.</u></b></p> <p><b><u>Proposals on sites outside the Development Boundaries must conform to this Plan's Policies and national planning policies and, unless there is specific support within them for the proposed development located in the countryside, the proposal must demonstrate that its location in the countryside is essential for the development</u></b></p>

NMC 84	New paragraph 7.2.4a	<p><b><i>Include explanatory text to follow new policy about role of development boundaries:</i></b></p> <p><b><u>Explanation - Development boundaries were identified for all types of settlements in the Plan apart from Clusters. A number of policies in the Plan direct new development to sites or buildings within development boundaries. The development boundaries:</u></b></p> <ul style="list-style-type: none"> <li><b><u>i. prohibit inappropriate development from being located in the countryside;</u></b></li> <li><b><u>ii. provide definite guidance and clarity in relation to where exceptions can be applied, e.g. rural exception policy directly on the edge of the development boundary.</u></b></li>   <li><b><u>iii. avoid the coalescence of settlements and a fragmented development pattern;</u></b></li> <li><b><u>iv. identify areas where developments could be approved; and</u></b></li> <li><b><u>v. promote the efficient and appropriate use of land and buildings.</u></b></li> </ul>
NMC 85	New paragraph 7.2.4b	<p><b><i>Include second paragraph in the explanatory text to follow new policy about role of development boundaries:</i></b></p> <p><b><u>The remainder of the Plan area which is outside the Development Boundaries includes Clusters, fragmented developments and open countryside. Developments in the remainder of the Plan area are subject to more control and are mainly restricted to developments which require a location in the countryside or that meet a local rural need, support rural diversification or sustainability.</u></b></p>
NMC 86	New paragraph 7.2.4c	<p><b><i>Include third paragraph in the explanatory text to follow new policy about role of development boundaries:</i></b></p> <p><b><u>Within the context of rural protection however, this policy acknowledges that some types of developments are necessary if the plan is to address the area's social, economic or environmental needs. If a development is acceptable in principle, this Policy and the Plan's other detailed Policies and national planning policies will ensure that the development will not threaten or harm the attributes of the countryside within the Plan area.</u></b></p>

NMC 87	PCYFF 1	<p><b>Delete criteria 3 as it is superseded with a new policy relating to development boundaries and delete criterion 8, 9, 10, 12 and 13 as the matters are covered in Policy PCYFF 2, Policy TRA 4 and Policy PS 6, respectively:</b></p> <p><b>POLICY PCYFF 1: DEVELOPMENT CRITERIA</b></p> <p><b>A proposal should demonstrate its compliance with:</b></p> <ol style="list-style-type: none"> <li><b>1. relevant policies in the Plan;</b></li> <li><b>2. national planning policy and guidance.</b></li> </ol> <p><b>Proposals should</b></p> <ol style="list-style-type: none"> <li><del>3. give priority to sites will be approved within defined development boundaries or the built form of identified clusters listed in the settlement framework set out in Strategic Policy PS15, unless a rural location is essential or there is a specific locational requirement, subject to detailed material planning considerations;</del></li> <li><b>4. Should make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density);</b></li> <li><b>5. Must provide appropriate amenity space to serve existing and future occupants;</b></li> <li><b>6. Should have regard to the generation, treatment and disposal of waste;</b></li> <li><b>7. Includes, where applicable, provision for the appropriate management and eradication of invasive species;</b></li> </ol> <p><b>Additionally, planning permission will be refused where the proposed development would have an unacceptable adverse impact on:</b></p> <ol style="list-style-type: none"> <li><del>8. Prominent public views into, out of, or across any settlement or area of open countryside;</del></li> <li><del>9. Vehicular access to and from the highway network and public transport, cycling and pedestrian infrastructure (in line with Policy TRA4);</del></li> <li><del>10. The highway network as a result of the volume and type of traffic generated from a proposal (in line with</del></li> </ol>
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		<p>Policy TRA4);</p> <ol style="list-style-type: none"> <li>11. The health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance;</li> <li><del>12. The quality of ground or surface water;</del></li> <li><del>13. The best and most versatile agricultural land</del></li> <li>14. Land allocated for other development/ uses.</li> </ol>
NMC	88	<p>PCYFF 2</p> <p><i>Remove criteria 4, 7, and 11 to avoid repetition of criteria included in Policy PCYFF 4, Policy AMG2 &amp; AMG 4, Policy PCYFF 1</i></p> <p><b>POLICY PCYFF 2: DESIGN AND PLACE SHAPING</b></p> <p>All proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged.</p> <p>Proposal, including extensions and alterations to existing buildings and structures will only be permitted provided they conform to all of the following criteria, where relevant:</p> <ol style="list-style-type: none"> <li>1. It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;</li> <li>2. It respects the context of the site and its place within the local landscape, including its impact on important principal gateways into Gwynedd or into Anglesey, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges;</li> <li>3. It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and</li> </ol>

		<p><b>screening where appropriate, in line with Policy PCYFF3;</b></p> <ol style="list-style-type: none"> <li>4. <del>Important local features (including buildings, amenity areas, green spaces and green infrastructure, biodiversity and ecological connectivity) are retained and enhanced as far as possible, in line with Policy PCYFF3;</del></li> <li>5. <b>It achieves and creates attractive, safe places and public spaces, taking account of 'Secured by Design' principles (including where appropriate natural surveillance, visibility, well-lit environments and areas of public movement);</b></li> <li>6. <b>It plays a full role in achieving and enhancing a safe and integrated transport and communications network promoting the interests of pedestrians, cyclists and public transport and ensures linkages with the existing surrounding community;</b></li> <li>7. <del>It uses resources, including land and energy, as efficiently as possible by:</del> <ol style="list-style-type: none"> <li>i. <del>Making the best and most efficient use of the land available through being of appropriate density taking into account the character and appearance of the area;</del></li> <li>ii. <del>Not preventing Precluding the reasonable use of other adjacent land because of the layout and form of the development;</del></li> <li>iii. <del>Developing brownfield land in preference to greenfield land where possible;</del></li> <li>iv. <del>Minimising building exposure while maximising solar gain.</del></li> </ol> </li> <li>8. <b>Its drainage systems are designed to limit surface water run-off and flood risk and prevent pollution;</b></li> <li>9. <b>The layout and design of the development achieves inclusive design by ensuring barrier free environments, allowing access by all and making full provision for people with disabilities;</b></li> </ol>
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		<p>10. Where practical, include infrastructure for modern telecommunications and information;</p> <p>11. Be legible, providing a sense of place;</p> <p>12. Encourage active frontages at ground level where development is non-residential;</p> <p>13. It helps create healthy and active environments, and considers the health and well-being of future users.</p>
NMC	89	<p>PCYFF 3</p> <p><i>Amend criterion 1 to clarify how various assessments will be applied and delete reference to other assessments in order to improve clarity:</i></p> <p><b>POLICY PCYFF 3: DESIGN AND LANDSCAPING</b></p> <p>All proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused. A landscape scheme should, where relevant:</p> <ol style="list-style-type: none"> <li>1. Demonstrate how the proposed development <u>has given due consideration to</u> <del>conforms with the Landscape Character Area Assessment or Seascape Character Area Assessment or other detailed assessments adopted by the Local Planning Authority;</del></li> <li>2. Demonstrate how the proposed development respects the natural contours of the landscape;</li> <li>3. Demonstrate how the proposed development respects and protects local and strategic views;</li> <li>4. Respect, retain and complement any existing positive natural features, landscapes, or other features on site;</li> <li>5. Identify trees, hedgerows, water courses and topographical features to be retained;</li> <li>6. Provide justification for circumstances where the removal/loss of existing trees, hedgerows, water courses and topographical features cannot be avoided and provides details of replacements;</li> </ol>

		<p>7. Provide details of any proposed new landscaping together with a phased programme of planting;</p> <p>8. Demonstrate that any proposed new planting includes plants and trees of mainly native species of local provenance and does not include any non-native invasive species;</p> <p>9. Ensure that selection of species and planting position of any trees allows for them to grow to their mature height without detriment to nearby buildings, services and other planting; and</p> <p>10. Provide permeable hard surface landscaping.</p>
NMC 90	PCYFF 4	<p><b><i>Replace Policy PCYFF 4 with an alternative Policy to provide clarity in terms of expectation at a planning application stage:</i></b></p> <p><del>POLICY PCYFF4: CARBON MANAGEMENT</del></p> <p><del>Developers should carefully consider the most appropriate carbon management measure, or group of measures, at the conception of a development scheme. This may be an individual measure or a combination of both energy efficiency and renewable energy measures. The most appropriate technology for the site and the surrounding area should be used. In all cases, schemes should be of the highest aesthetic quality in line with Policy PCYFF2 and take into consideration the potential cumulative impacts of a combination of carbon management measures.</del></p> <p><del>An energy assessment can help identify the most suitable carbon management options for a development and should be undertaken prior to deciding upon the most suitable course of action to take. The potential options for energy efficiency and renewable energy generation are listed below:</del></p> <p><del><u>Potential Options for Energy Efficiency:</u></del></p> <p><del>1. New build construction</del></p> <p><del>    i. The energy efficiency of building fabric (including the whole building envelope which includes the ceiling, walls, windows, floors, roofs, foundations and doors);</del></p> <p><del>    ii. Passive design (including natural lighting, passive cooling and passive solar heating).</del></p>



		<p><del>2. Existing buildings</del></p> <p><del>i. The upgrading of existing building elements such as doors, floors, roofs, walls and windows.</del></p> <p><u>Potential Options for Renewable Energy:</u></p> <p><del>Biomass, heat pumps (air, ground and water), solar photovoltaic, solar thermal, marine, waste, water and wind, including micro-generation and free-standing apparatus.</del></p> <p><del>The lists of energy efficiency and renewable energy measures are not exhaustive and are likely to evolve as technological advances are made in carbon management techniques.</del></p> <p><del>Carbon management schemes will be permitted, provided that they conform to the criteria set out below.</del></p> <p><del>3. Carbon management measures <u>must</u>:</del></p> <p><del>i. Be sympathetic to the character and appearance of buildings and their surroundings, especially when dealing with buildings in the historic environment;</del></p> <p><del>ii. Be sympathetic to the character and appearance of the surrounding landscape;</del></p> <p><del>iii. Be sympathetic to nature conservation sites and wildlife.</del></p> <p><del>4. Carbon management measures <u>must not</u>:</del></p> <p><del>i. Compromise and/or damage the architectural/ historic integrity of buildings;</del></p> <p><del>ii. Detrimentially impact upon residential amenities.</del></p> <p><del>5. Appropriate mitigation and reversibility measures will be expected to be demonstrated in schemes involving renewable technology apparatus.</del></p> <p><del>6. The application of carbon management measures must be detailed within accompanying Design and Access Statements with reference to the hierarchy approach included in Technical Advice Note 12: Design to reduce carbon and other greenhouse gas emissions associated with development.</del></p> <p><del>Where appropriate, the Council will consider imposing a planning condition on consents granted for renewable technologies to ensure that all apparatus are removed at the end of their lifespan and that any affected building fabric is repaired, if necessary.</del></p>
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NMC 91	7.2.14 – 7.2.20	<p><b><i>Delete existing explanation to Policy PCYFF 4 and replace with new text (included as NMC 92 and NMC 93 below) to align with the new policy.</i></b></p> <p><del>Climate change, caused by increasing levels of greenhouse gases, poses a significant challenge of the plan area. The predicted impacts of climate change include hotter and drier summers and wetter winters. The pattern of rainfall is</del></p>

	<p>likely to fall in more intense storms.</p> <p>Whilst the Plan can have little impact on global CO<sub>2</sub> levels, it can have a significant impact at a local level through ensuring that carbon emissions from new development are limited to the minimum practicable amount.</p> <p>It is important that new development responds to the challenges posed by climate change. Part of this response should involve the consideration of carbon management in new build applications, including energy efficiency and renewable energy measures.</p> <p>Existing buildings also have a role to play in reducing the plan area's overall carbon footprint and appropriate carbon management retrofitting measures are encouraged.</p> <p>Carbon management is the measurement and management of emission of the greenhouse gases covered by the Kyoto Protocol. These greenhouse gases are translated into CO<sub>2</sub> equivalents in determining reductions in emissions.</p> <p>Carbon management measures, comprising of both energy efficiency and renewable technologies, are essential in helping to reduce the carbon footprint of the plan area and are strongly encouraged in both new build construction and the retrofitting of existing buildings. Schemes including carbon management measures will be supported, provided that they are of the highest standard in terms of both design and energy performance.</p> <p>A holistic approach to carbon management is encouraged and can be applied to a wide range of both energy efficiency and renewable technology measures. The overall energy performance of a building envelope should be taken into consideration at the start of the conception of a development scheme.</p>
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NMC	92	New paragraph 7.2.14a	<p><b><i>Include new text to support new Policy PCYFF 4:</i></b></p> <p><b><u>Explanation</u></b></p> <p><b><u>It is important that new development addresses climate change challenges. Part of the response set out in applications for new buildings should include carbon management measures, including energy efficiency measures and renewable energy. Existing buildings also have a role and incorporation of appropriate carbon measures in existing buildings is also encouraged.</u></b></p>
NMC	93	New paragraph 7.2.15a	<p><b><i>Include new text to support new Policy PCYFF 4:</i></b></p> <p><b><u>The “Renewable Energy Opportunities Study – towards renewable energy target” (2016) has evaluated the potential energy capacity of renewable and low carbon energy Technologies in the Plan area and the rest of Gwynedd. Developers are encouraged to explore all aspects of the Plan area’s capacity to contribute to reducing national carbon emissions within the energy sector. Planning permission is not required for some micro-generation Technologies under the General Permitted Development Order. It is suggested that applicants should look at part 40 and part 43 of the Order and take advantage of pre-application enquiry service, which is available from both Councils.</u></b></p>
NMC	94	7.2.24	<p><b><i>Delete wording that describes a Ministerial letter and intention to undertake research and replace with alternative wording to reflect current situation:</i></b></p> <p>In 2012 Renewable Energy Capacity Studies were prepared for Gwynedd (county) and Anglesey to assess the potential capacity for renewable sources of energy. The purpose of the Studies was to help each Council understand the potential resources from each renewable energy technology. The Studies considered a number of on-shore technologies, e.g. onshore wind, hydropower, biomass. Off-shore resources were acknowledged in the Studies but they do not contribute to the renewable energy capacity figures of the Plan area. <b><u>The Studies were updated during 2016 (Potential Renewable Energy Study – towards renewable energy targets”</u></b>. In September 2015 the Welsh Government provided an updated ‘Practice Guidance: Planning for Renewable and Low Carbon Energy – A Toolkit for Planners’. This had an additional</p>

		<p>section on how to assess the potential for solar farm developments. A letter dated the 10 December 2015 by the Minister for Natural Resources stated his expectations for energy policies in LDPs. He expects allocations or identification of areas of search for local authority scale (5MW to 25MW) renewable energy schemes or other low carbon technologies. In light of this the Councils have commissioned additional work to ascertain any potential areas for solar farm development. In addition an assessment against the areas Landscape Sensitivity and Capacity Study will ascertain whether any local authority scale areas of search should be identified in the Plan. <b><u>The Studies estimate that approximately 37.8% of the total electricity demand is currently provided by renewable electricity. However, although heat demand is significant, there is no evidence of any renewable heat supply in the area to date.</u></b></p>
NMC	95	<p>7.2.24a</p> <p><b><i>Include additional text to provide an overview of the results of the studies in terms of renewable energy technology opportunities:</i></b></p> <p><b><u>A combination of Renewable Energy Capacity Study (2016) Renewable Energy Study (2016) and the Landscape Sensitivity and Capacity Study Landscapes (2014) have shown, at a high level, places within the Plan area where there are areas of opportunities for Solar PV Farms. These areas will assist developers when searching for sites. In relation to wind farms, due to capacity issues and the sensitivity of the landscape, it was concluded that it is not possible to identify any opportunity areas. The Renewable Energy Opportunities Study also noted Gwynedd (the county) and Anglesey’s potential contributions towards meeting national targets through onshore wind (further opportunities through micro generation), hydropower, solar, energy from waste, biomass, tidal. This table provides details of the potential opportunities:</u></b> The Studies found that while the Plan area had a high natural resource for renewable energy, it also has a large number of high quality landscapes that reduces what is deployable. The following Strategic Policy provides a positive framework to deliver energy from renewable energy resources.</p>
NMC	96	<p>New table</p> <p><b><i>Include a table that sets out the opportunities under different scenarios to generate renewable electricity:</i></b></p> <p><b><u>Table 12A – Renewable Electricity Potential for 2026</u></b></p>

<u>Energy Technology</u>	<u>Existing Installed Capacity (MWe)</u>	<u>Potential Capacity (MWe)</u>	<u>Existing Energy Generated (GWh)</u>	<u>Additional Potential for Energy Generated (GWh)</u>	<u>% Delivered by 2026</u>	<u>Total Additional Potential for Renewable Energy Delivered by 2026 (GWh)</u>
<u>Wind Onshore</u>	<u>45.7</u>	<u>119.5</u>	<u>108</u>	<u>104.6</u>	<u>0.5%</u>	<u>0.5</u>
<u>Hydropower</u>	<u>60.3</u>	<u>3.9</u>	<u>195.5</u>	<u>3.9</u>	<u>100%</u>	<u>3.9</u>
<u>Solar</u>	<u>53.6</u>	<u>331.1</u>	<u>46.9</u>	<u>289.2</u>	<u>7%</u>	<u>20.3</u>
<u>Anaerobic Digestion</u>	<u>0</u>	<u>11</u>	<u>0</u>	<u>80.6</u>	<u>24.8%</u>	<u>20</u>
<u>Energy from Waste (MSW) &amp; (C&amp;IW)</u>	<u>0</u>	<u>4.6</u>	<u>0</u>	<u>36.4</u>	<u>0%</u>	<u>0</u>
<u>Biomass</u>	<u>0</u>	<u>328</u>	<u>0</u>	<u>2,586</u>	<u>74%</u>	<u>1,913</u>
<u>Tidal</u>	<u>0</u>	<u>220</u>	<u>0</u>	<u>481.8</u>	<u>60%</u>	<u>289</u>
<b><u>TOTAL</u></b>	<b><u>159.6</u></b>	<b><u>1,018.1</u></b>	<b><u>350.4</u></b>	<b><u>3,582.5</u></b>	<b><u>62.7%</u></b>	<b><u>2,246.7</u></b>
<b><u>Projected Electricity Demand (2026)</u></b>						<b><u>923.6</u></b>
<b><u>Renewable Energy contribution % of electricity demand</u></b>						<b><u>243%</u></b>

NMC 97	New table	<p><b><i>Include a table that sets out the opportunities under different scenarios to generate renewable heat:</i></b></p> <p style="text-align: center;"><b><u>Table 12B – Renewable Heat for 2026</u></b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Energy Technology</u></th> <th style="text-align: center;"><u>Existing Installed Capacity (MWt)</u></th> <th style="text-align: center;"><u>Potential Capacity (MWt)</u></th> <th style="text-align: center;"><u>Existing Energy Generated (GWh)</u></th> <th style="text-align: center;"><u>Additional Potential for Energy Generated (GWh)</u></th> <th style="text-align: center;"><u>% Delivered by 2026</u></th> <th style="text-align: center;"><u>Total Additional Potential for Renewable Energy Delivered by 2026 (GWh)</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><u>Microgeneration</u></td> <td rowspan="4" style="text-align: center;"><u>Information not readily available at individual Technology Level</u></td> <td style="text-align: center;"><u>469</u></td> <td rowspan="4" style="text-align: center;"><u>Information not readily available at individual Technology Level</u></td> <td style="text-align: center;"><u>796.2</u></td> <td style="text-align: center;"><u>1.08%</u></td> <td style="text-align: center;"><u>8.62</u></td> </tr> <tr> <td style="text-align: center;"><u>Anaerobic Digestion</u></td> <td style="text-align: center;"><u>6.9</u></td> <td style="text-align: center;"><u>27.4</u></td> <td style="text-align: center;"><u>28%</u></td> <td style="text-align: center;"><u>7.675</u></td> </tr> <tr> <td style="text-align: center;"><u>Energy from Waste</u></td> <td style="text-align: center;"><u>9.3</u></td> <td style="text-align: center;"><u>40.7</u></td> <td style="text-align: center;"><u>0%</u></td> <td style="text-align: center;"><u>0</u></td> </tr> <tr> <td style="text-align: center;"><u>Biomass</u></td> <td style="text-align: center;"><u>60.5</u></td> <td style="text-align: center;"><u>264.7</u></td> <td style="text-align: center;"><u>13.8%</u></td> <td style="text-align: center;"><u>36.5</u></td> </tr> <tr> <td style="text-align: center;"><u>Total</u></td> <td style="text-align: center;"><u>12.4</u></td> <td style="text-align: center;"><u>545.7</u></td> <td style="text-align: center;"><u>Unknown</u></td> <td style="text-align: center;"><u>1,129</u></td> <td style="text-align: center;"><u>4.67%</u></td> <td style="text-align: center;"><u>52.795</u></td> </tr> <tr> <td colspan="6"><u>Projected Gas Demand (2026)</u></td> <td style="text-align: center;"><u>647.2</u></td> </tr> <tr> <td colspan="6"><u>Renewable Energy contribution % of heat demand (currently supplied by Gas)</u></td> <td style="text-align: center;"><u>8.2%</u></td> </tr> </tbody> </table>	<u>Energy Technology</u>	<u>Existing Installed Capacity (MWt)</u>	<u>Potential Capacity (MWt)</u>	<u>Existing Energy Generated (GWh)</u>	<u>Additional Potential for Energy Generated (GWh)</u>	<u>% Delivered by 2026</u>	<u>Total Additional Potential for Renewable Energy Delivered by 2026 (GWh)</u>	<u>Microgeneration</u>	<u>Information not readily available at individual Technology Level</u>	<u>469</u>	<u>Information not readily available at individual Technology Level</u>	<u>796.2</u>	<u>1.08%</u>	<u>8.62</u>	<u>Anaerobic Digestion</u>	<u>6.9</u>	<u>27.4</u>	<u>28%</u>	<u>7.675</u>	<u>Energy from Waste</u>	<u>9.3</u>	<u>40.7</u>	<u>0%</u>	<u>0</u>	<u>Biomass</u>	<u>60.5</u>	<u>264.7</u>	<u>13.8%</u>	<u>36.5</u>	<u>Total</u>	<u>12.4</u>	<u>545.7</u>	<u>Unknown</u>	<u>1,129</u>	<u>4.67%</u>	<u>52.795</u>	<u>Projected Gas Demand (2026)</u>						<u>647.2</u>	<u>Renewable Energy contribution % of heat demand (currently supplied by Gas)</u>						<u>8.2%</u>
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NMC 98	New paragraph 7.2.24b	<p><b><i>Include new paragraph after the tables to set out the renewable energy targets within the Plan area:</i></b></p> <p><b><u>The above tables contain both demand and opportunity figures for the whole of the County of Gwynedd. To provide a Plan area figure, the type and location of the Technologies have been considered. The figures in the tables have been</u></b></p>																																																		

		<p><u>adjusted to reflect the fact that a large biomass scheme (i.e. the Orthios scheme) is located in Holyhead Anglesey, and there are limited Tidal opportunities along the coastline of the Snowdonia National Park. On this basis, the identified level of opportunities from these technologies are recorded for the Plan area. In relation to the other technologies, it is considered reasonable to take account of the fact that a proportion of the Plan area's population (10.4%) reside within the National Park. This level of reduction is also applied to the projected demand figures. On this basis the Plan therefore aims to facilitate renewable energy development to address 271% of the electricity needs and 8.1% of the heating needs of the Plan area by 2026.</u></p>
NMC 99	New paragraph 7.2.24c	<p><i>Include new paragraph to describe the policy framework to facilitate renewable energy technology, subject to external factors that are outwith the Plan:</i></p> <p><u>All the resources and opportunities were considered together in order to gain an understanding of the renewable energy potential in the two counties. All in all Policy PS 7, Policy ADN 1, Policy ADN 1A, Policy ADN 2 as well Policy PCYFF 4 provide a framework to promote the use of renewable energy or low carbon technology as part of individual developments or through provision of stand-alone equipment. Monitoring these policies will show how the Plan will contribute to meet national requirements. It will be necessary to keep in mind that how much can be achieved ultimately depends on external factors, e.g. national policy, household behaviour change.</u></p>
NMC 100	PS 7	<p><i>Amend text by deleting reference to residential and holiday accommodation from criterion 2 i as its inclusion does not align with Policy PS 16, and amend criterion 2 iii to refer to holiday accommodation in order to highlight importance of amenity of visitors who occupy properties whilst on holiday in the Plan area:</i></p> <p><b>STRATEGIC POLICY PS7: RENEWABLE ENERGY TECHNOLOGY</b></p> <p>The Councils will seek to ensure that the Plan area wherever feasible and viable realises its potential as a leading area for initiatives based on renewable or low carbon energy technologies by promoting:</p> <ol style="list-style-type: none"> <li>renewable energy technologies within development proposals which support energy generation from a variety of sources which include biomass, marine, waste, water, ground, solar and wind, including micro generation;</li> </ol>



		<p><b>2. free-standing renewable energy technology development</b></p> <p><b>This will be achieved by:</b></p> <ul style="list-style-type: none"> <li>i. ensuring that installations in areas covered by international or national landscape designations and visible beyond their boundaries, or areas of local landscape value, in accordance with Strategic Policy PS 16 do not individually or cumulatively compromise the objectives of the designations especially with regard to landscape character, <u>and</u> visual impact <del>residential amenity and amenity of housing used by visitors on holiday;</del></li> <li>ii. ensuring that installations in accordance with PS 16 do not individually or cumulatively compromise the objectives of international, national and local nature conservation designations;</li> <li>iii. supporting installations outside designated areas provided that the installation would not cause significant demonstrable harm to landscape character, biodiversity, <u>or amenity of residential or holiday accommodation</u> <del>amenity, amenity of housing used by visitors on holiday,</del> either individually or cumulatively.</li> </ul> <p>To lessen the visual impact of new overhead lines associated with such installations, especially in sensitive locations, the lines should be placed underground unless this causes significant harm to other acknowledged interests or the viability of the scheme, which cannot be negated or mitigated.</p>
NMC 101	ADN 1	<p><i>Amend criteria 2 &amp; 3 to remove reference to the setting of SLAs in order to better reflect national policy and guidance; amend criteria i &amp; ii to better reflect the higher level of protection afforded to national or International designations; clarify relationship with the typology table, i.e. that the height and size element of the typology is the key determinant:</i></p> <p><b>POLICY ADN 1: ON-SHORE WIND ENERGY</b></p> <p>No Large-Scale or Very Large-Scale wind farms / wind turbines will be permitted in the Plan area.</p> <p>Other on shore wind turbine proposals will be permitted subject to an assessment of their environmental and sustainability impacts:</p>

		<p>1. Medium-Scale wind farms / wind turbines will only be granted on urban / industrial brownfield sites or when the proposal involves the repowering of existing wind farms / wind turbines.</p> <p>2. Micro-Scale and Small-Scale wind turbine proposals will be granted outside the AONB, SLA <del>and</del> <u>provided they don't have a significant detrimental effect on the setting of the AONB, SLA, National Park and World Heritage Site.</u></p> <p>3. In the AONB <del>and the</del> SLA and <u>sites that affect</u> the setting of the AONB, SLA, National Park and World Heritage Site only Domestic-Scale wind turbine proposals well related to existing settlements / buildings will be granted.</p> <p>All proposals should conform to the following criteria:</p> <ul style="list-style-type: none"> <li><del>i. the proposal will not have an unacceptable impact upon visual amenity or landscape character through: the number, scale, size, design and siting of turbines and associated infrastructure especially in areas designated for their historic or landscape value;</del></li> <li>ii. <del>the proposal will not result in demonstrable harm to biodiversity including statutorily protected sites and species in particular bats and birds</del> <u>all impacts on landscape character, heritage assets and natural resources have been adequately mitigated, ensuring that the special qualities of all locally, nationally and internationally important landscape, biodiversity and heritage designations, including, where appropriate, their settings are conserved or enhanced;</u></li> <li>iii. the proposal will not result in significant harm to the safety or amenity of sensitive receptors including effect from noise, shadow flicker and impact on public health, and will not have an unacceptable impact on roads, rail or aviation safety;</li> <li>iv. the proposal will not result in significant harm to the residential visual amenities of nearby residents;</li> <li>v. the proposal will not result in unacceptable electromagnetic interference to communications installations, radar or air traffic control systems, emergency services communications, or other telecommunication systems;</li> <li>vi. the proposal will not have unacceptable cumulative impacts in relation to existing wind turbines, <del>these</del></li> </ul>
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		<p>implemented and those which have permission, and other prominent landscape features;</p> <p>vii. <b>turbines and associated infrastructure will, at the end of the operational life of the facility, be removed <u>in accordance with a restoration and aftercare scheme submitted to the Local Planning Authority</u> and an appropriate land restoration and aftercare scheme agreed.</b></p> <p><b><u>Where required, the proposal should be informed by a Landscape and Visual Impact Assessment</u></b></p> <p><b>A proposal will be considered as falling within the <u>typology</u> category that represents the biggest type (<u>height and scale</u>) for which it qualifies.</b></p>
NMC	102	<p>7.2.27</p> <p><b><i>Include additional text to clarify the Policy's objective:</i></b></p> <p><b><u>The key objective is to ensure that development is proportionate and appropriately located in the landscape.</u></b> The Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study was commissioned to guide development such as on-shore wind energy to appropriate locations by identifying and protecting sensitive and distinct areas from inappropriate development</p>
NMC	103	<p>7.2.30 – 7.2.33</p> <p><b><i>Delete paragraphs to streamline the explanation, avoiding repetition of criteria in the Policy:</i></b></p> <p><del>The study concluded that in both the AONB and SLA and areas contributing to their setting, there is no capacity for wind energy development with the exception of very infrequent domestic scale development which should relate well to existing settlements/buildings. The setting of the National Park and World Heritage Site limits the capacity/scale of developments in such locations.</del></p> <p><del>For areas outside the AONB, SLA or the setting of a sensitive location there is potential for either Micro or Small scale developments as defined in the table below.</del></p> <p><del>Medium scale wind farms / turbines will be limited to development on suitable urban / industrial brownfield sites or</del></p>

		<p>subject to suitable justification as a repowering scheme for an existing wind farm / turbine.</p> <p>Since no Strategic Search Area has been identified within the area no Large or Very Large scale wind farms / turbines will be supported.</p>									
NMC 104	New paragraph 7.2.33a	<p><b><i>Include alternative paragraph to explain the typology table:</i></b></p> <p><b><u>The following table identifies the wind turbine typology used to categorise the size (height and scale) of the development in terms of its potential to be acceptable within the landscape. For information purposes, details of the indicative output for each category is provided.</u></b></p>									
NMC 105	Tabl 13	<p><b><i>Amend wind turbine typology table to clarify:</i></b></p> <table border="1" data-bbox="696 815 1868 1272"> <thead> <tr> <th>Wind Energy Typology</th> <th>Indicative Output (broad output category)</th> <th>Supplementary Criteria (<u>to be read in conjunction with Policy ADN 1</u>) (meets one or more of the criteria) (determines whether this typology applies)</th> </tr> </thead> <tbody> <tr> <td>DOMESTIC</td> <td>Under 10kW</td> <td> <ul style="list-style-type: none"> <li>• Single turbine applications</li> <li>• Turbine up to 15m to blade tip</li> <li>• Turbine may be roof-mounted or pole-mounted</li> </ul> </td> </tr> <tr> <td>MICRO</td> <td>under 50kW</td> <td> <ul style="list-style-type: none"> <li>• Single or twin turbine applications</li> <li>• Turbine up to 20m to blade tip</li> </ul> </td> </tr> </tbody> </table>	Wind Energy Typology	Indicative Output (broad output category)	Supplementary Criteria ( <u>to be read in conjunction with Policy ADN 1</u> ) (meets one or more of the criteria) (determines whether this typology applies)	DOMESTIC	Under 10kW	<ul style="list-style-type: none"> <li>• Single turbine applications</li> <li>• Turbine up to 15m to blade tip</li> <li>• Turbine may be roof-mounted or pole-mounted</li> </ul>	MICRO	under 50kW	<ul style="list-style-type: none"> <li>• Single or twin turbine applications</li> <li>• Turbine up to 20m to blade tip</li> </ul>
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			SMALL	under 5MW	<ul style="list-style-type: none"> <li>• Turbines up to 3 in number</li> <li>• Turbines up to 50m to blade tip</li> <li>• Viewed as a small group</li> </ul>	
			MEDIUM	over 5MW and up to 25MW	<ul style="list-style-type: none"> <li>• Turbines up to 9 in number</li> <li>• Turbines up to 80 metres to blade tip</li> <li>• Viewed as a large group</li> </ul>	
			LARGE	over 25MW	<ul style="list-style-type: none"> <li>• Turbines over and including 10 in number</li> <li>• Turbines up to 110 metres to blade tip</li> <li>• Viewed as a large scale wind farm</li> </ul>	
			VERY LARGE	Over 25MW	<ul style="list-style-type: none"> <li>• Turbines over 110 metres to blade tip</li> <li>• Viewed as a very large scale wind farm</li> </ul>	
NMC	106	7.2.34	<p><b>Delete in order to improve clarity:</b></p> <p><del>Encouragement is given towards community based projects in appropriate locations. The LPA will seek to negotiate Community Benefits in respect of wind farms / turbine development as a means to off set or compensate for community impacts.</del></p>			
NMC	107	7.2.36	<p><b>Delete in order to improve clarity:</b></p> <p><del>Regard should be given to other policies within the plan especially those in relation to natural and historic environment. Supplementary Planning Guidance will be prepared to provide advice on the matter.</del></p>			
NMC	108	New paragraph 7.2.38a	<p><b>Insert additional paragraph after Table 14 to describe different types of community benefit:</b></p> <p><b><u>Experience has shown that there are potential opportunities to achieve community benefit through wind turbine development. Some benefits can be justified as being mitigation measures through the planning process, e.g.</u></b></p>			

		<p><u>improvements to the highway infrastructure and the creation or management of wildlife habitats. Development can also lead to benefits that aren't directly related to the planning process, e.g. annual financial payment to the community or from the developer's commitment to use local labour wherever possible.</u></p>
NMC 109	New paragraph 7.2.38b	<p><i>Include additional paragraph to explain that other policies in the Plan will also be relevant and that a Supplementary Planning Guidance will provide detailed guidance:</i></p> <p><u>Consideration should be given to other policies within the Plan particularly those in relation to the natural and historic environment. Supplementary planning guidance provides guidance on the placement of separate development of renewable energy.</u></p>
NMC 110	New Policy ADN 1A	<p><i>Include new policy to provide a framework to address proposals for PV solar energy:</i></p> <p><b><u>POLICY ADN 1A: PV SOLAR ENERGY</u></b></p> <p><u>Proposals for Solar PV Farms of 5MW or more should be directed to the potential search areas shown on the Proposals Map. Proposals of this scale will only be permitted in other locations in exceptional circumstances when the need for a scheme can be justified and there are specific locational circumstances.</u></p> <p><u>Proposals for Solar PV Farms of 5MW or more and other solar schemes of up to 5MW will be permitted provided that the proposal conforms to the following criteria:</u></p> <ol style="list-style-type: none"> <li>1. <u>All impacts on landscape character, heritage assets and natural resources have been adequately mitigated, ensuring that the special qualities of all locally, nationally and internationally important landscape, biodiversity and heritage designations, including, where appropriate, their settings are conserved or enhanced;</u></li> <li>2. <u>The proposal will not result in significant harm to the safety or amenity of sensitive receptors including effect from glint and glare and will not have an unacceptable impact on roads, rail or aviation safety;</u></li> </ol>

		<ol style="list-style-type: none"> <li>3. <u>The proposal will not result in significant harm to the residential visual amenities of nearby residents;</u></li> <li>4. <u>The proposal will not have unacceptable cumulative impacts in relation to existing solar PV farms and those which have permission and other prominent landscape features;</u></li> <li>5. <u>The panels and associated infrastructure will, at the end of the operational life of the facility, be removed in accordance with a restoration and aftercare scheme submitted to the Local Planning Authority.</u></li> <li>6. <u>That a Construction Environmental Management Plan (CEMP) is provided to demonstrate that any potential negative effects arising during construction and decommissioning phases are avoided.</u></li> </ol>
NMC	111	<p>New paragraph 7.2.38c</p> <p><i>Include new paragraph as an explanation to new Policy ADN 1A</i></p> <p><b><u>Explanation:</u></b></p> <p><u>An assessment of the potential for solar PV farms in the Gwynedd Planning Authority area and Ynys Môn was commissioned to identify potential areas of search for solar farm development. It was based upon the methodology outlined within Planning for Renewable and Low Carbon Energy – A Toolkit for Planners (2015) by the Welsh Government.</u></p>
NMC	112	<p>New paragraph 7.2.38ch</p> <p><i>Include new paragraph as an explanation to new Policy ADN 1A</i></p> <p><u>Based upon a strategic level assessment it identified potential opportunity areas that could deliver schemes of 5MW or more. As search areas, they provide an indication of solar energy resources within the Plan area as opposed to specific safeguarded areas. The search areas have been identified by mapping solar energy resources (based on slope and orientation) and by removing significant constraints to solar energy development. The Study identified 11 possible areas. Due to landscape sensitivity and capacity issues some of these potential areas may only be able to achieve 5MW or more through 2 or more separate schemes subject to consideration of any potential cumulative impact. The following table identifies areas shown on the Proposals Maps.</u></p>

NMC 113	New Table	<p><b>Include a tabl to identify the potential opportunity areas shown on the Proposals Maps:</b></p> <p style="text-align: center;"><b><u>Table 14A : Potential Opportunity Areas</u></b></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th><u>Potential Opportunity Area Number</u></th> <th><u>Location of Area (Nearest Settlement)</u></th> <th><u>Total Site Area (Ha)</u></th> </tr> </thead> <tbody> <tr> <td><u>S1</u></td> <td><u>Rhoslan</u></td> <td><u>117.3</u></td> </tr> <tr> <td><u>S2</u></td> <td><u>Rhoslan</u></td> <td><u>90.9</u></td> </tr> <tr> <td><u>S3</u></td> <td><u>Llangefni</u></td> <td><u>14.4</u></td> </tr> <tr> <td><u>S4</u></td> <td><u>Pentraeth</u></td> <td><u>13.2</u></td> </tr> <tr> <td><u>S5</u></td> <td><u>Pentraeth</u></td> <td><u>27.0</u></td> </tr> <tr> <td><u>S6</u></td> <td><u>Gwalchmai</u></td> <td><u>54.9</u></td> </tr> <tr> <td><u>S7</u></td> <td><u>Gwalchmai</u></td> <td><u>44.1</u></td> </tr> <tr> <td><u>S8</u></td> <td><u>Llanddeusant</u></td> <td><u>126.7</u></td> </tr> <tr> <td><u>S9</u></td> <td><u>Llanddeusant</u></td> <td><u>19.3</u></td> </tr> <tr> <td><u>S10</u></td> <td><u>Caergeiliog</u></td> <td><u>115.0</u></td> </tr> <tr> <td><u>S11</u></td> <td><u>Caergeiliog</u></td> <td><u>12.3</u></td> </tr> </tbody> </table>	<u>Potential Opportunity Area Number</u>	<u>Location of Area (Nearest Settlement)</u>	<u>Total Site Area (Ha)</u>	<u>S1</u>	<u>Rhoslan</u>	<u>117.3</u>	<u>S2</u>	<u>Rhoslan</u>	<u>90.9</u>	<u>S3</u>	<u>Llangefni</u>	<u>14.4</u>	<u>S4</u>	<u>Pentraeth</u>	<u>13.2</u>	<u>S5</u>	<u>Pentraeth</u>	<u>27.0</u>	<u>S6</u>	<u>Gwalchmai</u>	<u>54.9</u>	<u>S7</u>	<u>Gwalchmai</u>	<u>44.1</u>	<u>S8</u>	<u>Llanddeusant</u>	<u>126.7</u>	<u>S9</u>	<u>Llanddeusant</u>	<u>19.3</u>	<u>S10</u>	<u>Caergeiliog</u>	<u>115.0</u>	<u>S11</u>	<u>Caergeiliog</u>	<u>12.3</u>
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NMC 114	7.2.38d  New paragraph	<p><b><i>Include text to ensure clarity:</i></b></p> <p><b><u>Within the potential opportunity areas applicant will be required to undertake further refinement to identify specific opportunities for detailed development proposals and to consider their suitability and capacity for renewable energy production. Detailed proposals within the potential opportunity areas and on any other site in the Plan area will be required to demonstrate compliance with the criteria in this Policy and other relevant policies.</u></b></p>																																				
NMC 115	ADN 2	<p><b><i>Amend policy to better align with Policy PS 7:</i></b></p> <p><b>POLICY ADN 2: OTHER RENEWABLE ENERGY <u>AND LOW CARBON TECHNOLOGIES</u></b></p> <p><b>Proposals for <del>non-wind</del> <u>renewable and low carbon</u> energy technologies, <u>other than wind or solar, which contribute a</u></b></p>																																				



low carbon future will be permitted within development boundaries provided they do not cause unacceptable impact to the character or amenity of the area that the proposal conforms to the following criteria:

1. all impacts on landscape character, heritage assets and natural resources have been adequately mitigated, ensuring that the special qualities of all locally, nationally and internationally important landscape, biodiversity and heritage designations, including, where appropriate, their settings are conserved or enhanced;
2. that the proposal does not have a significant unacceptable effect on visual amenities;
3. that the proposal is mitigated to ensure that there aren't any significant unacceptable effects on sensitive uses located nearby;
4. where appropriate, that the proposal does not have a significant unacceptable effect on the quality and supply of water;
5. where appropriate, existing buildings or previously developed land is used;
6. that the development does not have cumulative unacceptable effect with any prominent features in the landscape or townscape;
7. where required, the equipment and associated infrastructure are removed from the site in accordance with a restoration and aftercare scheme submitted to the Local Planning Authority.

Where necessary, proposals should be informed by the landscape and visual impact assessment.

~~Small scale proposals located outside development boundaries are required to justify the need to be sited in such a location.~~

~~Large scale proposals located outside development boundaries will be permitted in exceptional circumstances where there is an overriding need for the scheme which can be satisfactorily justified or there are specific locational circumstances for the siting of the development.~~

~~In all cases proposals should not cause an unacceptable harm to the landscape, biodiversity, archaeology and areas of~~

		historic value or their settings. In addition the potential effect of cumulative impact of renewable energy technologies should be considered.
NMC	116	7.2.39
		<p><b><i>Include additional text to clarify the scope of the Policy:</i></b></p> <p>This policy covers a range of renewable energy technologies including solar, biomass, heat pumps, hydro power, Combined Heat and Power (CHP). This policy does not cover on-shore wind farms / turbines, which are covered by policy ADN 1 <u>or solar energy, which is covered in Policy ADN 1A.</u></p>
NMC	117	7.2.41
		<p><b><i>Amend to clarify scope of the Policy:</i></b></p> <p><u>Whatever the scale, careful consideration will need to be given to the likely adverse effects that could arise from the proposal. In terms of mitigation, schemes need to be well planned, reflect local circumstances and show how any environmental, social plans, resources and economic impacts have been minimised by careful site selection, design, construction, operation and other measures. In this regard, in considering the impact on other features and designations, proposals need to have due regard to the requirements of other policies in the Plan, where applicable. Further guidance is provided regarding the identification and assessment of schemes in the Supplementary Planning Guidance on siting standalone renewable energy infrastructure.</u> In considering proposals within development boundaries, consideration will be given towards the potential impact upon the amenity of adjacent land, properties, residents and the community. Proposals will not be permitted if they have an unacceptable impact upon archaeology, conservation area or the setting of a conservation area, listed buildings or other features or areas of historical value. In line with criterion 3 of policy PS5 Sustainable Development, priority will be given towards the use of previously developed land and buildings for renewable energy technologies.</p>
NMC	118	7.2.42
		<p><b><i>Delete in order to streamline the explanatory text/ Plan:</i></b></p> <p>Small scale developments outside development boundaries should be located in close proximity to existing buildings and</p>

		structures and will not cause unacceptable harm to the landscape, biodiversity, archaeology and areas of historic value or their setting.
NMC	119	7.2.43
		<p><b>Delete in order to streamline the explanatory text/ Plan:</b></p> <p>Large scale developments outside development boundaries should provide justification over the need to locate the development in the open countryside as well as not cause an unacceptable harm to the landscape, biodiversity, archaeology and areas of historic value or their setting.</p>
NMC	120	7.2.45
		<p><b>Delete in order to streamline the explanatory text/ Plan:</b></p> <p>The Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study was commissioned to manage development such as field scale solar PV energy development by identifying and protecting sensitive and distinct areas from inappropriate development.</p>
NMC	121	7.2.46
		<p><b>Delete in order to streamline the explanatory text/ Plan:</b></p> <p>The indicative landscape capacity within the Sensitivity and Capacity Study, helps to identify the type of developments which could be potentially accommodated, however, this does not in itself suggest that planning applications for development in these areas will be appropriate. Other variables such as environmental designations and technical constraints, site specific siting, layout and design will need to be considered on a case by case basis.</p>
NMC	122	7.2.47
		<p><b>Delete in order to streamline the explanatory text/ Plan:</b></p> <p>The Sensitivity and Capacity Study produces specific guidance notes for each type of development to help direct any proposed development to the most appropriate location in landscape and visual terms within each Landscape Character Area (LCA).</p>

NMC 123	7.2.48	<p><b>Delete in order to streamline the explanatory text/ Plan:</b></p> <p>Regard should be given towards the Sensitivity and Capacity Study in relation to the potential scale of development that could be accommodated in the different LCA.</p>
NMC 124	ARNA 1	<p><b>Amend to improve clarity:</b></p> <p><b>POLICY ARNA 1: COASTAL CHANGE MANAGEMENT AREAS</b></p> <p>Coastal Change Management Areas (CChMA) are identified in Appendix 6.</p> <p><b><u>New Residential Development</u></b></p> <p>Proposals for new dwellings, replacement dwellings, subdivision of existing buildings to residential use or conversion of existing buildings to residential use will be refused in the CChMA.</p> <p><b><u>Relocation of existing permanent dwellings in the countryside</u></b></p> <p>Proposals for the relocation of existing permanent dwellings in the countryside located in the CChMA predicted to be affected by coastal erosion <u>and/or flood risk</u> will be permitted provided they conform to the following criteria:</p> <ol style="list-style-type: none"> <li>1. The development replaces a permanent dwelling which is affected or threatened by erosion <u>and/or flood risk</u> within 20 years of the date of the proposal; and</li> <li>2. The relocated dwelling is located an appropriate distance inland with regard to CChMA and other information in the Shoreline Management Plan and where possible it is in a location that is: <ol style="list-style-type: none"> <li>(i) in the case of an agricultural dwelling within the farm holding, or, within or immediately adjacent to existing settlements, or</li> </ol> </li> </ol>

		<p>(ii) within or immediately adjacent to existing settlements close to the location from which it was displaced;</p> <p>3. The existing site is either cleared and made safe; and</p> <p>4. The proposal should result in no detrimental impact on the landscape, townscape or biodiversity of the area.</p> <p><b><u>New or Existing Non-Residential Buildings</u></b></p> <p>5. New non-residential permanent buildings not associated with an existing use or building will not be permitted in areas within the CChMA predicted as being at risk from coastal change during the first indicative policy epoch up to 2025.</p> <p>6. Proposals for the following types of new non-residential development will be permitted on sites within the CChMA predicted as being at risk from coastal change during the second indicative policy epoch (2026 – 2055), subject to a compliant Flood Consequence Assessment or a Stability Assessment:</p> <ul style="list-style-type: none"> <li>i. development directly linked to the coastal area (e.g. beach huts, cafés, tea rooms, shops, short let holiday accommodation, touring caravan sites, camping sites, leisure activities); and</li> <li>ii. providing substantial economic and social benefits to the community; and</li> <li>iii. where it can be demonstrated that there will be no increased risk to life, nor any significant risk to property; and</li> <li>iv. subject to either time-limited and/ or season-limited planning permission, as appropriate.</li> </ul> <p>7. Redevelopment of, or extensions to, existing non-residential property or intensification of existing non-residential land uses on sites within the CChMA, <u>will be permitted</u> where it can be demonstrated by a TAN 15 compliant Flood Consequences Assessment or a Stability Assessment that there will be no increased risk to life, nor any significant risk to property and subject to a time-limited planning permission (where appropriate) <u>and that the development complies with TAN 15 over the period of its permission</u></p>
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**Extensions to Existing Dwellings, Community Facilities or Services or Infrastructure**

Proposals for the following types of development will be permitted in the CChMA, subject to a TAN 15 compliant Flood Consequences Assessment or a Stability Assessment:

8. Limited residential extensions that are closely related to the existing scale of the property and therefore doesn't result in a potential increase in the number of people living in the property;
9. Ancillary development within the curtilage of existing dwellings that require planning permission;
10. Key community infrastructure, which has to be sited in the CChMA to provide the intended benefit for the wider community and there are clear plans to manage the impact of coastal change on it and the services it provides;
11. Essential infrastructure, e.g. roads, provided that there are clear plans to manage the impact of coastal change on it, and that it will not have an adverse impact on rates of coastal change elsewhere.

**New or Replacement Coastal Defence Schemes**

Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the Shoreline Management Plan, and there will be no material adverse impact on the environment.

**Managing Development**

Planning conditions will be applied or a planning obligation will be secured where there is a need to: limit the planned life of a development or seasonal use; remove a time-limited development or existing dwellings on cessation of use; review relevant planning permissions; manage the occupancy of a relocated dwelling.

Schedule of Matters Arising Changes (NMC): Chapter 7.3 Managing Growth and Development – Economy and Regeneration

NMC Number	Policy/Para/Map	Matters Arising Changes
NMC 125	7.3.3	<p><b><i>Include reference to new Policies PS 9A – PS 9C at the end of the paragraph and remove reference to the Planning Inspectorate:</i></b></p> <p>The approval process for a development consent order (being the form of consent for NSIP) is set out in paragraphs 3.7 – 3.10. As noted in those paragraphs while The decision maker for the development consent order is the relevant Secretary of State. (following examination and recommendation by the Planning Inspectorate) Local authorities or other statutory bodies are the decision maker for associated or related development not included within the main Development Consent Orders application. National policy will be a material consideration as appropriate. Where associated or ancillary development is related to the construction or operation of a Nationally Significant Infrastructure Project, these proposals will be considered under Strategic the relevant policies in the Plan as well as Strategic Policies PS 8, and PS 9, <b><u>PS 9A – 9C</u></b> where applicable.</p>
NMC 126	7.3.4	<p><b><i>Remove references to the Planning Inspectorate and include reference to the revised Supplementary Planning Guidance:</i></b></p> <p>The Planning Inspectorate will examine <b><u>The</u></b> applications for new Nationally Significant Infrastructure Projects development <b><u>will be examined</u></b> using the criteria on national need, benefits and impacts as set out in relevant Policy. For energy infrastructure this will include the relevant National Policy Statements (NPS) for Energy Infrastructure (EN-1- 6). The energy NPSs set out national policy against which proposals for major energy projects will be assessed and examined <del>by the Planning Inspectorate.</del> In accordance with the National Policy Statements, <del>the Planning Inspectorate may also consider</del> other matters that are important and relevant to its decisions <b><u>may also be considered</u></b>, including the existing land use development plan, <del>this Plan when it carries sufficient weight as a material planning consideration or the Plan is adopted,</del> the Anglesey Energy Island Programme, Destination Management Plans, Single Integrated Plan, <b><u>revised</u></b> New Nuclear Build Supplementary Planning Guidance and other relevant documents. In terms of a Development Consent Order application, a local authority’s role is set out in the Planning Act 2008; they will be invited to assess the adequacy of consultation and local impacts and report on these <del>to the Planning Inspectorate</del> in a Local Impact Report. Similarly, applications may be made to other statutory bodies. In Wales</p>

NMC Number	Policy/Para/Map	Matters Arising Changes
		the local planning authorities are the determining authorities for any development associated with the Development Consent Order application, for example, construction workers accommodation.
NMC 127	7.3.5	<p><b><i>Include additional text to clarify that mitigation measures may also be required in relation to associated developments:</i></b></p> <p>The scale and impact of NSIPs <b><u>and associated development</u></b> will be mitigated through an appropriate package of planning permission conditions, planning or highway agreements and CIL receipts (if a CIL charging schedule is implemented).</p>
NMC 128	7.3.6	<p><b><i>Amend wording to reflect the Councils' stance and to align with legislation and guidance:</i></b></p> <p>In addition the Councils <del>may require</del> <b><u>will encourage developers to consider</u></b> packages of community benefits to be provided by the developer to offset and compensate the community for the burden imposed by hosting a project. Any such fund will be used to off-set the burden on the locality, and would identify potential legacy uses, including transport, social, economic and community infrastructure which would benefit the community in the long term.</p>
NMC 129	7.3.8	<p><b><i>Amend wording to clarify what 'voluntary community benefits' entail:</i></b></p> <p><b><u>Voluntary</u></b> community benefits contributions are monetary payments <b><u>or other provisions</u></b> from a developer for the benefit of communities hosting a development <b><u>which are not designed to cover the direct effects of the development and they cannot properly be judged to be necessary to make a development acceptable in planning terms.</u></b> <b><u>Voluntary</u></b> community benefits contributions are separate and distinct from the planning process. They are not a material consideration which can be taken into account in determining whether to grant consent or to respond positively or otherwise to a consultation request. <del>Any payment made is not designed to cover the direct effects of the development and they cannot properly be judged to be necessary to make a development acceptable in planning terms</del></p>



NMC Number	Policy/Para/Map	Matters Arising Changes
NMC 130	Policy PS 8	<p><b><i>Amend Policy PS 8 to delete criterion that refers to the Habitat Regulations:</i></b></p> <p><b>STRATEGIC POLICY PS 8: PROPOSALS FOR NATIONAL SIGNIFICANT INFRASTRUCTURE PROJECTS AND ASSOCIATED DEVELOPMENTS</b></p> <p><b>In their role as authorities giving permission for associated development or as consultees for applications to other bodies, within the context of national policy statements and national planning policy, the Councils will aim to ensure that development makes a positive contribution to achieving the vision and strategic objectives set out in the Plan. In doing so, consideration will be given to the nature, scale, range and possible impact of any development.</b></p> <p><b>The Councils will therefore aim to ensure conformity, as far as is appropriate or relevant, with the following criteria:</b></p> <ol style="list-style-type: none"> <li><b>1. The development and associated/ancillary infrastructure, including any proposals for accommodation, education and training facilities, employment, supply chains, and transport, community, environmental and green infrastructure, will contribute to a balance of positive outcomes for local communities, visitors and the environment; <del>and</del></b></li> <li><b>2. An assessment is submitted of how a consideration of alternative options influenced the proposals; <del>and</del></b></li> <li><b>3. A comprehensive assessment is provided of the proposal’s environmental (landscape, built, historic and natural), social (including health and amenity), linguistic and cultural, transport and economic impacts (positive, negative and cumulative) during the construction, operation and decommissioning and restoration (if relevant) phases, as well as measures to be achieved where appropriate to avoid, reduce, alleviate and/or off-set the harm done; <del>and</del></b></li> <li><b>4. Provision of contributions to the Council or other appropriate and agreed organization to offset any adverse impacts and harm caused by the project through effective engagement with local communities and the Council at the pre-application stage. The objective will be to identify measures, projects and services to enhance the long term well-being and sustainability of the communities affected; <del>and</del></b></li> <li><b>5. In recognition of any burden and disturbance borne by the community in hosting significant national infrastructure project, the Council may require appropriate packages of community benefits to be provided by the developer to offset and compensate the community for the burden imposed by hosting the project; <del>and</del></b></li> </ol>

NMC Number	Policy/Para/Map	Matters Arising Changes
		<p>6. <b>Local economic and community benefits are where feasible maximized, through agreement of strategies for procurement, employment, education, training and recruitment with the Council at an early stage of project development; and</b></p> <p>7. <del>Any proposal for development, including all ancillary and induced development, must be accompanied by a project level Habitats Regulations Assessment, which meets the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended); and</del></p> <p>8. <b>The provision of flood protection measures to manage flood risk and, where feasible, deliver improvements in the locality. The provision of an assessment of anticipated impacts of the proposal on the surrounding marine and terrestrial environment and delivery of measures to manage and minimise any harm caused.</b></p> <p><b>In order to have sufficient information to be able to assess the effects of the proposals, the Councils may request the preparation of management or delivery plans identifying the measures to be taken to maximize benefits and to mitigate and/or compensate for impacts where this is justified by national or local policy. These plans should identify the timetables for delivery and the systems and resources that will be used to implement the proposed measures.</b></p>
NMC 131	7.3.12	<p><b><i>Remove text in order to streamline the paragraph/ Plan:</i></b></p> <p><del>Through the Anglesey Energy Island Programme, the Councils' Strategic/ Corporate Plans and the Anglesey and Gwynedd Single Integrated Plan, the Councils and their partners acknowledge the likely significant economic opportunities deriving from the Wylfa Newydd Project. Chapter 3 of the Plan provides a link to the New Nuclear Build at Wylfa Supplementary Planning Guidance, which sets out the Isle of Anglesey County Council's supplementary advice on important local direct or indirect matters in relation to this Project and its response to national and local policy and strategies in the context of the vision in relation to this Project. This section of the Plan deals with the proposed Wylfa Newydd Project including developments that are associated with it where either the Isle of Anglesey County Council or Gwynedd Council is the determining planning authority on planning applications.</del></p>

NMC Number	Policy/Para/Map	Matters Arising Changes
NMC 132	7.3.13	<p><b><i>Remove text that refers to the pre-adoption period and include text to confirm link between the Plan’s vision and objectives and the Isle of Anglesey County Council’s vision for the Project:</i></b></p> <p>Although the Councils are not the consenting authorities for the Wylfa Newydd Project Development Consent Order, it is considered important to explain their approach as a planning authority when consulted upon with a Development Consent Order application. They will also ensure that associated development conforms with the relevant policies and strategies included in this Plan. <b><u>The Isle of Anglesey County Council’s vision (as the host authority) for the Wylfa Newydd Project is set out in Chapter 5 of this Plan, and has informed the Plan’s Vision and Objectives.</u></b> <del>In the period before the Plan is adopted or before weight can be given to the policies as material planning consideration the Isle of Anglesey County Council will ensure that development associated with Wylfa Newydd reflects policies included in the current Development Plan, the Stopped Unitary Development Plan, national planning policies and the New Nuclear Build at Wylfa Supplementary Planning Guidance.</del></p>
NMC 133	7.3.14	<p><b><i>Refine wording to refer to a revised New Nuclear Build at Wylfa Supplementary Planning Guidance and to clarify its role:</i></b></p> <p>The <b><u>Revised</u></b> New Nuclear Build at Wylfa Supplementary Planning Guidance (SPG), sets out the Isle of Anglesey County Council’s supplementary advice on important local direct or indirect matters in relation to <b><u>the Wylfa Newydd this</u></b> Project and its response to national and local policy and strategies in the context of the Project and is an important material consideration in assessing planning applications <b><u>for associated development proposed in connection with the Wylfa Newydd linked to the</u></b> Project. <b><u>In combination with the Plan’s policies,</u></b> the <b><u>revised</u></b> New Nuclear Build at Wylfa SPG <del>document</del> will help the County Council to:</p> <ul style="list-style-type: none"> <li>• make robust decisions on all enabling works and associated development planning applications</li> <li>• ensure that the potential impacts of the New Nuclear Build and its associated developments are identified and mitigated where possible</li> <li>• ensure that the socio-economic benefits linked with the construction and operation of the power station are fully <b><u>maximised.realised.</u></b></li> </ul>

NMC Number	Policy/Para/Map	Matters Arising Changes
NMC 134	7.3.15  New paragraph	<p><i>Include new paragraph to provide clarity regarding the Isle of Anglesey County Council's priorities in relation to Wylfa Newydd, building on the principles set out in the introduction to the current Supplementary Planning Guidance:</i></p> <p><b><u>The Project will be expected to contribute to achieving the Plan's Vision by:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>contributing to the delivery of the Anglesey Energy Island Programme and the Anglesey Enterprise Zone;</u></b></li> <li>• <b><u>driving the transformation of the economy, maximising opportunities for the employment and up-skilling of local people;</u></b></li> <li>• <b><u>maintaining and enhancing the quality of life of local communities and visitors</u></b></li> <li>• <b><u>conserves and strengthens the unique identity of the Plan area;</u></b></li> <li>• <b><u>conserve, or where appropriate, enhance the Plan area's distinctive environment and resources, taking into account climate change.</u></b></li> </ul>
NMC 135	7.3.16	<p><i>Update the text to reflect the most up to date information about the Wylfa Newydd Project and remove text from end of paragraph in order to streamline the paragraph/ Plan:</i></p> <p>On the basis of the information currently available it is clear that this Project will be a significant development with numerous significant impacts, some potentially positive and others potentially negative. It is currently anticipated that the Wylfa Newydd construction period will be around <del>12</del> <b>10</b> years, with around <del>8,500</del> <b>8,000 to 10,000</b> construction workers during the peak construction periods (although it is recognised that the Project is still undergoing detailed design). There will be significant HGV movement during the construction period, especially along the A55 and A5025. After construction it is foreseen that Wylfa Newydd will employ a workforce of around <del>8501,000</del> <b>8501,000</b>. <del>The requirement for construction workers' accommodation is a matter that the Isle of Anglesey County Council has given detailed consideration. An sudden influx of workers is expected during the construction period. It is considered important that accommodation is consistent with the general objectives of the Plan and that it won't prejudice the spatial strategy. It is anticipated that the workforce will be accommodated via various means, including private housing units to buy or rent, holiday accommodation and purpose built holiday accommodation provided by</del></p>

NMC Number	Policy/Para/Map	Matters Arising Changes
		<p><del>Horizon or through a third party. Further information regarding this is given in <a href="http://www.anglesey.gov.uk/business/energy-island/energy-island-news/wylfa-nuclear-new-build-construction-workers-accomodation-position-statement/114494.article?redirect=false">http://www.anglesey.gov.uk/business/energy-island/energy-island-news/wylfa-nuclear-new-build-construction-workers-accomodation-position-statement/114494.article?redirect=false</a> and in the New Nuclear Build at Wylfa Supplementary Planning Guidance <a href="http://www.anglesey.gov.uk/Journals/2014/08/11/q/k/h/Wylfa-NNB-SPG-Adopted-July-2014.pdf">http://www.anglesey.gov.uk/Journals/2014/08/11/q/k/h/Wylfa-NNB-SPG-Adopted-July-2014.pdf</a></del></p>
NMC 136	7.3.17	<p><b><i>Remove text from beginning of the paragraph to streamline the paragraph/ Plan and provide link with proposed new policies and other relevant policies in the Plan:</i></b></p> <p><del>It is anticipated that accommodation will be required for a substantial number of construction workers employed during the construction period of Wylfa Newydd. It is also anticipated that land will be required in relation to the Wylfa Newydd project, e.g. site(s) for offices, short stay accommodation and other purposes related to logistics, storage and off-site fabrication. Mitigation of the impacts of the Project would be optimised if such development is located in accordance with the Plan's Spatial Strategy as set out in Chapter 6, <b>Policy PS 9, the specific policies set out in PS 9A – 9C</b>, and other relevant policies included in the Plan (<b>including Policy TAI 3, Policy TAI 8 and Policy PS 1</b>), depending on the type of use <b>and its scale</b>, in order to be consistent with the principle of sustainable development.</del></p>
NMC 137	7.3.17A  New paragraph	<p><b><i>Include new paragraph following paragraph 7.3.17 to highlight different accommodation options and the need to consider legacy options at the outset:</i></b></p> <p><b><u>The accommodation requirements of construction workers should minimise the impact on the local housing market (including the ability of those on low incomes to access the private rented sector, affordable housing and other housing services), and the tourism sector. The construction workforce should be accommodated via various means, including the existing housing stock (to buy or rent), holiday accommodation and new purpose built permanent or modular accommodation provided by Horizon or through a third party. Where appropriate, the Councils require the Project to deliver legacy benefits to local communities during the Plan period or beyond the construction period. A draft construction workers accommodation strategy has been developed and will be finalised having regard to the Plan's Spatial Strategy and any</u></b></p>

NMC Number	Policy/Para/Map	Matters Arising Changes
		<u>relevant policies in the Plan, including a suite of policies that provides further guidance on the management of Associated Development.</u>
NMC 138	7.3.18	<p><i>Include additional text to describe the Councils' preferred approach to provision of construction workers' accommodation:</i></p> <p><u>In terms of location, the Councils' position is that accommodation for the temporary construction workers should as far as possible be provided within, or adjacent to, or close to the development boundaries of the Centres and Service Villages identified in the Plan's Settlement Hierarchy (depending on the scale of the development), or and in locations that relate well to the main transport routes and transport modes, especially the railway. They should also contribute towards sustainable regeneration programmes and support the vitality and viability of town centres. Paragraph 7.3.17a refers to the various types of accommodation. Given the scale of the anticipated number of construction workers required during the construction phase, it is considered that modular development will be part of the supply of accommodation but will not be first option except for necessary provision for essential workers on the main site.</u> Project promoters should <del>consider re-using</del> <u>demonstrate that they have fully considered the re-use of</u> existing buildings <u>and/ or the provision of permanent buildings capable of being adapted for permanent use following use by construction workers and proportionate use of the private rented sector before proposing modular accommodation in temporary buildings which will be removed at the end of the temporary use.</u></p>
NMC 139	7.3.18a  New paragraph	<p><i>Include part of former paragraph 7.3.18 as a new paragraph and include additional wording to further clarify expectations in relation to construction workers' accommodation and refer to the proposed Construction Worker Accommodation Management Portal:</i></p> <p>The Councils also consider that the potential for after use of sites used initially for construction workers accommodation or any other temporary use of land should be considered at the planning and design stage, e.g. laying out of sites at the outset so that they are capable of beneficial after use, construction of permanent buildings capable of being adapted for future community or</p>

NMC Number	Policy/Para/Map	Matters Arising Changes
		<p>commercial use. <del>Appropriate</del> Proposed legacy uses must comply with the relevant policies <u>in this Plan</u>. Potential legacy uses include serviced plots for affordable housing, elderly or special needs accommodation, student accommodation, offices or hotels, <u>or serviced plots for similar uses or employment related uses</u> or buildings that can be refurbished for similar uses. <b><u>A permanent residential legacy should be informed by the published Local Housing Market Assessment in order to ensure that the type of housing units required to address local need can be incorporated into the proposal at the design stage.</u></b> If the project promoter and the Council agree that an after use is <u>demonstrated to the Council's satisfaction not to be</u> feasible, structures or buildings should be removed and the land reinstated to the satisfaction of the Local Planning Authority within a specific period of time which would be controlled by planning condition. <b><u>Policy PS 9A sets out the criteria for large scale temporary construction workers' accommodation over 500 bedspaces,</u></b> Policy TAI 3 sets out the policy context for temporary workers accommodation <b><u>of up to 500 bedspaces,</u></b> and Policy TAI 8 sets out the policy context in relation to the residential use of holiday accommodation as temporary workers accommodation. <b><u>In order to mitigate the effects of the Project on the housing market and to help co-ordinate the best use of accommodation, construction workers will be required to use the services provided by the Construction Worker Accommodation Management Portal. This Portal will comprise of a register of rooms or property that will be available for rent, and the applicant will be required to propose and secure methods by which construction workers required or encouraged to arrange their accommodation through this Portal.</u></b></p>
NMC 140	7.3.19	<p><b><i>Remove reference to project level Habitat Regulations Assessment:</i></b></p> <p>Strategic Policy PS 9 applies to the proposed Wylfa Newydd Project including development associated with it. Strategic Policy PS9 does not apply to any other NSIP application, or any development associated with or ancillary to such NSIP applications. <del>The project level HRA should be informed by the findings and conclusions of the HRA: Site Report for Wylfa<sup>1</sup> as well as the HRA process for the Joint LDP.</del></p>

<sup>1</sup> Department of Energy and Climate Change (2010) Habitats Regulations Assessment: Site Report for Wylfa. EN-6: Revised Draft National Policy Statement for Nuclear Power Generation.

NMC Number	Policy/Para/Map	Matters Arising Changes
NMC 141	Policy PS 9	<p><b><i>Amend Policy PS 9 to:</i></b></p> <ul style="list-style-type: none"> <li><i>• clarify reference to "green infrastructure"</i></li> <li><i>• delete criterion that refers to the Habitat Regulations</i></li> <li><i>• remove reference to "voluntary" community benefits</i></li> <li><i>• reword criterion dealing with Very Low level, Low Level or Intermediate Level Waste, removing the first two sub criteria and amending the third</i></li> <li><i>• add a criterion to refer to refer to early works on the main site</i></li> <li><i>• include cross-reference to new and amended policies relating to construction workers' accommodation and other associated development</i></li> <li><i>• include additional criterion about restoration of sites where required</i></li> <li><i>• include additional criterion clarifying expectation regarding impact on transport infrastructure</i></li> </ul> <p><b>STRATEGIC POLICY PS9: WYLFA NEWYDD <u>AND RELATED</u> PROJECT ASSOCIATED DEVELOPMENT</b></p> <p><b>In their role either as determining authorities for associated development, or as consultees for a DCO application for Wylfa Newydd and applications to other bodies, and within the provisions of national policy, when assessing and responding to emerging proposals for Wylfa Newydd and its associated or ancillary developments development, the Councils will seek to ensure compliance, where appropriate or relevant, with the following criteria:</b></p> <ol style="list-style-type: none"> <li><b>1. Any relevant policies included in the Plan, and any relevant supplementary planning guidance should shape the approach to the development of the nuclear power station and <u>proposals for</u> and any associated development; and</b></li> <li><b>2. In order to minimise impact and maximise re-use of existing facilities and materials, opportunities have been taken where feasible to integrate the requirements of the Wylfa Newydd Project with the proposed decommissioning of the existing power station; and</b></li> <li><b>3. Highways and transport proposals for the Wylfa Newydd Project form part of the integrated traffic and transport strategy that has regard to Strategic Policy PS4 and any relevant detailed Policies in the Plan and minimises adverse</b></li> </ol>



NMC Number	Policy/Para/Map	Matters Arising Changes
		<p>transport impacts to an acceptable level, including those arising during the construction, <del>and</del> operation <u>and decommissioning stages, and any restoration stages</u>. Proposals should where feasible make a positive contribution to transportation policy objectives in the locality, and should include multi-modal solutions and investment that encourages travel by public transport, walking and cycling; <del>and</del></p> <ol style="list-style-type: none"> <li data-bbox="591 483 2078 691">4. <u>Early or preparatory works for the development of the nuclear power station shall demonstrate that they are necessary to ensure the timely delivery of the Wylfa Newydd Project or are designed to provide mitigation for the effects of the construction or operation of the Wylfa Newydd Project. Any early or preparatory works must be accompanied by a strategy to enable the sites to be restored to an acceptable standard should the Project not be consented or constructed and how the costs of undertaking such restoration will be secured, including through bonding;</u></li> <li data-bbox="591 730 2078 906">5. The accommodation requirements of construction workers should be met in a way that minimises impact on the local housing market, including the ability of those on low incomes to access the private rented sector, affordable housing and other housing services, or not result in unacceptable adverse economic, social, linguistic or environmental impacts. Proposals should form part of a robust construction workers accommodation strategy that has regard to the Plan’s Spatial Strategy and any relevant policies in the Plan, <u>including Policy PS 9a, Policy TAI 3;</u></li> <li data-bbox="591 914 2078 1153">6. <u>Where proposals are for a temporary period both the site selection and the proposal detail shall</u> <del>the siting and design of associated development should</del> be informed by a consideration of legacy uses, so that investment in elements such as infrastructure, buildings, ecological and landscape works brings long term benefits. Where appropriate, <del>delivery plans should be agreed for legacy uses</del> <u>will be required with</u> <del>during the pre-application process</del> <u>planning applications to demonstrate how legacy use has</u> <del>that will</del> informed the approach to the design and layout of the associated development sites, as well <u>to contribute to</u> <del>as</del> the framing of a S106 and/or other agreements and CIL payments (if applicable);</li> <li data-bbox="591 1161 2078 1273">7. <u>Proposals for associated development for large scale (500 or more workers) campus style temporary workers accommodation, logistics centres and park and ride facilities will also be assessed against the criteria set out in policies PS 9A – 9C;</u></li> <li data-bbox="591 1313 2078 1345">8. The scheme layout and design and the scale of <u>open spaces, landscaping, planting (including hedging and tree belts),</u></li> </ol>

NMC Number	Policy/Para/Map	Matters Arising Changes
		<p><del>waterways and similar features</del> <u>green infrastructure</u> proposed should avoid, minimize, mitigate or compensate for visual, landscape and ecological impacts on the local and wider area, as well as on cultural and historic aspects of the landscape, both in the short and longer term. Proposals will be expected to be commensurate with the scale of the development, and the extent of its impact;</p> <p>9. <del>Any proposal for development, including all associated ancillary and induced development, must be screened in accordance with accompanied by a project level Habitats Regulations Assessment, which meets the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended) and where required be accompanied by an appropriate assessment; and</del></p> <p>10. <u>Early engagement by the promoter with the Council in respect of the promoter’s procurement, employment, education, training and recruitment strategies, with an objective to maximise employment, business and training opportunities for the local communities both in the short and longer term is required. The promoter’s procurement, employment, education, training and recruitment strategies and delivery plans should be agreed with by will require to be approved by the Council as part of any planning application at an early stage of project development, with an objective to maximize employment, business and training opportunities for the local communities both in the short and longer term;</u></p> <p>11. <del>Where Community infrastructure is</del> <u>will be</u> provided for construction workers, for example park and ride facilities, shops, healthcare and sports and leisure facilities. Where feasible this should be sited and designed so that it can be made available for community use during the construction phase and ultimately, where appropriate, serve a community legacy use. Where there would be additional impacts or demands on existing community facilities the Council will seek either appropriate contributions for off-site facilities or upgrading existing facilities. Legacy use of any additional facilities provided should be considered where that is appropriate;</p> <p>12. Proposals should include appropriate measures for promoting social cohesion and community safety;</p> <p>13. <u>All proposals shall be appropriately serviced by transport infrastructure including public transport and shall not have adverse impacts on local communities and tourism and this shall be demonstrated in a transport assessment. Where there is insufficient transport linkage, the road network does not have sufficient capacity to accommodate the level of traffic which will result from any development or an adverse impact is predicted appropriate improvements to the transport network and the provision of sustainable transport options shall be provided to mitigate; and</u></p>

NMC Number	Policy/Para/Map	Matters Arising Changes
		<p>14. The burden and disturbance borne by the community in hosting a major national or regional nuclear related infrastructure project should be recognised; and appropriate packages of <del>voluntary</del> community benefits provided by the developer will be sought to offset and compensate the community for the burden and disturbance imposed by hosting the project;</p> <p>15. Any proposal <u>on the Wylfa Newydd site</u> (outside a DCO) to treat, store or dispose of Very Low level, Low Level or Intermediate Level Waste or to treat or to store spent fuel arising from the existing nuclear power station or any future nuclear development within or outside the Plan area, in an existing or proposed facility on or off the nuclear site would need to:</p> <ul style="list-style-type: none"> <li><del>a. Be strongly justified;</del></li> <li><del>b. Demonstrate that the planning impacts are acceptable; and</del>  <b>demonstrate that the environmental, social and economic benefits outweigh any negative impacts.</b></li> </ul> <p>16. <u>If a future or legacy use for any temporary development is not feasible the Council shall require that temporary buildings are removed; and</u></p> <ul style="list-style-type: none"> <li><u>i. the serviced land is left in a suitable condition following the removal of the structures in accordance with a scheme of work submitted and approved by the Local Planning Authority; or</u></li> <li><u>ii. all waste disposal facilities, roads, parking areas and drainage facilities are permanently removed from the site and the land is reverted to its original state in accordance with a scheme of work submitted to and approved by the Local Planning Authority.</u></li> </ul> <p>It is possible that as the project develops, due to unforeseen consequences resulting from the construction and operation of the Wylfa Newydd Project, the Councils may require additional information from, or works to be carried out by the developer. <del>and may as a result, seek to re-negotiate any mitigation or compensation package</del> In order to off-set any additional impacts or burdens borne by the community affected. The developer should build in review mechanisms <u>in order</u> to monitor the full range of impacts, <del>and to review the adequacy of mitigation or compensation measures and to make adjustments as</del></p>

NMC Number	Policy/Para/Map	Matters Arising Changes
		necessary.
NMC 142	New paragraph 7.3.19a	<p><i>Include new paragraph after Policy PS 9 to clarify relationship between new policies PS 9A, PS 9B, or PS 9C and other policies in the Plan:</i></p> <p><u>Associated development covered by policies PS 9A, PS 9B, or PS 9C will not be required to comply with policies TAI 3, TAI 5, TAI 8, TAI 9, TAI 14, TAI 15, TAI 16 and TAI 17; PS 12 and PS 15; ISA 2 and ISA 5; and TWR 2 within the Plan.</u></p>
NMC 143	New Policy PS 9A	<p><i>Include new policy to provide framework to address new campus style construction workers' accommodation of more than 500 bedspaces:</i></p> <p><u>NEW SUB POLICY PS9 A - WYLFA NEWYDD – LARGE SCALE CAMPUS STYLE TEMPORARY ACCOMMODATION FOR CONSTRUCTION WORKERS</u></p> <p><u>Proposals for large scale campus style temporary accommodation for construction workers with more than 500 bed spaces will only be granted, in addition to the proposal complying with Policy PS 9, where:</u></p> <ol style="list-style-type: none"> <li><u>1. the site is located adjacent or in close proximity to the development boundary of a Centre identified within the Plan's Settlement Hierarchy, and is close to the main highway network where adequate access can be provided without significantly harming landscape characteristics and features; or</u></li> <li><u>2. in exceptional circumstances, the site is located in the open countryside, provided that the applicant can demonstrate that there is no available site which meets the criteria set out in criterion 1 for the proposed use and that there is an essential and proven need for the amount and type of accommodation for temporary workers; and</u></li> <li><u>3. The proposal must include appropriate mechanisms to mitigate any adverse impacts of the proposed development</u></li> </ol>

NMC Number	Policy/Para/Map	Matters Arising Changes
		<p><u>on the Welsh language and culture or a contribution is made towards mitigating those impacts in accordance with Policy PS 1 and Policy ISA 1; and</u></p> <p>4. <u>Where there is insufficient capacity within existing off-site leisure, recreational, retail and healthcare facilities to meet the needs of occupiers of the site or such facilities are not available within an acceptable distance which facilitates pedestrian or cycle access to them, the proposal must include appropriate mechanisms to mitigate negative impacts which may include onsite provision of ancillary facilities for the use of the occupiers; and</u></p> <p>5. <u>Operators will be required to keep a register of all workers living in the accommodation and to make this register immediately available, on request, to the Council.</u></p>
NMC 144	New Policy  PS 9B	<p><i>Include new Policy to provide framework to address proposals for logistics centres associated with Wylfa Newydd:</i></p> <p><b><u>NEW SUB POLICY PS 9B - WYLFA NEWYDD– LOGISTICS CENTRES</u></b></p> <p><u>Proposals for logistics centres associated with the Wylfa Newydd Project and its supply chain will be permitted where, in addition to the proposal complying with Policy PS 9, it can be demonstrated that:</u></p> <p><u>1. The site is located:</u></p> <p style="padding-left: 40px;"><u>i. on a safeguarded or allocated employment site; or</u></p> <p style="padding-left: 40px;"><u>ii. within development boundaries of Centres identified within the Plan’s Settlement Hierarchy; or</u></p> <p style="padding-left: 40px;"><u>iii. In other locations adjacent to development boundaries of Centres along or close to the A5/A55 corridor where the applicant has demonstrated that sites identified in criteria 1 i and ii have been first considered and discounted based on planning and environmental criteria and that the impacts of development in the</u></p>

NMC Number	Policy/Para/Map	Matters Arising Changes
		<p><u>countryside can be acceptably minimised and mitigated</u></p> <p><u>2. Proposals include sustainable transport proposals for staff including links to public transport.</u></p>
NMC 145	New Policy PS 9C	<p><i><b>Include new Policy to provide framework to address proposals for park and ride facilities associated with Wylfa Newydd:</b></i></p> <p><b><u>NEW SUB POLICY PS 9C - WYLFA NEWYDD ASSOCIATED DEVELOPMENT - PARK AND RIDE FACILITY.</u></b></p> <p><b><u>Proposals for park and ride facilities associated with the Wylfa Newydd Project and its supply chain will be permitted where, in addition to the proposal complying with Policy PS 9, it can be demonstrated that:</u></b></p> <p><b><u>1. In order to minimise the need for construction workers and workers that service the facility to travel by private car, the site is located:</u></b></p> <p style="padding-left: 40px;"><b><u>i. within or adjacent to development boundaries of Centres located along or close to the A5/ A55 corridor; or</u></b></p> <p style="padding-left: 40px;"><b><u>ii. In other locations along the A5/A55 corridor where the applicant has demonstrated that sites closer to Centres have been first considered and discounted based on planning and environmental criteria and where provision for travel to the site by sustainable means, including public transport and cycling, can be provided.</u></b></p> <p><b><u>2. Proposals should make provision for new and enhancement of existing pedestrian and cycle paths and improvement to public transport services</u></b></p> <p><b><u>3. The siting of buildings and activities, means of access and egress and appropriate mechanisms are used to mitigate negative impacts of the proposed development on the amenity of local communities</u></b></p>

NMC Number	Policy/Para/Map	Matters Arising Changes
NMC 146	7.3.23 (English version only)	<p><b><i>Amend the paragraph wording for correctness:-</i></b></p> <p>The 2011 Employment Land Review revealed an excess of existing employment land that is unlikely to meet the requirements of modern business and sites were therefore discounted at the end of the first stage of the Review. The Review then estimates that 6ha per annum of business or industrial park type land is required over the Plan period within each local Planning Authority area, based on a combination of indicators of future requirement for different sectors of employment, and allowing for flexibility and choice within the market, in addition to achieving the future aspirations of the Anglesey Energy Island Programme and the Councils' priorities. The Review establishes a hierarchy of existing and new employment sites that could meet the needs of modern business, have prospects of being developed during the Plan period and should be retained, as far as is possible, from redevelopment for other uses. Additional provision for employment uses (B1, B2 or B8) in or near to Llangefni, Gaerwen and Y Ffor. The Review identified a need for a new site in or around the Urban Service Centres of Pwllheli and Porthmadog in order to redress the current imbalance in the geographical spread of employment land within Gwynedd. Environmental constraints in <del>the</del> <u>these</u> Centres requires the Plan to allocate a site at Y Ffor. The Review also advised that some reserve sites are also required to ensure the necessary supply of land relating to NSIPs on Anglesey.</p>
NMC 147	Policy PS 10	<p><b><i>Amend the total amount of allocated and safeguarded employment sites/land to comply with the revised schedule of sites in Policy CYF 1:-</i></b></p> <p><b>STRATEGIC POLICY PS 10: PROVIDING OPPORTUNITY FOR A FLOURISHING ECONOMY</b></p> <p><b>Whilst seeking to protect and enhance the natural and built environment, the Councils will facilitate economic growth in accordance with the spatial strategy of the Plan by:</b></p> <p><b>1. Safeguarding <del>638.7ha</del> <u>643.8ha</u> of current land and units for employment and business (B1, B2 , B8 and some sui generis uses)- purposes (in accordance with Policy CYF 1);</b></p>

NMC Number	Policy/Para/Map	Matters Arising Changes
		<ol style="list-style-type: none"> <li>2. Allocate <del>60ha</del> <u>55.1ha</u> of land for employment and business purposes that would require or benefit from business or industrial park type locations in relation to B1, B2, B8 and some sui generis uses <u>during the Plan period within sites which have been included in the employment land hierarchy and allocated on the proposals map</u> (in accordance with Policy CYF 1);</li> <li>3. Facilitate appropriate sites which become available on windfall sites which could satisfy any additional needs to those indicated in criterion 1 and in accordance with the principles given in Strategic Policy PS 5 and Strategic Policy PS 6 and the Plan’s Spatial Strategy, in order to ensure that economic opportunities are maximised;</li> <li>4. Supporting economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth of rural enterprises, extension of existing businesses and diversification by supporting the re-use of existing buildings, the development ‘live work’ units, working from home, and by encouraging the provision of sites and premises in appropriate accessible locations consistent with the Plan’s Spatial Strategy and in line with Strategic Policies PS 5 and PS 6.</li> </ol>
NMC 148	Policy CYF 1	<p><i>Amend policy wording to comply with National Planning Policy guidance and for clarity along with amending the employment site reference numbers:-</i></p> <p><b>POLICY CYF 1: SAFEGUARDING, <del>AND</del> <u>ALLOCATING AND RESERVING</u> LAND AND UNITS FOR EMPLOYMENT USE</b></p> <p><del>Land</del> Land and units on existing employment sites listed below are safeguarded for employment/ business enterprises and are shown on the Proposals Map. <u>Proposals for waste management facilities at the sites identified in Policy GWA 1 will be supported.</u></p>



NMC Number	Policy/Para/Map	Matters Arising Changes									
			Spatial Strategy	Site	Map reference	Vacant land area (ha) <sup>2</sup>	Total Area (ha)	Use	Enterprise Zone Site	Regional Plan Status	
		Primary Sites	Gwynedd	Sub-regional Centre	Parc Bryn Cegin, Bangor	C1	36	36	B1, B2, B8	Not applicable	Strategic Regional Site
					Llandygai Industrial Estate, Bangor	C2	4	27.6	B1, B2, B8	Not applicable	Not applicable
					Parc Britannia, Bangor	C3	0	7.9	B1	Not applicable	Not applicable
					Parc Menai, Bangor	C4	<del>13.2</del>	32.9	B1	Not applicable	Strategic Sub-regional Site (Secondary)
				<u>Urban Service</u>	Cibyn Industrial	C5	<del>7.3</del>	37.7	B1, B2, B8	Not applicable	Strategic Sub-

<sup>2</sup> Figure is correct at the time of carrying out the Employment Survey, 2011

NMC Number	Policy/Para/Map	Matters Arising Changes									
										regional Site (Main)	
			<u>Centre</u>	Estate, Caernarfon							
				Adwy'r Hafan, Pwllheli	€6	1.5	10.5	B1, B8	Not applicable	Not applicable	
				Business Park, Penrhyndeudraeth	€7C6	3.1	11.5	B1	Not applicable	Not applicable	
				Business Park, Porthmadog	€8C7	4	13.5	B1, B2	Not applicable	Not applicable	
			<u>Local Service Centre</u>	Pendre Industrial Estate, Tywyn	€9C8	2.7	7.9	B1, B2	Not applicable	Not applicable	
			Service Village	Adjacent to the petrol station, Y Ffor	€10	1.7	1.7	B1, B2, B8	Not applicable	Not applicable	
			Ynys Môn	<u>Urban Service Centre</u>	Parc Cybi, Holyhead	€11C9	53	109.2	B1, B2, B8	Yes	Strategic Regional Site (Main)
				Penrhos	€12C10	2.69	5.8	B2, B8	Yes	Strategic	

NMC Number	Policy/Para/Map	Matters Arising Changes									
				Industrial Estate, Holyhead						Sub-regional Site (Secondary)	
				Bryn Cefni Industrial Estate, Llangefni	<del>C13</del> <u>C11</u>	18	59.5	B1, B2, B8	Yes	Not applicable	
		Secondary Sites	Gwynedd	<u>Sub-regional Centre</u>	Hirael Bay, Bangor	<del>C16</del> <u>C12</u>	6.72	9.1	B1	Not applicable	Not applicable
					Peblog, Caernarfon	<del>C19</del> <u>C13</u>	2.2	6.7	B2	Not applicable	Not applicable
					Former Site of Friction Dynamex, Caernarfon	<del>C20</del> <u>C14</u>	7.4	7.4	B2, B8	Not applicable	Not applicable
					Tanygrisiau Site, Blaenau Ffestiniog	<del>C18</del> <u>C15</u>	2.7	7.4	B1, B2, B8	Not applicable	Not applicable
				Local Service Centre	Felin Fawr, Bethesda	<del>C17</del> <u>C16</u>	0.4	1.5	B2	Not applicable	Not applicable
					Glyn Rhonwy, Llanberis	<del>C21</del> <u>C17</u>	3.3	29.8	B1, B2, B8	Not applicable	Not applicable

NMC Number	Policy/Para/Map	Matters Arising Changes									
				Penygroes Industrial Estate	<del>C23</del> <u>C18</u>	4.3	10	B1, B2, B8	Not applicable	Not applicable	
				Nefyn Industrial Estate	<del>C25</del> <u>C19</u>	1.7	3.5	B1, B2, B8	Not applicable	Not applicable	
				Former Site of Ysbyty Bron y Garth, Penrhyndeudraeth	<del>C22</del> <u>C20</u>	0.7	<del>16</del> <u>1.6</u>	B1	Not applicable	Not applicable	
				Griffin Industrial Estate, Penrhyndeudraeth	<del>C39</del> <u>C21</u>	0	4.9	B1, B2, B8	Not applicable	Not applicable	
			Service Villages	Y Ffôr Industrial Estate	<del>C27</del> <u>C22</u>	2.8	2.8	B2	Not applicable	Not applicable	
			Local Villages	Agricultural Park, Llanystumdwy	<del>C24</del> <u>C23</u>	1.5	6.6	B1, B2, B8	Not applicable	Not applicable	

NMC Number	Policy/Para/Map	Matters Arising Changes									
				Open Countryside	Wynnstay Farmers site, Rhosfawr	<del>C26</del> <u>C24</u>	1.4	4.9	B2	Not applicable	Not applicable
			Ynys Môn	Urban Service Centre	Former Shell land, Amlwch	<del>C28</del> <u>C25</u>	7	19.3	B2, B8	No	Not applicable
					Llwyn Onn Industrial Estate, Amlwch	<del>C29</del> <u>C26</u>	3.16	15	B1, B2, B8	No	Not applicable
				Anglesey Aluminium land, Holyhead	<del>C30</del> <u>C27</u>	81.7	90.5	B1, B2, B8	Yes	Strategic Regional Site (Main)	
				Former site of Eaton Electrical, Holyhead	<del>C31</del> <u>C28</u>	2	2	B1, B2	No	Not applicable	
				Kingsland site, Holyhead	<del>C32</del> <u>C29</u>	0.8	0.8	B1, B2, B8	No	Not applicable	
				<u>Local Service</u>	<u>Gaerwen Industrial</u>	<u>C30</u>	<del>11.3</del>	<u>39.5</u>	<u>B1, B2, B8</u>	<u>Yes</u>	<u>Strategic Regional Site (Main)</u>

NMC Number	Policy/Para/Map	Matters Arising Changes									
			<u>Centre</u>	<u>Estate, Gaerwen</u>							
			Open Countryside	Land near Mona Airfield, Mona	€34-C31	8.9	20.5	B2, B8	No	Not applicable	
<p>Land is allocated as listed below for employment/business enterprises and shown on the Proposals Map. <u>Proposals for non B-class employment uses, other than minor ancillary uses will not be permitted.</u></p>											
			Urban Service Centre	Land to the north of Lledwigan farm, Llangefni	€14-C32	20.6	20.6	B1, B2, B8	Yes	Strategic Regional Site (Main)	
				Land in the	€15-C33	4.9	4.9	B1,	Yes	Strategic	

NMC Number	Policy/Para/Map	Matters Arising Changes						
			Creamery, Llangefni				B2, B8	Regional Site (Main)
		Local Service Centre	Gaerwen Industrial Estate, Gaerwen	€33- <del>C34</del>	25.2	58.1 <u>20.3</u>	B1, B2, B8	Yes Strategic Regional Site (Main)
			Menai Science Park, Gaerwen <sup>4</sup>	€38- <del>C35</del>	7.6	7.6	B1 <sup>3</sup>	Yes Strategic Regional Site (Main)
		Service Village	Adjacent to the petrol station, Y Ffor	€10- <del>C36</del>	1.7	1.7	B1, B2, B8	Not applicable Not applicable
<p>The following sites are identified as 'reserve <u>employment sites</u>' associated with Anglesey Energy Island Programme <u>not for local market demand for general industrial or business uses, but rather to accommodate business and employment uses that would initially cater specifically for the needs of Wylfa Newydd or other 'Energy Island'/ 'Enterprise Island' development. Proposals for B1, B2 or B8 uses on</u> <del>Before consideration can be given to releasing these sites lands for employment use, need</del> <u>need to demonstrate that</u> <del>have to be demonstrated, plus evidence that the proposed</del></p>								

<sup>3</sup> Land at Menai Science Park, Gaerwen is allocated solely for the development of a Science Park. Any development on the site must be B1 Use or a use which is supplementary or connected to the B1 use. Only uses which conform with the definition of a 'Science Park' will be approved on the site.

<sup>4</sup> Parts of the site are currently occupied with mixed use development.

NMC Number	Policy/Para/Map	Matters Arising Changes																						
		<p>development on the site is directly related to realising the objectives of the Anglesey Energy Island Programme and that <b>there was no suitable protected safeguarded or allocated employment site or the supply is insufficient to meet the need.</b></p> <table border="1" data-bbox="607 459 2002 842"> <thead> <tr> <th></th> <th>Site</th> <th>Map reference</th> <th>Area (Total)</th> <th>Use</th> <th>Enterprise Zone Site</th> </tr> </thead> <tbody> <tr> <td rowspan="3" style="writing-mode: vertical-rl; transform: rotate(180deg);">Reserve Sites</td> <td>Holyhead Port, Holyhead</td> <td>C(wg)3537</td> <td>41.9<sup>4</sup></td> <td>B1, B2, B8</td> <td>Yes</td> </tr> <tr> <td>Extension to Gaerwen Industrial Estate, Gaerwen</td> <td>C(wg)3638</td> <td>20</td> <td>B1, B2, B8</td> <td>No</td> </tr> <tr> <td>Former site of Shell, Rhosgoch</td> <td>C(wg)3739</td> <td>82.2</td> <td>B1, B2, B8</td> <td>Yes</td> </tr> </tbody> </table>		Site	Map reference	Area (Total)	Use	Enterprise Zone Site	Reserve Sites	Holyhead Port, Holyhead	C(wg)3537	41.9 <sup>4</sup>	B1, B2, B8	Yes	Extension to Gaerwen Industrial Estate, Gaerwen	C(wg)3638	20	B1, B2, B8	No	Former site of Shell, Rhosgoch	C(wg)3739	82.2	B1, B2, B8	Yes
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NMC 149	7.3.25	<p><b><i>Include additional explanation relating to the purpose and compliance of the Employment Land Review with TAN23:-</i></b></p> <p><u>An Employment Land Review was carried out to assess current employment sites located within the local authorities. The ELR assessed which sites are most likely to meet the current and anticipated requirements for employment land. The approach taken is in keeping with the sustainable objectives of the Plan. The methodology used to undertake the Employment Land Review corresponds with the methodology as outlined in TAN23: Economic Development (2014).</u> This approach ensures that there is a balanced provision of employment land which is likely to meet the employment needs and opportunities that are facilitated by both Councils' Strategies, including the Anglesey Energy Island Programme/ Enterprise Island, and the Enterprise Zone Snowdonia, <u>the Plan</u> it is intended to <u>safeguards existing protect</u> employment land in accordance with the hierarchy referred to above in Policy CYF1. <u>Existing employment sites safeguarded in the Plan are those</u></p>																						



NMC Number	Policy/Para/Map	Matters Arising Changes
		<p><b><u>sites already in use for B1, B2 and B8 uses.</u></b> It is recognized that these sites have an important role in maintaining and securing future employment opportunities, and therefore the intention is to protect them for those purposes. The different strata within the hierarchy are defined as follows:</p> <p style="text-align: center;"><b>Primary Sites</b></p> <p style="text-align: center;"><b>Secondary Sites</b></p> <p style="text-align: center;"><b>Reserve Sites</b></p> <p style="text-align: center;"><b>Strategic Regional Site</b></p> <p>Sites that are likely to be more attractive to the market and are likely to be developed in the short term. These sites are located within or near Centres and Service Village which have a range of community services, facilities as well as sustainable transport links.</p> <p>Sites that are not in the most attractive location as regards access and market presence in comparison to the primary sites. However, they offer important opportunities which address local demand as well as the potential demand arising from Anglesey Energy Island Programme/ Enterprise Island. These sites are mainly located within or near Centres, Service Village and Villages, which have a range of community services, facilities as well as sustainable transport links.</p> <p>Sites that have the potential to meet the demand resulting from Wylfa Newydd as well as the rest of the Anglesey Energy Island Programme/ Enterprise Island</p> <p>Sites of regional importance with a critical role in achieving regional and contributing to national economic development objectives, supporting key</p>

NMC Number	Policy/Para/Map	Matters Arising Changes
		<p style="text-align: center;"><b>Strategic Sub-regional Site</b></p> <p>sector development. Sites with a more general and localised focus for economic development than regional strategic sites with a focus on attracting employers that draw a workforce from wider than the local area.</p>
NMC 150	7.3.26	<p><b><i>Delete paragraph which refers to the portfolio of employment land:-</i></b></p> <p><del>It is important that the Plan provides an appropriate portfolio of employment land in terms of range, quality and quantity to meet the local demand for employment land and units. Safeguarding the sites named above is a means of ensuring that this need is met.</del></p>
NMC 151	7.3.26a	<p><b><i>Delete paragraph which refers to the Employment Land Review:-</i></b></p> <p><del>An Employment Land Review (ELR) has been carried out to assess current employment sites located within the local authorities. The ELR assessed which sites are most likely to meet the current and anticipated requirements for employment land. The approach taken is in keeping with the sustainable objectives of the Plan. The methodology used to assess to carry out the Employment Land Review corresponds with the methodology as outlined in TAN23: Economic Development (2014).</del></p>
NMC 152	7.3.27	<p><b><i>Include additional text to explain the importance of providing a balanced supply of employment land within the Plan:-</i></b></p> <p>Traditionally <b><u>Historically,</u></b> the rate of take up of employment land within the Plan area has been 4ha per annum. <b><u>However,</u></b> <b><u>the Councils consider that it is critical for the Plan to provide an employment land supply that provides a quantum and a</u></b></p>

NMC Number	Policy/Para/Map	Matters Arising Changes
		<p><u>range of employment sites to ensure that the Plan area meets the economic growth aspirations linked to Energy Island/Enterprise Island over and above the local market demand.</u> To ensure that there is provision for the possibility of slippage and flexibility of economic stimulus that would lead to greater demand for employment land, the Plan provides for the rate of take up of employment land 6ha per annum. The new allocated employment sites equate to <u>60ha55.1ha and are well positioned in relation to the Plan area's road and transport infrastructure. If the supply of safeguarded and allocated sites is insufficient or inappropriate to meet the demand, 3 reserve sites are identified in Policy CYF 1 to ensure that the under-supply can be effectively addressed.</u> , and existing employment land is also safeguarded which already include development or infrastructure.</p>
NMC 153	7.3.28	<p><i>Delete paragraph which refers to the employment land provision which has been identified in policy CYF 1:-</i></p> <p>It is expected that the location of the majority of employment developments within the area and within the Plan period will be on sites that are identified in Policy CYF1. This protection will allow new developments, as well as extension and intensification of employment activities on existing employment sites.</p>
NMC 154	Policy CYF 1A New Policy	<p><i>Include a new policy which specifically relates to employment uses in Adwy'r Hafan as a result of the flooding restrictions which affect the site:-</i></p> <p><b><u>POLICY CYF 1B: ADWY'R HAFAN PWLLHELI</u></b></p> <p><b><u>Proposals for the change of use of land or conversion of existing units Adwy'r Hafan to a higher vulnerability classification, as set out in TAN 15, will not be permitted. Redevelopment of existing plots will only be supported if the following criteria can be met:</u></b></p> <ol style="list-style-type: none"> <li>1. <b><u>the proposal does not involve additional buildings;</u></b></li> <li>2. <b><u>the proposal does not involve extensions of more than 250m<sup>2</sup> to existing buildings;</u></b></li> <li>3. <b><u>the proposal does not involve sub-division of existing buildings for use by 2 or more businesses;</u></b></li> </ol>

NMC Number	Policy/Para/Map	Matters Arising Changes
		<p data-bbox="591 339 2047 403"><b><u>4. flood resistant and/ or resilient measures to mitigate potential flood risks are included in the design of replacement buildings.</u></b></p> <p data-bbox="542 448 2063 512"><b><u>Any proposal for a replacement building will need to be accompanied by a site specific Flood Consequences Assessment which will need to consider options for betterment / flood resilience</u></b></p> <p data-bbox="542 557 2063 652"><b><u>Planning conditions will be applied or a planning obligation will be secured where there is a need to: limit the planned life of a development or ensure seasonal use; remove a time-limited development on cessation of use; review relevant planning permissions.</u></b></p>
NMC 155	7.3.28a  New paragraph	<p data-bbox="542 700 1686 732"><b><i>Include an explanation to the new policy which has been proposed to the Plan (Policy CYF1A):-</i></b></p> <p data-bbox="542 772 696 804"><b><u>Explanation:</u></b></p> <p data-bbox="542 844 2063 1339"><b><u>Adwy'r Hafan is a well established employment site in Pwllheli, providing an important supply of units for local businesses. Safeguarding of existing employment areas will encourage market activity to maintain a supply of employment floorspace. However, this Industrial Estate is vulnerable to flooding, being located within a C1 Flood risk area. Flood modelling indicates that, over its lifetime, the site would be at risk of flooding from overtopping the harbour wall to the west and the site would be at risk of flooding from the east should the sand dunes be breached. The West Wales Shoreline Management Plan 2 policy for epochs that cover the Plan period provide a hold the line policy approach for the relevant policy area that covers Pwllheli. The Council's main aim through its approach to flood risk is to ensure the safety of its existing and future residents and businesses. Adwy'r Hafan is a brownfield site. The site's continued use would contribute to sustaining an existing key settlement and would contribute to key employment objectives supported by the Council. On balance, the Councils consider that the Plan should facilitate 'like for like' development at Adwy'r Hafan in the short term, but, that its continued use during the Plan period should be strictly controlled and that options to identify options for an alternative site should be investigated. This policy serves as the best interim solution to maintain a supply of units in Pwllheli at least until further options, including funding, can be explored in detail. Applicants will be encouraged to take advantage of the pre-application service provided by the Council and should also discuss proposals with Natural Resources Wales.</u></b></p>

NMC Number	Policy/Para/Map	Matters Arising Changes
NMC 156	CYF 4	<p><i>Amend the wording of the policy to clarify that it relates to releasing safeguarded employment sites only for an alternative use along with clarifying that not all of the criteria are relevant when considering proposals:-</i></p> <p><b>POLICY CYF4: ALTERNATIVE USES OF <u>EXISTING</u> EMPLOYMENT SITES</b></p> <p>Proposals to release employment land on <u>existing employment sites</u> safeguarded <del>or allocated</del> for Use Classes B1, B2 or B8 in accordance with Policy CYF1 for alternative uses will be granted only in special circumstances, provided they conform to <u>one or more of</u> the following criteria:</p> <ol style="list-style-type: none"> <li>1. If the site is vacant, that it is unlikely to be used in the short and medium term for the original use or the safeguarded use and there isn't a viable business or industrial use for the site, <u>or</u>;</li> <li>2. There is an over provision of employment sites within the vicinity, <u>or</u>;</li> <li>3. The current employment use is having a detrimental effect on amenity and the environment, <u>or</u>;</li> <li>4. The proposal would not have a detrimental effect on employment uses at adjacent sites, <u>or</u>;</li> <li>5. There is no other suitable alternative site for the proposed use <u>and the need for the alternative use on the site overrides the economic considerations, or</u>;</li> <li>6. If the site is used in the short term (on a temporary basis) it should be assured that there are appropriate restoration measures in place to the satisfaction of the Local Planning Authority.</li> </ol>
NMC 157	7.3.34	<p><i>Provide further explanatory text to policy CYF 4 for clarity:-</i></p> <p>The Plan seeks to ensure that there is adequate and appropriate provision of land for employment purposes. It is essential that these sites are <u>retained as far as appropriate as they are</u> located in areas close to settlements where people live in order to reduce the need to travel to work <u>and to support economic growth and the local economy. As such the loss of employment uses can negatively impact on access to local jobs and reduce the area's competitiveness.</u></p>

NMC Number	Policy/Para/Map	Matters Arising Changes
NMC 158	7.3.35	<p><i>Provide further explanatory text to policy CYF 4 for clarity:-</i></p> <p><b>Nonetheless, over time,</b> there <del>maybe</del> are cases where some traditional employment sites <u>or premises</u> may become <del>have been</del> dormant <del>for a while</del>. Furthermore it is recognized that traditional employment uses do not tend to produce land values that compare with uses such as housing or retail.</p>
NMC 159	7.3.36	<p><i>Provide further explanatory text to policy CYF 4 for clarity:-</i></p> <p>It <del>would</del> <b>will</b> be necessary to receive a full justification for the change of use of land or units allocated of <u>safeguarded sites or premises listed in Policy CYF1</u> <del>for B1-B8 use class purposes</del> for alternative uses, including information regarding the viability of the existing employment use, any attempt that has been made to market the unit/land for employment, impact of reduction of job opportunities for the local community, and information regarding the provision of employment sites which meet local demand.</p>
NMC 160	TWR 1	<p><i>Amendment to clarify the Policy's scope and to reflect national planning policy:</i></p> <p><b>POLICY TWR 1: VISITOR ATTRACTIONS AND FACILITIES</b></p> <p><b>Proposals to develop new visitor attractions and facilities or to improve and extend the standard of existing facilities will be encouraged to locate to sites within the development boundary.</b></p> <p><b>Where there are no suitable opportunities within the development boundary, only proposals that involve the following will</b></p>

NMC Number	Policy/Para/Map	Matters Arising Changes
		<p><b>be granted:</b></p> <ol style="list-style-type: none"> <li><b>1. The re-use of an existing building(s) or a suitable previously used site: or</b></li> <li><b>2. The re-use of an existing building(s) or a site closely related to other existing buildings that forms part of an existing tourist facility; or</b></li> <li><b>3. An activity restricted to a specific location due to its appropriate use of a historical or natural resource <u>or its proximity to the attraction which it relates</u></b></li> </ol> <p><b>All proposals, will be required to comply with all the following criteria:</b></p> <ol style="list-style-type: none"> <li><del>4. Where it is reasonably practical it can be accessed by various modes of transport, especially sustainable modes of transport such as walking, cycling and public transport;</del></li> <li><b>5. The scale, type and character of the proposed development is appropriate for its urban/rural setting;</b></li> <li><b>6. The proposed development is of high quality in terms of design, layout and appearance;</b></li> <li><b>7. The proposed development will support and extend the range of facilities within the Plan area;</b></li> <li><b>8. The proposal is supported by evidence to demonstrate that there would be local employment opportunities.</b></li> </ol> <p><b><u>Where appropriate, the development can be accessed by various modes of transport, especially sustainable modes of transport, such as walking, cycling and public transport.</u></b></p>

NMC Number	Policy/Para/Map	Matters Arising Changes
NMC 161	7.3.54	<p><i>Amendment to paragraph 7.3.54 to improve clarity:</i></p> <p>The policy also recognises that in exceptional circumstances 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. <b><u>This type of development would be that in connection with features of the natural or historic environment or outdoor activity and might include visitor or interpretation centres or development associated with outdoor activities.</u></b> However, development should not be at the expense of the local environment or community interests. Outside of the development boundaries proposals should first look at re-using or extending existing buildings in order to protect the countryside from inappropriate development. However, new build attractions could be permitted in certain areas of the countryside if it can be demonstrated there are no sequentially preferable sites and buildings. <b><u>All proposals outside existing settlements will need to establish why a rural location is necessary.</u></b></p>
NMC 162	7.3.57	<p><i>Amendment to paragraph 7.3.57 to improve clarity:</i></p> <p><b><u>Evidence about occupancy rates suggests that good quality self-serviced accommodation generally continues to be a popular choice for visitors.</u></b> Policy PS11 and Policy TWR2 also recognizes that managing the wide range of high quality self-serviced accommodation is essential in providing visitors with choice. The policy therefore aims to support the principle of providing high quality self-serviced holiday accommodation in sustainable locations which presents such a choice.</p>
NMC 163	7.3.59	<p><i>Amendment to paragraph 7.3.59 try to improve clarity:</i></p> <p>Historically national planning guidance and local planning policy (particularly within the Gwynedd Local Planning Authority area) has given priority to the conversion of existing buildings in the countryside for economic use. This means that within some areas there is an abundance of buildings that have been converted to self-serviced accommodation. <b><u>Therefore, there is concern about oversupply of self-serviced accommodation in some parts of the Plan area. This could mean that providers and operators may not receive the anticipated return in income from what may be a significant investment.</u></b> Clearly it is not the intention of national guidance or the Council for this policy to lead an over-concentration of this type of holiday</p>



NMC Number	Policy/Para/Map	Matters Arising Changes
		<p>accommodation within a particular location, <b>which could result in businesses failing</b>. Evidence about occupancy rates suggests that good quality self-serviced accommodation continues to be a popular choice for visitors. Nonetheless evidence also suggests that the potential for developing additional self-serviced accommodation is limited within parts of the Plan area. There is some doubt about business sustainability of the existing self-serviced capacity and the Councils should therefore be very cautious about permitting applications for further accommodation. If proposals are based on unrealistic assumptions about a level of occupancy in a potentially saturated market there is a danger that they will make little profit or even fail financially. A further risk is that by adding to the supply of accommodation the occupancy levels and viability of existing providers will be undermined, putting the more vulnerable of them at increased risk of failure. The Councils will seek to prioritise the provision of high quality serviced accommodation over self-serviced accommodation where such opportunities arise. However, opportunities may exist, on a small scale, to develop some self-serviced accommodation using existing buildings, for example, located near the coastal footpath, required to support a farm or an established and important rural enterprise. <b><u>Applicants will be required to submit either a full market appraisal or a detailed business plan, which demonstrates the robustness of the proposed scheme. This would enable the Council to assess whether the scheme has a realistic chance of being viable, is not speculative in nature, and would help to make sure that there is no loophole to allow the redevelopment of existing buildings in the countryside for holiday use, and then allow them to convert to residential use if shown to be unviable in holiday use</u></b> provide evidence of the level of occupancy required to make the business viable. Supplementary Planning Guidance will be published to provide more information about the matter.</p>
NMC 164	7.3.66	<p><b><i>Amendment to paragraph 7.3.66 to improve clarity:</i></b></p> <p>Outside the Areas of Outstanding Natural Beauty and Special Landscape Areas a minor increase in units on site may be approved providing it can be demonstrated that the proposal offers significant <b><u>landscape or environmental</u></b> improvements to the site, reducing its landscape impact. Minor in relation to extending site area is not defined. <b><u>Normally, the improved siting and layout of units, together with improved internal circulation, parking areas and landscaping would result in the same number or slightly less units being accommodated. However, it is recognised that there may be instances where such</u></b></p>

NMC Number	Policy/Para/Map	Matters Arising Changes												
		<p><del>landscaping improvements could result in an increase in the number of units, except in relation to an increase in the number of units. <b>Provided that the increase is minor and the increased number of units does not unacceptably harm the appearance of the site. As a general rule an approximate</b> and should be no greater than a 10% increase in the number <b>of units</b> at the time of the original application, <b>is considered minor. However, each application will be assessed on its merit within this general guide due to</b> the However, because of the considerable variety in the size, nature and location of sites., each application will be assessed on its merit within this general guide.</del></p>												
NMC 165	7.3.83	<p><b><i>Provide further information with regard to the requirement for additional retail floorspace during the Plan period:-</i></b></p> <p>The study also recognised that the area is serviced by a retail hierarchy which includes centres outside the Plan area, e.g. Llandudno and Chester. The study considered that there was limited quantitative need for some 372 sq. m. <u>net</u> convenience floor space to be provided and distributed as set out below:</p> <ul style="list-style-type: none"> <li>● 200 sq. m Caernarfon</li> <li>● 172 sq. m Pwllheli</li> </ul> <table border="1" data-bbox="707 991 1771 1243"> <thead> <tr> <th><u>Retail Centre</u></th> <th><u>2011 – 2021</u></th> <th><u>2022 - 2026</u></th> <th><u>Indicative total (net)</u></th> </tr> </thead> <tbody> <tr> <td><u>Caernarfon</u></td> <td><u>125 sq.m</u></td> <td><u>75 sq.m</u></td> <td><u>200 sq.m</u></td> </tr> <tr> <td><u>Pwllheli</u></td> <td><u>132 sq.m</u></td> <td><u>40 sq.m</u></td> <td><u>172 sq.m</u></td> </tr> </tbody> </table>	<u>Retail Centre</u>	<u>2011 – 2021</u>	<u>2022 - 2026</u>	<u>Indicative total (net)</u>	<u>Caernarfon</u>	<u>125 sq.m</u>	<u>75 sq.m</u>	<u>200 sq.m</u>	<u>Pwllheli</u>	<u>132 sq.m</u>	<u>40 sq.m</u>	<u>172 sq.m</u>
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NMC 166	7.3.83a	<p><b><i>Provide further information with regard to the requirement for additional retail floorspace during the Plan period:-</i></b></p> <p>However, in respect of comparison goods, the Study concludes that there was potential for some 9,353 sq. m. <u>net</u> floor space to be provided over the Plan period as noted below:</p> <ul style="list-style-type: none"> <li>● 7,913 m<sup>2</sup> Bangor</li> <li>● 176 m<sup>2</sup> Caernarfon</li> <li>● 772 m<sup>2</sup> Pwllheli</li> <li>● 492 m<sup>2</sup> Llangefni</li> </ul> <table border="1" data-bbox="707 756 1774 1150"> <thead> <tr> <th><u>Retail Centre</u></th> <th><u>2011 – 2021</u></th> <th><u>2022 - 2026</u></th> <th><u>Indicative total (net)</u></th> </tr> </thead> <tbody> <tr> <td><u>Bangor</u></td> <td><u>5,105 m<sup>2</sup></u></td> <td><u>2,808 m<sup>2</sup></u></td> <td><u>7,913 m<sup>2</sup></u></td> </tr> <tr> <td><u>Caernarfon</u></td> <td><u>=</u></td> <td><u>176 m<sup>2</sup></u></td> <td><u>176 m<sup>2</sup></u></td> </tr> <tr> <td><u>Pwllheli</u></td> <td><u>413 m<sup>2</sup></u></td> <td><u>359 m<sup>2</sup></u></td> <td><u>772 m<sup>2</sup></u></td> </tr> <tr> <td><u>Llangefni</u></td> <td><u>44 m<sup>2</sup></u></td> <td><u>448 m<sup>2</sup></u></td> <td><u>492 m<sup>2</sup></u></td> </tr> </tbody> </table>	<u>Retail Centre</u>	<u>2011 – 2021</u>	<u>2022 - 2026</u>	<u>Indicative total (net)</u>	<u>Bangor</u>	<u>5,105 m<sup>2</sup></u>	<u>2,808 m<sup>2</sup></u>	<u>7,913 m<sup>2</sup></u>	<u>Caernarfon</u>	<u>=</u>	<u>176 m<sup>2</sup></u>	<u>176 m<sup>2</sup></u>	<u>Pwllheli</u>	<u>413 m<sup>2</sup></u>	<u>359 m<sup>2</sup></u>	<u>772 m<sup>2</sup></u>	<u>Llangefni</u>	<u>44 m<sup>2</sup></u>	<u>448 m<sup>2</sup></u>	<u>492 m<sup>2</sup></u>
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NMC 167	Policy PS 12	<p><b><i>Amend policy wording for clarity:-</i></b></p> <p><b>STRATEGIC POLICY PS 12: TOWN CENTRES AND RETAIL</b></p> <p><b>The Councils will work with partner organisations and the local community to protect and enhance the vitality and viability</b></p>																				

NMC Number	Policy/Para/Map	Matters Arising Changes															
		<p>of town centres in the Plan area in recognition of their retail, service and social functions in accordance with the following retail hierarchy:</p> <table border="1" data-bbox="557 443 1682 983"> <tbody> <tr> <td data-bbox="557 443 730 512">Gwynedd</td> <td data-bbox="730 443 1111 512">Sub-regional Retail Centre</td> <td data-bbox="1111 443 1682 512">Bangor</td> </tr> <tr> <td data-bbox="557 512 730 580"></td> <td data-bbox="730 512 1111 580">Urban Retail Centre</td> <td data-bbox="1111 512 1682 580">Caernarfon, Porthmadog, Pwllheli</td> </tr> <tr> <td data-bbox="557 580 730 759"></td> <td data-bbox="730 580 1111 759">Local Retail Centre</td> <td data-bbox="1111 580 1682 759">Abersoch, Abermaw, Bethesda, Blaenau Ffestiniog, Cricieth, Llanberis, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn</td> </tr> <tr> <td data-bbox="557 759 730 829">Ynys Môn</td> <td data-bbox="730 759 1111 829">Urban Retail Centre</td> <td data-bbox="1111 759 1682 829">Holyhead, Llangefni</td> </tr> <tr> <td data-bbox="557 829 730 983"></td> <td data-bbox="730 829 1111 983">Local Retail Centre</td> <td data-bbox="1111 829 1682 983">Amlwch, Benllech, Beaumaris, Cemaes, Llanfairpwll, Menai Bridge, Rhosneigr, Valley</td> </tr> </tbody> </table> <p>The Councils will promote the vitality and viability of town <del>city</del> centres in the Sub-regional Retail Centres, the Urban Retail Centres and the Local Retail Centre <u>as shown on the Proposals Maps</u> by:</p> <ol style="list-style-type: none"> <li>1. Encouraging a diverse mix of suitable uses (as defined in <u>PPW Planning Policy Wales</u> and <u>TAN Technical Advice Note 4</u>) in high quality environments that attract a wide range of people at different times of the day, and which are safe and accessible to all;</li> <li>2. Ensuring that new investment will be consistent with the scale and function of the city/ town centre in accordance with the retail hierarchy;</li> </ol>	Gwynedd	Sub-regional Retail Centre	Bangor		Urban Retail Centre	Caernarfon, Porthmadog, Pwllheli		Local Retail Centre	Abersoch, Abermaw, Bethesda, Blaenau Ffestiniog, Cricieth, Llanberis, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn	Ynys Môn	Urban Retail Centre	Holyhead, Llangefni		Local Retail Centre	Amlwch, Benllech, Beaumaris, Cemaes, Llanfairpwll, Menai Bridge, Rhosneigr, Valley
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NMC Number	Policy/Para/Map	Matters Arising Changes
		<p><b>3. Facilitating the provision of a total of <u>approximately 372 square metres (net)</u> of new convenience floor space by 2026 in accordance with the conclusions of the Retail Study (2013) in the appropriate locations; in the following <u>town</u> retail centres:</b></p> <ul style="list-style-type: none"> <li>i. 200 m<sup>2</sup> <u>net</u> Caernarfon</li> <li>ii. 172 m<sup>2</sup> <u>net</u> Pwllheli</li> </ul> <p>and, in terms of comparison goods , facilitate provision <u>of approximately</u> <del>the potential for</del> <u>9,353 square metres (net)</u> of floor space <u>by 2026 in accordance with the conclusions of the Retail Study (2013) in appropriate locations</u> in the following retail centres:</p> <ul style="list-style-type: none"> <li>• 7,913 m<sup>2</sup> <u>net</u> Bangor</li> <li>• 176 m<sup>2</sup> <u>net</u> Caernarfon</li> <li>• 772 m<sup>2</sup> <u>net</u> Pwllheli</li> <li>• 492 m<sup>2</sup> <u>net</u> Llangefni</li> </ul> <p><b>4. Resisting development that detract from their vitality and viability and protecting against the loss of retail units within the Primary Retail Areas, as shown on the proposal maps;</b></p> <p><b>5. Maximising opportunities to re-use suitable buildings within town centres;</b></p> <p><b>6. Restricting the expansion of out-of-town retailing and leisure development;</b></p> <p><b>7. Encouraging sustainable links between the workplace, home and town centres.</b></p> <p>Shops and services in Local Retail Centres and smaller villages that provide for the day to day needs of communities are safeguarded against their unnecessary loss and proposals for multi-purpose community services are supported.</p>

NMC Number	Policy/Para/Map	Matters Arising Changes
NMC 168	MAN 1	<p><b><i>Amend policy wording to give further explanation regarding the need to protect retail/Leisure uses within town centres:-</i></b></p> <p><b>POLICY MAN 1: PROPOSED TOWN CENTRE DEVELOPMENTS</b></p> <p>Proposals for new retail, commercial and leisure development will be directed towards town centres, as shown on the Proposals Maps, in the first instance, provided that they are of a scale and type appropriate to the size, character and function of the centre in the retail hierarchy set out in Policy PS 12.</p> <p>Proposals for new retail, commercial and leisure development proposals within town centres defined on the Proposals Maps will be granted provided they conform to the following criteria:</p> <ol style="list-style-type: none"> <li>1. They enhance the attractiveness, vitality and viability of the town centre,</li> <li>2. The proposal, either individually or cumulatively, does not undermine the retail role of the centre;</li> <li>3. The proposal use is in keeping with adjacent uses;</li> <li>4. The proposal does not create an excessive amount of dead frontages.</li> </ol> <p>Within the Primary Retail Areas, designated in Bangor, Caernarfon, Porthmadog, Pwllheli, Holyhead and Llangefni as shown on the Proposals Map, the change of use of ground floor premises (A1 shops) to any other use will be resisted</p> <p><b><u>Proposals that would lead to the loss of existing retail/leisure use (as defined by Planning Policy Wales) outside of the Primary Retail Area but within the defined town centre will be resisted unless it can be demonstrated that:-</u></b></p> <ol style="list-style-type: none"> <li>5. <u>The existing use is inappropriate or surplus to requirements, and</u></li> <li>6. <u>There is clear evidence that the current use has ceased to be financially viable, and</u></li> <li>7. <u>No other suitable retail/leisure use can be established, and</u></li> <li>8. <u>There is evidence of genuine attempts to market the facility, which have been unsuccessful.</u></li> </ol>

NMC Number	Policy/Para/Map	Matters Arising Changes
		<p>Retail and commercial proposals outside the defined town centres will need to be supported by evidence of need for additional provision and satisfy the sequential approach set out in national planning policy and accord with other policies in the Plan.</p>
NMC 169	7.3.87	<p><i>Amend wording for corectness:-</i></p> <p>Retail and commercial development should preferably be located within the defined town centres identified above. First preference will be given to developing sites within the Sub-Regional Centre, Urban Regional <del>Regional</del> <b>Retail</b> Centres, followed by edge of centre sites and then Local Retail Centres. Proposals will be determined in accordance with the sequential approach set out in Planning Policy Wales and Technical Advice Note 4.</p>
NMC 170	Policy MAN 3	<p><i>Amend policy wording for corectness:-</i></p> <p><b>POLICY MAN 3: RETAILING OUTSIDE DEFINED TOWN CENTRES BUT WITHIN DEVELOPMENT BOUNDARIES</b></p> <p>Shops located outside defined town centres but within the development boundary will be safeguarded by refusing proposals for other uses unless it can be demonstrated that all the following criteria can be met:</p> <ol style="list-style-type: none"> <li>1. That there is a similar service available within reasonable walking distance;</li> <li>2. If there is no similar service present, that the property has been on the market for a reasonable selling price or rent for a continuous period of 6 months;</li> <li>3. That the new use will not have detrimental impact on the amenities of adjacent uses.</li> </ol> <p>Proposals for new small scale convenience shops that meet the daily needs of residents for essential daily goods will be</p>

NMC Number	Policy/Para/Map	Matters Arising Changes
		<p>approved, provided that they do not jeopardise the viability and vitality of existing town centres in the retail hierarchy and do not form part of an industrial estate.</p> <p>Proposals for major retail development and sub-division of existing retail units outside the defined town centre boundaries will only be granted provided they conform to the following criteria:</p> <ol style="list-style-type: none"> <li>4. The development would not undermine the retail hierarchy set out in <u>Policy PS 12</u> in the in the Strategic Policies and detailed Policy MAN1; and</li> <li>5. The development either by itself or in combination with other permitted or allocated retail developments would not undermine the vitality and viability <u>of the defined town centre</u> of any of the centres;</li> <li>6. Evidence of need for additional provision has been demonstrated;</li> <li>7. The sequential approach set out in <u>Planning Policy Wales</u> national planning policy and guidance and in the Plan has been satisfied.</li> </ol>
NMC 171	7.3.96	<p><b><i>Include additional text for clarity:-</i></b></p> <p>Proposals outside the defined town centres <u>on edge of town centre sites or outside the town centre will be carefully controlled in order to support the town centres of the retail centres listed in Policy PS 12. The Retail Study (2013) has identified the possible need for additional retail space at specific periods during the Plan period (see paragraph 7.3.83 and 7.3.83a). The Plan, in accordance with Planning Policy Wales, is aware that thriving town centres are essential to maintain the area's communities. The Councils have not been able to identify specific sites within the relevant town centres to address the possible additional demand. Nevertheless, in terms of selecting a location to address the possible additional demand, proposals will be required</u> determined by <u>to</u> use the sequential approach outlined in Chapter 10 of Planning Policy Wales. <u>If it can be shown through this test that there is no suitable town-centre site available, emphasis will be placed on assessing edge of town centre sites before looking at sites outside the centre for key town centre uses. This approach will expect developers and retailers to be flexible and innovative in terms of format, design and scale of the proposed</u></p>



NMC Number	Policy/Para/Map	Matters Arising Changes
		<u>development and the amount of car parking required, tailoring these to fit local circumstances.</u>
NMC 172	7.3.98	<p><i>Amend explanation wording to comply with National Planning Policy:-</i></p> <p>Major retail proposals are considered to be any proposals above a net floor space of 500 sq. m. Any proposed additional floor space which would take an individual store to above 500 sq. m net will also be assessed under this policy. National policy establishes that a retail impact assessment must be submitted for retail developments over 2,500 sq. m gross floor space. In the case of Anglesey and Gwynedd where many centres have small retail provisions, more modest scale development <b><u>of less than 2,500 sq.m. gross</u></b> can have a significant adverse impact on the vitality and viability of existing town and local centres. <del>For this reason a retail impact assessment will generally be required for developments over 500 sq. m net.</del> In some instances a retail impact statement may be requested for smaller units where it is considered that the development either alone or in combination with other retail developments could harm nearby centres. <b><u>The Councils offer a pre- application advice service which is a means of receiving guidance in relation to the requirement for Retail Impact Assessment.</u></b> Requiring a retail impact assessment will help the Council assess whether there is a need for the development, the justification for selecting the site and the likely impact of the proposed development on the attractiveness, viability and vitality of the town centre.</p>
NMC 173	7.3.99	<p><i>Delete reference to Planning Policy Wales:-</i></p> <p><del>Planning Policy Wales establishes the approach to applying the needs and sequential tests for retail development.</del></p>

Register of Matters Arising Changes: Chapter 7.4 Managing Growth and Development – Supply and Quality of Housing

NMC Number	Policy/Para /Map	Matters Arising Changes
NMC 174	General	<p><i>Re-arrange the policies and explanatory text in this chapter in order to improve clarity, understanding and effectiveness of the Plan. This is through moving the Location of Housing section to follow the Scale of Housing Section. The Type of Housing, Affordable Housing, Gypsy and Traveller Accommodation sections now follow the Location of Housing section. The policy and paragraph numbers will be revised in the final published adopted version.</i></p>
NMC 175	7.4.3	<p><i>Delete second half of the paragraph. Information about the anticipated housing trajectory is provided in revised paragraph 7.4.114 and a new Appendix to the Plan.</i></p> <p>Local authorities can identify the number of homes needed, but the number actually built each year will be heavily influenced by factors outside their control. The Plan period (2011 – 2026) includes a time of continued economic and financial uncertainty. Market conditions continue to be weak and this is likely to mean that house building in the short term will remain subdued. To help progress housing delivery in the short term each Council and its partners are exploring and/ or implementing local initiatives. Using the best available information Topic Paper 20B seeks to provide a housing trajectory incorporating the likely phasing/delivery of housing schemes and indicating the housing land supply position throughout the plan period. In undertaking the exercise it is demonstrated as far as is possible that the requirement to maintain a 5 year land supply will be achieved throughout the Plan period. Planning mechanisms, such as short term consents, will be used where appropriate to seek to ensure that sites with planning consent will deliver the required homes.</p>

NMC 176	PS 13	<p><i>Amend to clarify which factors were considered and delete reference to tranches of development as it is superseded by information about the anticipated housing trajectory:</i></p> <p><b>STRATEGIC POLICY PS 13: HOUSING PROVISION</b></p> <p>Based on the level of anticipated housing need, balanced against deliverability, environmental <del>constraints</del> and landscape <u>constraints</u>, and community capacity, <u>economic and demographic prospects, and potential demographic profile</u> capacity, the Councils will make provision for a requirement for 7,184 housing units between 2011 and 2026. This requirement will be met by identifying opportunities for around 7,902 housing units to enable a 10% slippage allowance.</p> <p>A constant minimum 5 year supply of housing land will be maintained by allocating land and facilitating development on windfall sites and by using existing buildings. <del>in accordance with the following housing targets:</del></p> <ol style="list-style-type: none"> <li><del>1. a baseline requirement, which equates to 2,604 housing units between 2011 and 2018</del></li> <li><del>2. provision for growth, which equates to 5,298 housing units between 2018 and 2026</del></li> </ol> <p>This level of growth will be <u>is</u> distributed in accordance with Strategic Policy PS 15 and Policies TAI 14 to TAI 18 and will be monitored on an annual basis via the annual Joint Housing Land Availability Studies and the Annual Monitoring Reports.</p>
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NMC 177	TAI 1	<p><b><i>Delete reference to phasing requirement as it is superseded by information about the anticipated housing trajectory:</i></b></p> <p><b>POLICY TAI 1: APPROPRIATE HOUSING MIX</b></p> <p>The Councils will work with partners to promote sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Proposals should contribute to creating sustainable mixed communities by:</p> <ol style="list-style-type: none"> <li>1. Maximising the delivery of affordable housing (including for local need) across the Plan area in accordance with Strategic Policy PS 14;</li> <li>2. Contributing to redress an identified imbalance in a local housing market;</li> <li>3. Ensuring the sustainable use of housing land, ensuring an efficient density of development compatible with local amenity in line with Policy PCYFF 2;</li> <li>4. Ensuring the correct mix of housing unit types and tenures to meet the needs of the Plan area’s current and future communities; and where appropriate be subject to a phasing requirement</li> <li>5. Making provision, as appropriate, for specific housing needs such as student accommodation, homes for the elderly, Gypsy &amp; Travellers, supported accommodation, nursing, residential and extra care homes, needs of people with disabilities;</li> <li>6. Improving the quality and suitability of the existing housing stock;</li> <li>7. Ensuring high standards of design that create sustainable and inclusive communities in line with Policy PCYFF 2.</li> </ol>
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NMC 178	Policy TAI X	<p><b>Delete policy as a phasing policy is not required to manage housing supply:</b></p> <p>New Policy TAI X</p> <p><del>In order to ensure that different communities are able to accommodate residential development, the Councils will, where appropriate, seek a phased release of housing in relation to allocated sites or in relation to windfall sites.</del></p> <p><del>In order to improve delivery of homes as set out in Policy PS13 and Policies TAI 14 to TAI 18:</del></p> <ol style="list-style-type: none"> <li><del>1. Short planning permissions will be issued at the discretion of the Councils; or</del></li> <li><del>2. Housing development may be conditioned with completion dates; or</del></li> <li><del>3. Outline, reserve matters and full consents will not be renewed except with strong justification.</del></li> </ol>
NMC 179	7.4.12a	<p><b>Consequential change following deletion of the policy:</b></p> <p><del>Planning Policy Wales states that development may need to be phased, where appropriate in consultation with the relevant utilities/ infrastructure providers, to allow time to ensure that the provision of utilities/ infrastructure can be managed in a way consistent with general policies for sustainable development. Development may also need to take the ability of different communities to accommodate the development without eroding their character, including their linguistic character.</del></p>

NMC 180	7.4.12b	<p><b><i>Consequential change following deletion of the policy:</i></b></p> <p>The first part of the Policy sets out that allocated sites and significant windfall sites may be granted permission in a number of stages. This staged approach will allow some control in ensuring that infrastructure and communities are able to absorb development. The number of stages appropriate for each allocated site or windfall site will be determined at the pre-application stage in discussion with the applicant taking into account current commitments and delivery within the settlement along with any specific requirements in relation to the delivery of the allocated site in question. The Councils recognise that there will be sites where phased release will not be necessary, appropriate or relevant and that early discussion with the Councils prior to submitting any application will help establish whether phased release is to be applied. This phased approach does not preclude the need, where appropriate, for a clear masterplan to be submitted by the applicant upfront regarding the overall layout of the whole site. Policy TAI X is intended to improve delivery of completed housing rather than of planning consents. There has been a tendency to secure planning consents in settlements in the past without the clear intent to implement or deliver the units in the foreseeable future. This has often resulted from a pressure to secure a planning permission before the 'build quota' for a village is used up. Some planning consents have also been preserved as being extant by virtue of 'technical starts' which support the motivations, in some instances, for obtaining planning consent rather than secure a commercial intention to build. All these factors are tending to hamper genuine housing delivery and responsiveness to immediate needs.</p>
NMC 181	7.4.12c	<p><b><i>Consequential change following deletion of the policy:</i></b></p> <p>The policy will aid the Councils in securing a genuine five year land supply as required by the Joint Housing Land Assessments published by the Councils in response to national planning policy.</p>

NMC 182	TAI 2	<p><b><i>Amend to improve clarity:</i></b></p> <p><b>POLICY TAI 2: SUBDIVISION OF EXISTING PROPERTIES TO SELF-CONTAINED FLATS &amp; HOUSES IN MULTIPLE OCCUPATION (HMOs)</b></p> <p>The sub-division of existing properties to self-contained flats and HMOs that require planning permission will be granted provided they conform to the following criteria:</p> <p><b>A: For Property within a development boundary or is a coloured building within an identified Cluster</b></p> <ol style="list-style-type: none"> <li><del>1. The proposal doesn't involve a two-storey terraced house;</del></li> <li>2. The property is suitable for conversion to the number and type of units proposed without the need for significant extensions and external adaptations;</li> <li>3. It will not result in an excessive concentration of such uses to the detriment of a residential area <u>licensed houses in multiple occupation exceeding 25% of all residential properties in the electoral wards of Menai (Bangor) and Deiniol, and 10% in the remaining wards in the Plan Area;</u></li> <li>4. It will not have detrimental impact on residential amenity. In this regard, each proposal must demonstrate the adequacy of car parking, refuse storage space;</li> <li>5. Where dedicated car parking cannot be provided the proposal must not exacerbate existing parking problems in the local area.</li> </ol> <p><b>B: For Property in the Open Countryside</b></p> <ol style="list-style-type: none"> <li>6. Consideration has been given to commercial / tourism / care accommodation in the first instance;</li> <li>7. Property is of a size suitable for conversion and it is not viable to retain it as an individual dwelling;</li> <li>8. The proposal does not have a detrimental impact on residential amenity;</li> <li>9. Dependent upon viability evidence an affordable housing provision is given on an increase above one extra</li> </ol>
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		<p>unit;</p> <p><b>10. The site is located in a sustainable location.</b></p>
NMC 183	7.4.13	<p><b><i>Amend to provide updated information:</i></b></p> <p>Planning permission is required to convert a house, flat or other properties into separate flats or bedsits or to build new properties of this kind, unless the proposal involves the provision of one flat above a shop. Where no more than 6 people are sharing the facilities (i.e. bathroom and kitchen) and the management of the household (i.e. paying rent and eating together), then this is deemed to be a ‘shared house’ and will not normally require planning permission. This may in some cases include households, where some care is provided or where a number of students live together. <b><u>The Use Classes Amendment Order 2016 amends class C3 (residential houses) and introduces a new class - C4 (houses in multiple occupation). This change will increase the number of housing in multiple occupation that could require planning permission. The change to the General Permitted Development Order means that planning permission is not required to change a house in multiple occupation (C4) to a residential house (C3).</u></b></p>
NMC 184	7.4.13a	<p><b><i>Consequential change following refinement of the scope of Policy TAI 3:</i></b></p> <p>Self-contained flats or houses in multiple-occupation can help to address the needs of those wanting to purchase or rent small units of accommodation, as well as providing a relatively affordable housing option for those wishing to purchase their first property. In addition vacant / under used buildings could be one of the options to contribute towards meeting part of the need for temporary construction workers’ accommodation. Proposals for new build Flats /HMOs <del>are</del> <b>will be</b> dealt with under Policies <del>TAI 3 and</del> TAI 14 to TAI 18 [allocations and windfall policies] with consideration given to the potential impact upon the character and amenity of the locality including cumulative impact under Policy PCYFF 1.</p>



NMC 185	7.4.14	<p><b><i>Consequential change following amendment to the Policy wording:</i></b></p> <p>The provision of self-contained flats or HMOs can affect the residential amenity of adjoining properties. The accumulative effect or overprovision of these types of properties can affect the social character of an area and lower its environmental quality, thus detrimentally affecting the standard of living of other inhabitants. The situation can further worsen as families move out in order to seek a better living environment. The Council does not wish to see this happen (or continue in some areas). <del>Therefore, it will not permit the conversion of two storey terraced houses into flats or HMOs on the basis that this type of development is likely to fully compromise the residential amenity of adjoining properties.</del> The conversion of other properties will be refused unless proposals conform in full to the policy.</p>
NMC 186	7.4.18	<p><b><i>Amendments to improve clarity:</i></b></p> <p>Criterion 4 refers to the effect on a residential area. The following datasets will be used to determine the proportion of properties <del>not</del> used as a 'shared house' <b><u>housing in multiple occupation as</u></b> a percentage of all households. Data is included in <del>Topic Paper 16 Student Accommodation</del> <b><u>the 'Conversion of buildings to flats self-contained flats or houses of multiple occupancy' Supplementary Planning Guidance.</u></b> The data will be updated on a yearly basis to ensure that changes over time are captured and that the latest data can be used in determining planning applications. Applicants will need to take account of the current data on the date of their application. The Councils consider that non shared residential accommodation should not exceed 25% of residential properties in the electoral wards of Menai (Bangor) and Deiniol and 10% in the remaining wards in the Plan area. <b><u>For the purposes of calculating the percentage of housing in multiple occupation within the Ward, bespoke student accommodation flats will not count towards these figures.</u></b></p> <ul style="list-style-type: none"> <li>i. Licensed HMOs – records from the Council’s Licensing Team;</li> <li>ii. The number of extant planning permissions for HMOs</li> <li>iii. Council Tax exempt student properties (“shared housing <b><u>homes</u></b>”)</li> </ul>

NMC 187	7.4.19	<p><b><i>Amend to improve clarity:</i></b></p> <p>In circumstances where an applicant disagrees with the Council’s assessment of the number of HMOs/<del>shared housing</del> in a given area, then the applicant will be afforded an opportunity to provide evidence and demonstrate otherwise.</p>
NMC 188	TAI 3	<p><b><i>Amend to improve clarity:</i></b></p> <p><b>POLICY TAI 3: <u>SMALL SCALE CAMPUS STYLE</u> <del>TEMPORARY</del> ACCOMMODATION FOR CONSTRUCTION WORKERS</b></p> <p>Proposals for <u>small scale campus style</u> <del>temporary</del> accommodation (<u>up to a maximum of 500 bedspaces</u>) for construction workers will be permitted provided that they form part of the overall solution to providing temporary construction worker accommodation and the following criteria are satisfied:</p> <ol style="list-style-type: none"> <li>1. The site is located within or adjacent to development boundaries of Centres or Service Villages identified within the Plan’s Settlement Hierarchy, and</li> <li>2. It is proportionate in scale to the Centre or Service Village; and</li> <li>3. It will not prejudice the Councils’ ability to sustain a continuous minimum 5 years supply of land for permanent homes; or</li> <li>4. In exceptional circumstances, the site is located elsewhere <del>in Anglesey</del> provided: <ol style="list-style-type: none"> <li>i. the developer can demonstrate that there is an essential and proven need for the amount and type of accommodation that cannot be met within or adjacent to development boundaries of Centres or Service Villages in the locality through either existing accommodation or the re-use of an existing building;</li> <li>ii. the accommodation is provided to meet the temporary accommodation needs of workers;</li> </ol> </li> </ol>

		<p>iii. the site is accessible to public transport routes, workplaces, and key social infrastructure, <u>promoting sustainable travel options as appropriate;</u></p> <p>iv. a satisfactory standard of accommodation and adequate communal leisure and recreational facilities are provided on site to meet the amenity needs of occupiers;</p> <p><b>5. <u>Proposals within or adjacent to development boundaries</u></b> <del>The proposal is designed for permanent legacy use</del> <b><u>should be informed by a consideration of legacy uses, so that investment in elements such as infrastructure, buildings, ecological and landscape works brings long term benefits</u></b> unless, in exceptional circumstances, the Council is satisfied that a legacy use is not feasible or appropriate;</p> <p><b>6. <u>The proposal will be assessed in accordance with this Policy</u></b> <del>with Policy PCYFF 1 and other policies relating to the alternative future use</del> <b><u>and Policy ISA 1, but will not be required to comply with policies relating to the development of permanent residential accommodation and retailing in the countryside;</u></b></p> <p><del>If provision of permanent homes is the intended legacy use of the accommodation, the proposal should make a positive contribution to the long term affordable housing objectives of the Council in accordance with the requirements of Policy TAI9 and Policy TAI10;</del></p> <p><b>7. Where the proposal would result in impacts or additional demands on existing community facilities (<u>including healthcare facilities</u>), in accordance with Policy ISA 1, either additional facilities or appropriate contributions for the development or improvement of existing facilities off site within Centres or Service Villages will be provided, unless it can be demonstrated that temporary <u>ancillary</u> facilities should be provided <del>elsewhere</del> <u>on site;</u></b></p> <p><b>8. <u>That appropriate improvements to the transport network are provided to mitigate adverse impacts on local communities and tourism;</u></b></p> <p><del>9. The accommodation, and the agreed legacy use, contribute to creating a mixed, inclusive and sustainable community, and</del> <b><u>The proposal does not cause an over-concentration of such a use in the local area or harm to the residential amenity</u></b></p>
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		<p>or the surrounding area;</p> <p><b>10. If a <del>alternative future</del> or legacy use is not feasible the Council shall require that temporary buildings are removed and</b></p> <p><b><u>i. the serviced land is left in a suitable <del>neat and tidy</del> condition following the removal of the structures in accordance with a scheme of work submitted to and approved by the Local Planning Authority, or</u></b></p> <p><b><u>ii. all waste disposal facilities, roads, parking areas and drainage facilities are permanently removed from the site and the land is reverted to its original state in accordance with a scheme of work submitted to and approved by <del>to</del> the satisfaction of the Local Planning Authority.</u></b></p> <p><del>Planning permission will always only be granted subject to a time limited period in order to enable the Council to review the overall trend the construction project's associated accommodation needs. Appropriate planning mechanisms will be applied to secure the agreed legacy use.</del></p> <p><b>Operators will be required to keep a register of all workers living in the accommodation and to make this register immediately available, on request, to the Council.</b></p>
NMC 189	7.4.23	<p><b><i>Amend to reflect changes to the Policy:</i></b></p> <p><del>Homes with shared facilities are often known as houses in multiple occupation (HMOs)/ shared homes. HMOs/ shared homes are flats or houses occupied by more than one household, where each household does not have exclusive use of all cooking, washing and toilet facilities. This Policy applies to the construction of new HMOs/ shared homes as opposed to the conversion of existing buildings (which would fall under Policy TA12). This Policy applies to new build purpose built <b>temporary accommodation provided for construction workers</b> required in connection with large scale construction projects, e.g. Wylfa Newydd or any other work that requires a large number of temporary/ transient resident workforce. The accommodation will be required for 6 months or more. The duration will be restricted to a maximum period agreed to by the Council and will be conditioned for refurbishment of the building/ structure or reinstatement of the site at the end of the period. The Council</del></p>

		encourages accommodation designed to allow transition to an alternative legacy use.
NMC 190	New paragraph 7.4.23a	<p><b><i>Include additional text to improve clarity:</i></b></p> <p><b><u>These would be specially provided, campus-style developments including modular single worker en-suite accommodation units, arranged in blocks that share communal facilities, such as a kitchen, dining space and lounge. The modular build would allow flexibility to meet changes in demand over time.</u></b></p>
NMC 191	New paragraph 7.4.23b	<p><b><i>Include additional text to improve clarity:</i></b></p> <p><b><u>The Council favours sites located within or adjacent to the identified Centres or Services in order to promote sustainable development (including access to public transport linkages), integration with communities (unless the scale of the development would not be proportionate to the Centre or Service Village), and to facilitate beneficial long-term legacy uses. This could enable efficiency in terms of accessibility to welfare, leisure and recreation facilities in the nearest settlements. Where required and appropriate, the solution to ensure that the occupiers' requirements are addressed could involve investment to upgrade facilities in the nearest settlements. Alternatively, these sites could be more self-contained, providing on site welfare, sports, leisure and recreation facilities as well as bus pick up and drop off points for the occupiers. Other services, e.g. canteen, administrative services, would also form part of the development covered by this Policy.</u></b></p>
NMC 192	New paragraph 7.4.23c	<p><b><i>Include additional text to improve clarity:</i></b></p> <p><b><u>This policy only addresses developments of up to 500 bed spaces together with ancillary facilities for welfare, leisure and recreation. Larger proposals will be considered under Policy PS 9A and other relevant policies in the Plan.</u></b></p>

NMC 193	New paragraph 7.4.23ch	<p><i><b>Include additional text to improve clarity:</b></i></p> <p><u>While Policy TAI 3 (and PCYFF 1 and Policy ISA 1) would be the relevant policies for this style of temporary accommodation provided for construction workers, this Policy would not apply to a proposal for permanent housing, for example houses that would initially be sub-divided to allow use by construction workers, then adapted to become homes for families or other members of local communities. Policies TAI 14 to TAI 17 would apply to this type of provision, depending on the site's location, as well as other relevant Policies, e.g. Policy TAI 9 – Affordable housing threshold and distribution (for use following use by construction workers); Policy ISA 5 – Provision of open spaces in new housing development; Policy ISA 1 – Infrastructure provision. Policy TAI 3 would not apply to any form of purpose built accommodation that has been designated as student housing or designated for use by older people or would be suitable for young adults with a limited income. Policy TAI 6 provides part of the framework to deal with proposals for new purpose build student accommodation.</u></p>
NMC 194	7.4.24	<p><i><b>Amend to improve clarity:</b></i></p> <p>This type of accommodation has the potential to mitigate pressure on the stock of private rented homes or open market housing <u>or visitor accommodation</u> in communities. <del>Policy TAI3 would not apply to any form of purpose built accommodation that has been designated as student housing or designated for use by older people or would be suitable for young adults with a limited income. Policy TAI6 provides part of the framework to deal with proposals for new purpose build student accommodation.</del></p>
NMC 195	7.4.25	<p><i><b>Amend to improve clarity:</b></i></p> <p>The aim of this Policy is to achieve <del>contribute to achieving</del> the appropriate balance by facilitating the development of HMOs/ shared housing and purpose built accommodation required for temporary construction workers and <u>of solutions to address the need to accommodate a large number of construction workers, thus</u> protecting the supply of housing suitable for local</p>

		communities during the Plan period.
NMC 196	7.4.26	<p><b><i>Amend to improve clarity:</i></b></p> <p><del>The creation of mixed, sustainable and inclusive communities can be adversely affected where purpose built accommodation, HMOs or shared housing is proposed.</del> This scale of accommodation creates a concentration of relatively short-term residents, and can be unwelcome in an established community. Specific concerns can include pressure on services and facilities that meet the needs of longer term residents, particularly key services and facilities such as doctors’ surgery, dentist, leisure centres, libraries, schools. The Councils are committed to supporting residential communities in the Plan area. Each application for temporary accommodation for construction workers shall be accompanied by an assessment for the proposal, including:</p> <ul style="list-style-type: none"> <li>i. <b><u>a detailed assessment of compliance with any relevant supplementary planning guidance;</u></b></li> <li>ii. a detailed explanation of the need for the facility;</li> <li>iii. how it accords with the project promoter’s published strategy to accommodate its construction workers;</li> <li>iv. details of the extent to which the proposal places demands on physical and community infrastructure;</li> <li>v. the extent to which the local community will benefit from the proposal; and</li> <li>vi. a demonstrable solution for the end of the life of the structure or building, unless it can be clearly demonstrated that a legacy use isn’t feasible.</li> </ul>

NMC 197	7.4.27	<p><b><i>Amend to improve clarity:</i></b></p> <p>Where proposals for <del>purpose built accommodation, HMOs or housing with shared facilities for</del> <b>temporary</b> accommodation for construction workers are likely to impact adversely on the balance of the community because of their scale or because of an existing concentration, the Councils may seek mitigating measures in accordance with Policy ISA 1. <b><u>In cases where the solution to addressing the requirements of the occupiers involve providing on site facilities, Policies that address the relevant land use would apply (e.g. Policy MAN 6 retailing in the countryside; Policy ISA 2 Community facilities), unless the ancillary facilities are temporary buildings designed at the outset to be removed from the site.</u></b></p>
NMC 198	TAI 5	<p><b><i>Amend to improve clarity and include a reference to a housing allocation in Beaumares as a consequential change arising from an amendment to Policy TAI 15:</i></b></p> <p><b>POLICY TAI 5: LOCAL MARKET HOUSING</b></p> <p><b><u>Only local market housing (as defined in the Glossary of Terms) will be permitted within the development boundaries of the settlements named below, except where the proposal contributes towards providing affordable housing in accordance with Policy TAI 9, and on the condition that the proposal complies with the following criteria</u></b> <del>New residential development within the development boundaries of the specific settlements noted below will be permitted provided that:</del></p> <ol style="list-style-type: none"> <li><del>1. The occupancy of the property is restricted to:</del> <ol style="list-style-type: none"> <li><del>i. Local market housing; and/or</del></li> <li><del>ii. Affordable housing (in accordance with Strategic Policy PS14 and Policy TAI9)</del></li> </ol> </li> <li><b>2. The size of the units comply with the defined maximum for the particular type of unit proposed;</b></li> <li><b>3. There are adequate arrangements available to restrict the occupancy of any local market house or affordable</b></li> </ol>



house in the first place and in perpetuity to those who conform to the relevant occupancy definition.

When a development is permitted, a planning condition will be used to manage Permitted Development Rights to ensure that an extension or alterations would not increase the size of the property beyond the defined accepted maximum size.

**The relevant settlements:**

**(i) Local Service Centres**

**Anglesey**

- Beaumaris
- Rhosneigr

**Gwynedd**

- Abersoch

**(ii) Villages**

**Anglesey**

- Moelfre
- Trearddur
- Pont Rhyd y Bont

**Gwynedd**

- Aberdaron
- Mynytho
- Llanbedrog
- Sarn Bach
- Tudweiliog
- Llangian
- Rhoshirwaun
- Borth-y-Gest
- Morfa Bychan

**The following site has been identified as a Housing Allocation:**

<u>Centre</u>	<u>Site Reference Number</u>	<u>Site Name</u>	<u>Estimated number of units</u>	<u>Permission (April 2015)</u>
<u>Beumaris</u>	<u>T32</u>	<u>Casita</u>	<u>35</u>	<u>Yes</u>

NMC 199	7.4.37	<p><b><i>Amend to improve clarity:</i></b></p> <p><b><u>This Policy is relevant for proposals to provide new residential units within the development boundaries of Abersoch, Beumaris, Rhosneigr, Aberdaron, Borth-y-Gest, Moelfre, Morfa Bychan, Mynytho, Llanbedrog, Llangian, Rhoshirwaun, Sarn Bach, Trearddur, Tudweiliog and Four Mile Bridge must comply with Policy TAI5 in combination with Policy TAI9. Topic Paper 17A provides the evidence behind the choice of settlements.</u></b> This Policy is relevant to all types of developments that create a new residential unit or units and it is relevant to any scale of development. <b><u>Consideration will be given to providing affordable units in accordance with Policy TAI 9.</u></b> Whilst the affordable housing element corresponds with what is facilitated in policies TAI9, <del>Open market housing will not be permitted in the settlements that are named in this Policy.</del></p>
NMC 200	New paragraph 7.4.37a	<p><b><i>Include additional text and table to refer to indicative provision for settlements identified in policy TAI 5 to improve clarity:</i></b></p> <p><b><u>The following table gives an indicative impression of how individual settlements could contribute towards the supply given in Policy PS 15.</u></b></p>

<u>Settlement</u>	<u>Indicative provision</u>
<u>Local Service Centre<sup>1</sup></u>	
<u>Abersoch</u>	<u>65</u>
<u>Beaumaris</u>	<u>55</u>
<u>Rhosneigr</u>	<u>54</u>
<u>Village<sup>2</sup></u>	
<u>Aberdaron</u>	<u>13</u>
<u>Borth-y-gest</u>	<u>10</u>
<u>Llanbedrog</u>	<u>16</u>
<u>Llangian</u>	<u>4</u>
<u>Morfa Bychan</u>	<u>10</u>
<u>Mynytho</u>	<u>13</u>
<u>Rhoshirwaun</u>	<u>6</u>

			<u>Sarn Bach</u>	<u>4</u>
			<u>Tudweiliog</u>	<u>12</u>
			<u>Moelfre</u>	<u>32</u>
			<u>Four Mile Bridge</u>	<u>17</u>
			<u>Trearddur</u>	<u>32</u>
<p><sup>1</sup><u>This figure includes units that could be provided on windfall sites and commitments (land bank) housing, but excludes completed housing units up to April 2015 – see Appendix 5 and Glossary of Terms.</u></p> <p><sup>2</sup><u>This figure includes commitments (land bank) housing and completed housing units – see Appendix 5 and Glossary of Terms.</u></p>				

NMC 201	7.4.38	<p><b>Delete text and include additional wording at the end of the paragraph to improve clarity:</b></p> <p><del>Evidence set out in Topic Paper 17 Local Market Housing clearly demonstrates that intensive problems exist within the housing markets of the settlements that are named in this policy, which has a social and economic effect on these communities. By promoting only local market housing and affordable housing (Policy TA19) within these settlements, the objective of this policy is to contribute to tackle the imbalance within the local housing markets and sustain and strengthen fragile communities. The policy responds to recognised factors that influence the relevant housing markets. It expands opportunities in the defined housing markets and secures a provision of units that meet the community's needs. This Policy therefore does not aim to provide affordable housing to those in the local community that are in need of such dwellings (as this is the objective of the Affordable Housing policies), but rather ensures the sustainability of vulnerable communities, where intensive problems exist within the housing market. Application of this Policy may also help achieve wider social policy goals, such as maintaining and strengthening Welsh speaking communities. Supplementary Planning Guidance will be published to provide advice on the <u>planning mechanism that could be used and so forth</u> matter.</del></p>
NMC 202	7.4.39	<p><b>Amend to improve clarity:</b></p> <p>This policy will <del>seek to</del> control the value of local market units by managing the size of the properties. By managing the maximum size of local market units, the value of these units will be more compatible with the policy objective of sustaining the defined communities.</p>
NMC 203	7.4.40	<p><b>Amend to improve clarity:</b></p> <p>For the purposes of the 'Local Market Housing' clause, 'local' is defined as follows:</p>

		<p><b>Local Service Centres</b> – Connection with the <del>particular</del> ward where the settlement is located or any ward directly adjoining it.</p> <p><b>Villages</b> – Connection with the <del>particular</del> ward where the settlement is located only.</p> <p>‘Connection with the ward’ is defined as follows:</p> <ul style="list-style-type: none"> <li>i. An individual who currently lives within the relevant wards and who has lived there continuously for 5 years or longer; or</li> <li>ii. People who are not currently living in the relevant wards but who have a long and established connection with the local community, including having lived in the area for a period of 5 years or longer in the past; or</li> <li>iii. People who have an essential need to move to live close to relatives who are currently living in the relevant wards and who have lived there for at least the past 5 years or longer and who need support because of age or infirmity reasons; or</li> <li>iv. People who need support because of reasons relating to age or infirmity and who need to move to live close to relatives who are currently living in the relevant wards and who have lived there for the past 5 years or longer; or</li> <li><del>v. People who genuinely need to live within a specific ward as a result of their work situation; or</del></li> <li><del>vi. Any other criterion agreed in writing by the Senior Planning and Environment Manager, Gwynedd Council or the Head of the Planning and Public Protection Service, Isle of Anglesey County Council (whichever Local Planning Authority is relevant).</del></li> </ul>
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NMC 204	TAI 7	<p><i>Amend to improve clarity:</i></p> <p><b>POLICY TAI 7: REPLACEMENT DWELLINGS</b></p> <p><b>Proposals for the replacement of a dwelling that meet the following criteria, where appropriate, will be granted:</b></p> <ol style="list-style-type: none"> <li><b>1. Outside development boundaries or identified clusters, the present dwelling has a lawful residential use;</b></li> <li><b>2. The building is not listed;</b></li> <li><b>3. The existing dwelling is of no particular architectural and/ or historic and/ or visual merit, for which it should be conserved;</b></li> <li><b>4. Outside development boundaries the existing dwelling is not capable of retention through renovation and extension and/ or it is demonstrated that the repair of the existing building is not economically feasible;</b></li> <li><b>5. Outside development boundaries, the proposed dwelling is not a replacement for <u>a caravan or holiday chalet that has a legal residential use</u>; <del>temporary residential accommodation or a building constructed of short life materials;</del></b></li> <li><b>6. Outside a Coastal Change Management Area, the siting of a replacement dwelling should be within the same footprint as the existing building unless it can be demonstrated that relocation within the curtilage lessen its visual and amenity impact in the locality;</b></li> </ol>

		<p><b>7. Outside development boundaries, the siting and design of the total new development should be of a similar scale and size and not create a visual impact significantly greater than the existing dwelling in order that it can be satisfactorily absorbed or integrated into the landscape. In exceptional circumstances a larger well designed dwelling that does not lead to significant greater visual impact could be supported;</b></p> <p><b>8. In areas at risk from flooding and outside a Coastal Change Management Area:</b></p> <ul style="list-style-type: none"> <li><b>i. A flood consequence assessment has been undertaken for the development and satisfactory risk mitigation has been identified;</b></li> <li><b>ii. The dwelling will incorporate flood mitigation and resiliency measures in accordance with Community and Local Government (CLG) publication Improving the flood performance of new buildings: flood resilient construction;</b></li> <li><b>iii. The building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/ overtopping of the tidal defences;</b></li> <li><b>iv. A flood warning and evacuation plan has been prepared for the property and is to be displayed on site.</b></li> </ul> <p><b>9. Exceptionally, when a recently inhabited or habitable dwelling is destroyed by accident, planning permission may be granted for a new dwelling, in situ. Evidence about the status and previous condition of the building and the cause and extent of the damage must be provided.</b></p> <p><b>Planning permission for a replacement dwelling may be subject to a condition to ensure:</b></p> <p><b>10. The demolition of the original dwelling and where appropriate the demolition of outbuildings on the completion</b></p>
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		<p>of the new dwelling, and/ or</p> <p>11. That permitted development rights are removed.</p>
NMC 205	7.4.47	<p><b><i>Amend to improve clarity:</i></b></p> <p>This Policy will not permit the <u>building of a house to replace</u> replacement of a temporary residential accommodation such as caravans, <u>a caravan or</u> chalets <u>that have a legal residential use (see definition of ‘caravan’ and ‘holiday chalet’ in Policy TWR 3.</u> etc. or buildings constructed from short-life materials such as prefabricated houses.</p>
NMC 206	TAI 8	<p><b><i>Amend to clarify scope of Policy and improve clarity:</i></b></p> <p><b>POLICY TAI 8: RESIDENTIAL USE OF CARAVANS, MOBILE HOMES OR OTHER FORMS OF NON-PERMANENT ACCOMMODATION</b></p> <p><b><u>New caravan or other forms of non-permanent accommodation sites for temporary residential use</u></b></p> <p>As an exception to Strategic Policy PS 15 and Policy TAI 9, a proposal <u>for a new site</u> involving the siting of caravans or other forms of non-permanent accommodation for the purpose of <u>temporary</u> residential use will be granted planning permission provided it conforms to all the following criteria:</p> <ol style="list-style-type: none"> <li>1. The siting is for a limited period of time, and <u>is required to accommodate temporary workers during construction of a specific</u> <del>in connection with an</del> approved building project; or</li> <li>2. There is a proven need for <u>a single caravan or other form of non-permanent accommodation</u> <del>temporary accommodation to assist in</del> <u>connection with</u> the establishment of a new rural based enterprise, in line with national planning policy and guidance.</li> </ol>

		<p>In the case of scenario 1) above:</p> <ul style="list-style-type: none"> <li>i. the siting of temporary residential caravans or other forms of non-permanent accommodation will be subject to the same locational considerations <u>as set out in Policy TWR 3</u> permanent residential dwellings; and</li> <li>ii. the site is located so as to minimise the need to travel and promotes the use of sustainable transport modes to the approved building project <u>site or a park and ride facility provided by the building project promoter</u>; and</li> <li>iii. it can be demonstrated that the accommodation facilitates the delivery of the building project's <u>construction workers'</u> accommodation strategy.</li> </ul> <p><u>Existing holiday caravan or other forms of non-permanent holiday accommodation</u></p> <p>A proposal involving occupation of existing holiday caravans or other forms of non-permanent accommodation outside the usual occupancy season or the extension of existing sites for the purpose of temporary residential use will be granted planning permission provided they conform to all the following criteria:</p> <ul style="list-style-type: none"> <li>3. There is a proven need for temporary residential accommodation in association with an approved building project; and</li> <li>4. The site is located so as to minimise the need to travel and promotes the use of sustainable transport modes to the approved building project <u>site or a park and ride facility provided by the building project promoter</u>; and</li> <li>5. It can be demonstrated that the construction worker accommodation facilitates the delivery of the building project's <u>construction workers'</u> accommodation strategy; and</li> </ul>
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		<p><b>6. It can be demonstrated that the proposal would not have a significant detrimental impact on the tourism industry;</b>  <b><u>6a The proposal is appropriate when considered against Policy TWR 3.</u></b></p> <p><b><u>Mechanisms to manage the development</u></b></p> <p><b>Where planning permission is granted a planning condition will be attached, or an obligation will be secured, to ensure that:</b></p> <ul style="list-style-type: none"> <li><b>7. Occupancy of the caravans or other form of non-permanent accommodation is confined to persons able to demonstrate the essential need for the accommodation; and</b></li> <li><del><b>8. The resources required to ensure monitoring systems are established and any unauthorised activity can be adequately controlled is available; and</b></del></li> <li><b>9. The permission is for a time-limited period only and, after which time the need for the accommodation ceases, the caravan or other form of non-permanent accommodation shall be removed from the site and either (i) the land restored to its former condition within a specified period, or (ii) serviced plots are retained for a future policy conforming use.</b></li> </ul> <p><b>In the case of temporary residential caravans approved in accordance with this Policy, applications to renew temporary permissions will be assessed against the above criteria.</b></p>
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NMC 207	7.4.61	<p><b><i>Amend to refer to a one Single Integrated Plan and other minor changes:</i></b></p> <p>The provision of affordable homes is an objective of the Plan. Providing affordable homes is also a priority of <del>both</del> <u>the</u> Single Integrated Plans and is a key priority for both Councils. The majority of affordable housing that is built in the Plan area has been delivered as part of new development. Therefore, planning policies have a central role in helping to deliver low cost homes through quotas of affordable dwellings being negotiated and delivered on open market housing sites. Applying these policies can also contribute to achieving wider social policy goals such as maintaining and strengthening Welsh speaking communities. The following Strategic Policy and detailed policy set out the circumstances for securing affordable housing, which <del>will be</del> <u>is</u> supported by <del>an</del> <u>the</u> Affordable Housing Supplementary Planning Guidance.</p>
NMC 208	7.4.62	<p><b><i>Amend to refer to the Isle of Anglesey County Council as a social landlord:</i></b></p> <p>Affordable Housing is defined in national policy as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Social and affordable rented housing is normally rented from a Housing Association <u>or the Isle of Anglesey County Council</u>. Intermediate Housing refers to housing which is available to buy or to part buy/part rent at below the market price. Planning mechanisms, such as Section 106 Agreements are used to control occupancy and prices.</p>

NMC 209	7.4.63	<p><b><i>Amend to provide up-dated information and to improve clarity:</i></b></p> <p>In <del>May 2011</del> <b>2015 median</b> average house price in Anglesey and Gwynedd stood at approximately <del>£170,471</del> <b>£156,000</b> and <del>£169,780</del> <b>£144,000</b>, respectively. While this is not considered high by national standards, when compared to average household income they are considered unaffordable. At entry level the problem is more pronounced and many local people, especially younger people, often find themselves priced out of the market. Despite the recent economic downturn the issue of housing affordability remains a key concern across the Plan area. Additionally over the last few decades 'Right to Buy' sales and the proliferation of second/ holiday homes have significantly reduced the supply of both social sector and market properties, available to meet local housing needs.</p>
NMC 210	7.4.65	<p><b><i>Amend to provide up-dated information and to improve clarity:</i></b></p> <p>The Anglesey LHMA <del>and Housing Needs Study</del> <b>2016</b> and the Gwynedd LHMA <b>2013</b> provide a snapshot of the scale of affordable housing likely to be required in Anglesey and Gwynedd, i.e. approximately <del>1,344</del> <b>889</b> housing units per annum for 5 years to meet backlog and emerging needs, <b><u>with an overall need of 8,174 for the whole Plan period</u></b> (these figures are based upon Welsh Government methodology which calculates 25% of household income on housing costs). <del>The current assessments also indicated that across the Plan area most of the need was for social rented units rather than shared ownership dwellings.</del> 'Tai Teg', an affordable housing register, <del>will be</del> <b>is</b> the main information source for intermediate/ shared equity schemes in the Plan area.</p>

NMC 211	7.4.65a	<p><b><i>Amend to improve clarity:</i></b></p> <p><del>Not all new affordable units identified in the LHMA's will be newly built and managed within the joint LDP policies. <b><u>It is not expected that the planning system alone will, or should, provide for this shortfall.</u></b> The <u>JLDP Plan</u> is just one tool to ensure that the demand for affordable housing is met. It's important however that the Plan contributes sufficiently to meeting a proportion of this need. <b><u>The importance of the Plan's role in contributing to meeting affordable housing need is therefore recognised.</u></b></del></p>								
NMC 212	7.4.65b	<p><b><i>Amend to improve clarity:</i></b></p> <p>The <del>minimum</del> new affordable housing target figure identified in the Plan is based on the following information:</p> <table border="1" data-bbox="745 691 1800 1074"> <thead> <tr> <th data-bbox="745 691 1294 762">Category</th> <th data-bbox="1294 691 1800 762">Total</th> </tr> </thead> <tbody> <tr> <td data-bbox="745 762 1294 858">Completed units<sup>1</sup></td> <td data-bbox="1294 762 1800 858">206</td> </tr> <tr> <td data-bbox="745 858 1294 975">Affordable units in the landbank<sup>2</sup></td> <td data-bbox="1294 858 1800 975">471</td> </tr> <tr> <td data-bbox="745 975 1294 1074">New allocations<sup>3</sup></td> <td data-bbox="1294 975 1800 1074">404</td> </tr> </tbody> </table>	Category	Total	Completed units <sup>1</sup>	206	Affordable units in the landbank <sup>2</sup>	471	New allocations <sup>3</sup>	404
Category	Total									
Completed units <sup>1</sup>	206									
Affordable units in the landbank <sup>2</sup>	471									
New allocations <sup>3</sup>	404									

			Windfall in Service Centres	60	
			Windfall in Villages	30	
			Clusters	224	
			Subdivide rural buildings	10	
			Open countryside	10	
			TOTAL	1,415	
		<sup>1</sup> Since the JLDP base date <sup>2</sup> Affordable housing landbank figure based on an assessment of which sites are likely to be built. <sup>3</sup> On the basis of 25% or 15% affordable housing provision (based on House Price Area noted in Policy TA19).			

			<u>Component of Affordable Housing Supply</u>	<u>Sub Regional Centre / Urban Service Centres</u>	<u>Local Service Centres</u>	<u>Villages</u>	<u>Clusters</u>	<u>Open Countryside</u>	<u>Total</u>
		<u>A</u>	<u>Total Completions (small and large) 01-04-11 = 31-3-15</u>	<u>172</u>	<u>60</u>	<u>68</u>	<u>4</u>	<u>2</u>	<u>306</u>
		<u>B</u>	<u>Units with planning permission 01-04-15</u>	<u>327</u>	<u>62</u>	<u>106</u>	<u>29</u>	<u>2</u>	<u>526</u>
		<u>C</u>	<u>New Housing Allocations</u>	<u>216</u>	<u>85</u>	<u>35</u>	=	=	<u>336</u>
		<u>CH</u>	<u>Large windfall Sites (+5) 11 years</u>	<u>75</u>	<u>25</u>	<u>20</u>	<u>12</u>	=	<u>132</u>



			<u>remaining</u>						
		<u>D</u>	<u>Small windfall sites (-5) 11 years remaining</u>	<u>80</u>	<u>38</u>	<u>39</u>	<u>94</u>	<u>21</u>	<u>272</u>
		<u>DD</u>	<u>Total Housing Provision</u>	<u>870</u>	<u>270</u>	<u>268</u>	<u>139</u>	<u>25</u>	<u>1,572</u>
NMC 213	PS 14	<p><i>Amend to provide updated information:</i></p> <p><b>STRATEGIC POLICY PS 14: AFFORDABLE HOUSING</b></p> <p>Sufficient land is <u>Development opportunities have been identified</u> to provide a minimum target of <del>1,400</del> <u>1,572</u> new affordable homes.</p>							
NMC 214	TAI 9	<p><i>Amend to provide updated information:</i></p> <p><b>POLICY TAI 9: AFFORDABLE HOUSING THRESHOLD &amp; DISTRIBUTION</b></p> <p>The Councils will seek to secure an appropriate level of affordable housing across the Plan area by working in partnership with Registered Providers, developers and local communities to meet the minimum target presented in Strategic Policy</p>							

**PS14.**

**1 Threshold**

Housing development, both new build and conversions, in settlements identified within the settlement hierarchy as shown in Strategic Policy PS 15 will be expected to make an affordable housing contribution in line with the threshold figures introduced in the table below:

CATEGORY OF SETTLEMENT	THRESHOLD
Sub-regional	5 or more housing units
Urban Service Centres	
Local Service Centres	
Service Villages	
Rural / Coastal Villages	2 or more housing units
Local Villages	

			<table border="1"> <tr> <td><b>Clusters</b></td> <td>Only sites of 100% affordable housing will be supported within clusters.</td> </tr> <tr> <td><b>Subdivision of Rural Dwellings</b></td> <td>2 or more additional units</td> </tr> <tr> <td><b><u>Conversion of Traditional Buildings in Open Countryside</u></b></td> <td><b><u>100% affordable housing (unless the residential use is a subordinate element associated with a wider scheme for business re-use)</u></b></td> </tr> </table>	<b>Clusters</b>	Only sites of 100% affordable housing will be supported within clusters.	<b>Subdivision of Rural Dwellings</b>	2 or more additional units	<b><u>Conversion of Traditional Buildings in Open Countryside</u></b>	<b><u>100% affordable housing (unless the residential use is a subordinate element associated with a wider scheme for business re-use)</u></b>
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<b>Subdivision of Rural Dwellings</b>	2 or more additional units								
<b><u>Conversion of Traditional Buildings in Open Countryside</u></b>	<b><u>100% affordable housing (unless the residential use is a subordinate element associated with a wider scheme for business re-use)</u></b>								
		<p><b><u>2 Percentage of Affordable Housing</u></b></p> <p>The following percentage of affordable housing provision (<u>based on social rent tenure</u>) is expected within the Housing Price Area presented in the table below:</p> <table border="1"> <thead> <tr> <th>Percentage of Affordable Housing</th> <th>Housing Price Areas</th> </tr> </thead> <tbody> <tr> <td>At least 25% <b><u>30%</u></b></td> <td>Gwynedd High Value Coastal, Rhosneigr, Beaumaris, Rural North West, Bridgehead, Trearddur &amp; Rhoscolyn, South West, North East Rural, Larger Coastal</td> </tr> </tbody> </table>	Percentage of Affordable Housing	Housing Price Areas	At least 25% <b><u>30%</u></b>	Gwynedd High Value Coastal, Rhosneigr, Beaumaris, Rural North West, Bridgehead, Trearddur & Rhoscolyn, South West, North East Rural, Larger Coastal			
Percentage of Affordable Housing	Housing Price Areas								
At least 25% <b><u>30%</u></b>	Gwynedd High Value Coastal, Rhosneigr, Beaumaris, Rural North West, Bridgehead, Trearddur & Rhoscolyn, South West, North East Rural, Larger Coastal								

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		<p>See table in the explanation below in relation to which settlements fall within these areas.</p> <p><u>A proposal including an alternative affordable tenure mix should yield a higher percentage of affordable provision subject to consideration of criteria 3i – 3viii of this Policy.</u></p> <p>Where the affordable housing requirement of a particular scheme falls below a single dwelling on the site, providing an affordable unit within that development <del>should</del> <u>will</u> remain the priority. However if it is deemed that this is not possible, a pro-rata payment <del>would</del> <u>will</u> be expected rather than no affordable provision on the site.</p> <p><b><u>3 Other Matters</u></b></p> <p>i. All developments will be required to achieve an appropriate mix in terms of housing <u>tenure</u>, types and house</p>							

		<p>sizes of local need affordable housing within a development, determined by the local housing market assessment or any alternative Council or partner assessment.</p> <ul style="list-style-type: none"> <li>ii. Affordable units should be fully integrated within a development and indistinguishable from non-affordable housing.</li> <li>iii. Where the viability of individual schemes fall short of the policy requirements specified, the onus will be on the applicant/ developer / landowner to clearly demonstrate on a viability assessment pro-forma the circumstances justifying a lower affordable housing contribution or tenure mix.</li> <li>iv. Where, following the submission of a viability pro-forma, disagreement remains between the applicant / developer / landowner and the Local Planning Authority as to the affordable housing provision within a scheme, an independent external assessment of the scheme (e.g. by the District Valuers Service) will be undertaken at the applicant's expense. The number of affordable housing provided will reflect the conclusions of this assessment.</li> <li>v. That there are suitable mechanisms in place to manage the occupation of the affordable housing unit(s) upon initial occupation, and in perpetuity, to those who can prove a need for an affordable dwelling.</li> <li>vi. If it can be demonstrated that there are no <del>such</del> eligible occupiers for rural enterprise dwellings then the housing will be occupied by those eligible for consideration for affordable housing.</li> <li>vii. Extensions and adaptations to affordable housing will be permitted provided that the alterations or adaptations allow the house to remain as an affordable dwelling. <del>Any extension or alteration should comply with the detailed policy on design.</del></li> <li><u>viii. Dwellings are of a size, scale and design compatible with an affordable dwelling.</u></li> </ul>
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NMC 215	7.4.68	<p><b><i>Amend to improve clarity:</i></b></p> <p>The viability study together with an analysis of historic applications has identified the relevant threshold levels where an element of affordable provision will be sought from a proposal. Whilst on-site provision is the preference when a site triggers the threshold requirement but the scale of the scheme is below the level of a single affordable unit e.g. 6 units in a housing price area of 10% would equate to 0.6 of a dwelling, then a pro-rata contribution for the percentage of a new house <del>could</del> <b><u>will be sought required</u></b> i.e. 60% in this example.</p>
NMC 216	7.4.69 & Table 16	<p><b><i>Amendment to improve clarity and up-date the Plan to reflect the latest Affordable Housing Viability Study:</i></b></p> <p>Different House pricing areas have been identified in the Viability study. The Table below identifies <del>into</del> which House Price areas different settlements belong (Clusters not included since all development in Clusters will be for affordable housing). Plan monitoring work will re-assess the average house prices noted in the Viability Study. This could impact upon the percentage of affordable houses sought in the different house price areas:</p>

Table 16: House price area

<u>HOUSING PRICE AREA</u>	<u>MAIN SETTLEMENTS</u>
<u>AT LEAST 25%</u>	
<u>Gwynedd High Value Coastal</u>	<u>Abersoch</u>
<u>Rhosneigr</u>	<u>Rhosneigr</u>
<u>Beaumaris</u>	<u>Beaumaris</u>
<u>Rural North West</u>	<u>Cemaes</u>
<u>Bridgehead</u>	<u>Llanfairpwll, Menai Bridge</u>
<u>Trearddur &amp; Rhoscolyn</u>	<u>No service centre in this area.</u>
<u>South West.</u>	<u>Newborough</u>
<u>North East Rural</u>	<u>Benllech, Pentraeth</u>
<u>Larger Coastal Settlements</u>	<u>Bethel, Bontnewydd, Caernarfon, Criccieth, Pwllheli, Porthmadog, Tremadog</u>
<u>Rural Centres</u>	<u>Area within the Park</u>

<u>Mid Rural</u>	<u>Gaerwen, Llannerch y medd</u>
<u>Northern Coast &amp; South Arfon</u>	<u>Bangor, Penygroes</u>
<u>Rural West</u>	<u>Bodedern, Gwalchmai, Valley</u>
<u>AT LEAST 15%</u>	
<u>Llangefni</u>	<u>Llangefni</u>
<u>Llyn</u>	<u>Botwnnog, Chwilog, Nefyn, Y Ffor</u>
<u>Western Coastal &amp; Rural Arfon</u>	<u>Abermaw, Deiniolen, Penrhyndeudraeth, Tywyn</u>
<u>Holyhead</u>	<u>Holyhead</u>
<u>Amlwch &amp; Hinterland</u>	<u>Amlwch</u>
<u>The Mountains</u>	<u>Bethesda, Llanberis, Llanrug, Rachub</u>
<u>Eastern Gwynedd &amp; National Park</u>	<u>Area within the Park</u>
<u>Blaenau Ffestiniog</u>	<u>Blaenau Ffestiniog</u>



<u>Housing Price Area</u>	<u>Sub-Regional Centre, Urban &amp; Local Service Centres &amp; Service Villages</u>	<u>Local, Rural, Coastal Villages</u>
<b><u>Percentage of Affordable Housing Sought 30%</u></b>		
<u>Gwynedd High Value Coastal</u>	<u>Abersoch</u>	<u>Llanbedrog, Llangian, Mynytho, Sarn Bach</u>
<u>Rhosneigr</u>	<u>Rhosneigr</u>	
<u>Beaumaris</u>	<u>Beaumaris</u>	<u>Llanddona, Llangoed</u>
<u>Rural North West</u>	<u>Cemaes</u>	<u>Carreglefn, Llanfechell, Tregele</u>
<u>Bridgehead</u>	<u>Llanfairpwll, Menai Bridge</u>	<u>Llandegfan</u>
<u>Trearddur &amp; Rhoscolyn</u>	<u>No service centre in this area.</u>	<u>Four Mile Bridge (part), Trearddur</u>
<u>South West</u>	<u>Newborough</u>	<u>Brynsiencyn, Dwyran</u>
<u>North East Rural</u>	<u>Benllech, Pentraeth</u>	<u>Llanbedrgoch, Moelfre</u>

<u>Larger Coastal Settlements</u>	<u>Bethel (Gwynedd), Bontnewydd, Caernarfon, Criccieth, Pwllheli, Porthmadog, Tremadog</u>	<u>Borth y Gest, Caethro, Efailnewydd, Llanystumdwy, Morfa Bychan</u>
<u>Percentage of Affordable Housing Sought 20%</u>		
<u>Rural Centres</u>	<u>Area within the Park</u>	<u>Corris</u>
<u>Mid Rural</u>	<u>Gaerwen, Llannerch-y-medd</u>	<u>Llanddaniel Fab, Llangaffo</u>
<u>Northern Coast &amp; South Arfon</u>	<u>Bangor, Penygroes</u>	<u>Llandygai, Llanllyfni, Nantlle, Rhiwlas, Talysarn, Tregarth, Y Felinheli</u>
<u>Rural West</u>	<u>Bodedern, Gwalchmai, Valley</u>	<u>Aberffraw, Bethel (Anglesey), Bryngwran, Caergeiliog, Four Mile Bridge (part), Llanfachraeth, Llanfaelog, Llanfaethlu, Llanfihangel yn Nhowyn, Llangristiolus, Llanrhyddlod, Malltraeth, Pencaernisiog,</u>

**Percentage of Affordable Housing Sought 10%**

<u>Llangefni</u>	<u>Llangefni</u>	<u>Bodffordd, Talwrn</u>
<u>Llŷn</u>	<u>Botwnnog, Chwilog, Nefyn, Y Ffor</u>	<u>Aberdaron, Abererch, Clynnog Fawr, Dinas (Llanwnda) (part), Dinas Dinlle, Edern, Garndolbenmaen, Llanaelhaearn, Llandwrog, Llangybi, Llithfaen, Morfa Nefyn, Pentref Uchaf, Rhoshirwaun, Sarn Mellteyrn, Trefor, Tudweiliog.</u>
<u>Western Coastal &amp; Rural Arfon</u>	<u>Abermaw, Deiniolen, Penrhyndeudraeth, Tywyn</u>	<u>Brynrefail, Carmel, Dinas (Llanwnda) (part), Dolydd &amp; Maen Coch, Fairbourne, Groeslon, Garreg-Llanfrothen, Penisarwaun, Rhosgadfan, Rhostryfan, Y Fron</u>

		<table border="1"> <tr> <td><u>Holyhead</u></td> <td><u>Holyhead</u></td> <td></td> </tr> <tr> <td><u>Amlwch &amp; Hinterland</u></td> <td><u>Amlwch</u></td> <td><u>Penysarn, Rhosybol</u></td> </tr> <tr> <td><u>The Mountains</u></td> <td><u>Bethesda, Llanberis, Llanrug, Rachub</u></td> <td><u>Cwm y Glo, Waunfawr</u></td> </tr> <tr> <td><u>Eastern Gwynedd &amp; National Park</u></td> <td><u>Area within the Park</u></td> <td></td> </tr> <tr> <td><u>Blaenau Ffestiniog</u></td> <td><u>Blaenau Ffestiniog</u></td> <td></td> </tr> </table>	<u>Holyhead</u>	<u>Holyhead</u>		<u>Amlwch &amp; Hinterland</u>	<u>Amlwch</u>	<u>Penysarn, Rhosybol</u>	<u>The Mountains</u>	<u>Bethesda, Llanberis, Llanrug, Rachub</u>	<u>Cwm y Glo, Waunfawr</u>	<u>Eastern Gwynedd &amp; National Park</u>	<u>Area within the Park</u>		<u>Blaenau Ffestiniog</u>	<u>Blaenau Ffestiniog</u>	
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NMC 217	7.4.69a	<p><i>Insert additional text after Table 16 to improve clarity:</i></p> <p><b><u>The tenure mix of affordable housing required with a particular scheme should reflect the findings of the latest LHMA or alternative Council or partner assessment, unless the applicant can satisfy the Local Authority that their proposed mix better satisfies an identified need.</u></b></p>															
NMC 218	7.4.70	<p><i>Delete text to avoid repetition of information included elsewhere in the Plan:</i></p> <p>Planning Policy Wales refers to affordable housing exception sites as small housing sites within or adjoining existing settlements for the provision of affordable housing to meet local needs. This is further clarified in TAN2 which states rural exception sites should be small (as locally defined in the plan), solely for affordable housing and on land within or adjoining existing rural settlements which would not otherwise be released for market housing.</p>															

NMC 219	7.4.71	<p><b>Delete text to avoid repetition of information included elsewhere in the Plan:</b></p> <p><del>Due to the rural nature of the area exception sites will be considered for all the settlements identified in the Plan however they should be of a scale compatible to the role of the centre. The only exception should be if justification is provided to explain how a proposal serves a wider area than the settlement itself e.g. due to lack of opportunities in other settlements within the same area. Sites adjacent to the boundary should not form an unacceptable intrusion into the countryside or create a fragmented development pattern.</del></p>
NMC 220	7.4.72	<p><b>Amend to improve clarity:</b></p> <p>In line with national <b>planning</b> policy, which seeks to restrict the amount of residential development in the open countryside, approvals for Rural Enterprise Dwellings will include a condition that supports their usage as affordable housing when it can be demonstrated that there are no eligible occupiers for a rural enterprise.</p>
NMC 221	TAI 10	<p><b>Amend to better align with national planning policy:</b></p> <p><b>POLICY TAI 10: EXCEPTION SITES</b></p> <p>Where it is demonstrated that there is a proven local need for affordable housing (<u>as defined in the Glossary of Terms</u>) that cannot reasonably be delivered <u>within a reasonable timescale</u> on a market site inside the development boundary <u>that includes a requirement for affordable housing</u> <del>within a reasonable timescale</del>, as an exception, proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries <u>that form a reasonable extension to the settlement</u> will be granted. Proposals must be for a small scale development, which are proportionate to the size of</p>

		<p><b>the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority, <u>where it is appropriate</u>, given to suitable previously developed land,</b></p> <p><del>In exceptional circumstances, subject to evidence that it is not viable to provide a 100% affordable housing to meet a proven local need for affordable housing on sites immediately adjacent to the development boundary, proposals for an enabled exception site will be granted provided that all the following criteria are satisfied:</del></p> <ol style="list-style-type: none"> <li><del>1. Only a minimum number of open market housing dwellings are included to make the proposal viable;</del></li> <li><del>2. The development is by or in partnership with a Registered Social Landlord and/or a Community Land Trust and/or the Strategic Housing Authority;</del></li> <li><del>3. The open market provision does not exceed the growth level anticipated within the Plan's settlement strategy.</del></li> </ol>
NMC 222	7.4.75	<p><b><i>Consequential change as a result of amendments to Policy TAI 10:</i></b></p> <p><del>Even though there have been permissive exception sites policies for a number of years in both Anglesey and Gwynedd there has only been limited development delivered through these policies. Further information is provided in Topic Paper 3 Population and Housing.</del></p>
NMC 223	7.4.76	<p><b><i>Consequential change as a result of amendments to Policy TAI 10:</i></b></p> <p><del>Paragraph 4.2.2 of TAN6 states that "Planning authorities should employ all available policy approaches, in an innovative way, to maximise the supply of affordable housing as defined in TAN2."</del></p>

NMC 224	7.4.77	<p><b><i>Consequential change as a result of amendments to Policy TAI 10:</i></b></p> <p>A reduction in the availability of social housing grants and the need for authorities to be innovative in delivering affordable housing provision has led to the inclusion of an enabled exception sites element to policy TAI10.</p>
NMC 225	7.4.78	<p><b><i>Consequential change as a result of amendments to Policy TAI 10:</i></b></p> <p>The enabled exception sites is seen as an innovative way to ensure that proposals by or in partnership with a Registered Social Landlords and/or a Community Land Trust (CLT) and/or the Strategic Housing Authority are viable and can therefore be brought forward to deliver a proven local need for affordable housing.</p>
NMC 226	7.4.79	<p><b><i>Consequential change as a result of amendments to Policy TAI 10:</i></b></p> <p>Proposals should be supported by robust evidence that the proposal would not be viable without an open market element as part of the proposal. The number of open market units should be the least amount required. The onus will be on the developer to provide evidence to satisfy the local planning authority that it is not viable to develop an exception sites without an element of open market provision. Any open market element justified in such a proposal should be of a scale and type to meet the communities need for market development and not lead to an over provision within the settlement.</p>
NMC 227	7.4.80	<p><b><i>Consequential change as a result of amendments to Policy TAI 10:</i></b></p> <p>In settlements identified under policy TAI5 as Local Market housing the open market element on an enabled exception sites within these settlements will have to comply with policy TAI5.</p>

NMC 228	7.4.81	<p><b><i>Consequential change as a result of amendments to Policy TAI 10:</i></b></p> <p>Consideration will be given towards the settlement strategy and the expected growth level when considering the impact of any open market provision as part of a proposal considered under this policy.</p>
NMC 229	7.4.82	<p><b><i>Consequential change as a result of amendments to Policy TAI 10:</i></b></p> <p>A CLT is a not for profit, community organisation run by local people to develop housing and other assets at permanently affordable levels for long term community benefit. It is a constituted, legal entity with the ability to hold and manage assets, and is defined in law.</p>
NMC 230	7.4.83	<p><b><i>Consequential change as a result of amendments to Policy TAI 10:</i></b></p> <p>It is imperative that the affordable housing developed on an enabled exception site are completed concurrently with the market housing. The development of these sites should not be phased and there should not be a time gap between the completion of the market housing and the completion of the affordable housing.</p>



NMC 231	7.4.85	<p><b><i>Amend to improve clarity:</i></b></p> <p>It is widely accepted that there is a national shortage of authorised sites for Gypsies and Travellers. This has led to an increasing incidence of unauthorised encampments and has sometimes created tensions between Gypsies and Travellers and the settled community. The supply of authorised sites, in appropriate locations, will help address the cycle of eviction that can be costly and <b><u>will help Gypsies and Travellers to have a home or a place to stay.</u></b> <del>does not address the underlying need for a home.</del></p>
NMC 232	7.4.89	<p><b><i>Remove references to superseded legislation and outdated evidence. Clarifies that the GTANA identifies unmet need over the whole of the Plan period:</i></b></p> <p><b><u>The</u></b> Housing (Wales) Act 2014 places a duty on local authorities to provide sites for Gypsies and Travellers where a need has been identified. A <b><u>Gwynedd and Anglesey</u></b> Gypsy and Traveller Accommodation Needs Assessment (<b><u>GTANA</u></b>) was undertaken in 2015 in accordance with Welsh Government guidelines to identify unmet need over a 5-year <b><u>the Plan period (to 2026).</u></b></p>
NMC 233	7.4.90	<p><b><i>Paragraph changed to improve clarity and to correct the figure for residential pitches required in Gwynedd to match the figure in the latest GTANA:</i></b></p> <p>The findings of the GTANA 2015, <b><u>which was published in 2016,</u></b> indicate that there is a requirement for 4 permanent residential pitches to replace the existing tolerated site near Pentraeth Road, Anglesey and a requirement for an additional <del>11</del> <b><u>10</u></b> permanent residential pitches in Gwynedd over the next 5 years <b><u>Plan period. Two sites for additional permanent residential pitches have been allocated in the Plan to meet the accommodation needs of Gypsies and Travellers identified in the GTANA.</u></b></p>

NMC 234	7.4.90a	<p><i>The following four paragraphs give a general explanation of how the Councils will address the need identified in the GTANA and address their duties under the Housing (Wales) Act 2014 with specific reference to transit and temporary stopping places.</i></p> <p>The GTANA 2015<del>6</del> also recommended allocating <del>that</del> <b>two temporary stopping places</b> along the A55 on Anglesey (one in the Holyhead area and one in the centre of the Island), and one in Caernarfon <b><u>are required</u></b> to cater for Gypsies and Travellers <b><u>who visit the area or wish to stop overnight whilst travelling to and from Ireland.</u></b> <del>— have regularly made unauthorised encampments in the area.</del> <b><u>The GTANA 2016 explains why the Councils have concluded that accommodation needs of visiting Gypsies and Travellers in the Plan area should be met by providing temporary stopping places rather than transit sites (where Gypsies and travellers can stay for up to 3 months). It is considered that the low number of recorded incidences of unauthorised encampments and the comparatively short duration of stays indicate that there is no need to provide transit sites with associated permanent facilities.</u></b> There are currently no authorised transit sites in North Wales. ‘Transit’ pitches can either be on formal sites that are similar to permanent residential sites but the occupier can only stay up to 3 months. Alternatively they can be temporary stopping places where occupiers can stay for shorter periods. Conwy County Borough Council and Denbighshire County Council are currently working together to develop a permanent residential Gypsy and Traveller site near Conwy as well as to provide a formal transit site.</p>
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NMC 235	7.4.90b	<p><i>Include additional paragraph to improve clarity:</i></p> <p><u>Both Councils are committed to meeting the accommodation needs of visiting Gypsies and Travellers identified in the GTANA 2016 in order to address their duties under the Housing (Wales) Act 2014. They have explored different options in consultation with the public and stakeholders to identify sites for temporary stopping places that address that need. The site selection process took account of guidance published by Welsh Government. Where planning consent is required to provide temporary stopping places, the planning application will be considered against the requirements of relevant policies in the Plan.</u></p>
NMC 236	7.4.90c	<p><i>Include additional paragraph to improve clarity:</i></p> <p><u>Until sufficient temporary stopping sites have been developed to meet the needs of travelling Gypsies and Travellers identified in the GTANA, both Councils will continue to apply their existing tolerated protocols for dealing with unauthorised Gypsy and Traveller encampments that may occur within the Plan Area.</u></p>
NMC 237	7.4.91	<p><i>Amend to improve clarity:</i></p> <p>Under the new Housing (Wales) Act 2014 another GTANA will need to be undertaken in 2020 to comply with Welsh Government requirements. The completion of the new assessment, annual monitoring and the proposed review of the Plan may result in changes in the number of additional pitches <u>and type of sites</u> required over the <u>remainder of the</u> Plan period. <u>Whilst there is no evidence of need for Transit Sites in the Study Area at the present time, the pattern and frequency of visits by Gypsies and Travellers could change to such an extent to demonstrate a need for Transit provision.</u></p>

NMC 238	TAI 11	<p><i>The Policy amendments provide consistency in the use of terminology within the Plan and with the definition of the term “Gypsies and Travellers” referred to in the Housing (Wales) Act 2014.</i></p> <p><b>POLICY TAI 11: SAFEGUARDING EXISTING GYPSY &amp; TRAVELLER SITES</b></p> <p>The existing Gypsy site at Llandygai, Bangor, as shown on the Proposals Map, is safeguarded as a permanent residential site for use solely by Gypsies.</p> <p>Any new Gypsy <del>or</del> <u>and</u> Traveller sites <u>pitches</u> granted planning permission and operated shall also be safeguarded solely for Gypsies <del>or</del> <u>and</u> Travellers use.</p> <p>Planning permission will be refused for an alternative use on a safeguarded site unless an alternative, replacement site has been identified and developed to provide facilities of an equivalent or improved standard (including its location) whilst there remains a need for such sites as evidenced by the Gypsy and Traveller Accommodation Needs Assessment or the best available evidence.</p>
NMC 239	7.4.93	<p><i>The text amendments provide consistency in the use of terminology within the Plan and with the definition of the term “Gypsies and Travellers” referred to in the Housing (Wales) Act 2014.</i></p> <p>The Policy proposes that sites that have planning permission for Gypsy <del>or</del> <u>and</u> Traveller permanent residential use, or are granted such permission in the future, will be safeguarded. This will ensure that the permitted use as a Gypsy <del>or</del> <u>and</u> Traveller site is not lost to an alternative use, unless material planning considerations indicate otherwise.</p>

NMC 240

TAI 12

*Policy text changed to improve clarity and to correct the figure for residential pitches required in Gwynedd to correspond with the figure in the latest GTANA.*

**POLICY TAI 12: GYPSY AND TRAVELLER SITE ALLOCATIONS**

To contribute to fulfilling ~~meet~~ the identified need for Gypsy and Traveller pitches identified in the Gypsy and Traveller Accommodation Needs Assessment the following sites, as shown on the Proposals Map, are allocated for permanent residential Gypsy and Traveller use, to be solely occupied by Gypsies and Travellers:

**Permanent Gypsy and Traveller Sites Allocations**

Location	Number of pitches	Occupants
Extension to existing site at Llandygai, Bangor	<del>11</del> <u>10</u>	Gypsies
<u>Land at Penhesgyn, Penmynydd</u>	<u>4</u>	<u>Travellers</u>

The Councils are applying a Gypsies and Travellers Sites Assessment Methodology to identify sites for an additional 4 permanent residential pitches for Gypsies and Travellers in accordance with the Accommodation Needs Assessment Study.

		<p>The Councils are applying a Gypsies and Travellers Sites Assessment Methodology to identify sites for a series of temporary stopping pitches for Gypsies and Travellers in accordance with the Accommodation Needs Assessment Study.</p>
NMC 241	7.4.94	<p><b><i>Text amended to correspond to changes in Policy TAI 13</i></b></p> <p>Some Gypsy and Traveller families, for various reasons, live in one place for longer periods of time. Permanent residential accommodation will be provided to those families and individuals that demonstrate that they have <u>an genuine</u> accommodation need <u>for a pitch</u> and have no alternative place to live (this assessment is carried out by Housing Services). Occupants will be provided with pitches on a year round basis paying rent and council taxes to the Local Authority.</p>
NMC 242	7.4.95	<p><b><i>Remove paragraph as reference to the assessment methodology is no longer required:</i></b></p> <p><del>Further information about the assessment methodology used to select the allocated sites is set out in the revised Topic Paper 18.</del></p>

NMC 243	7.4.96	<p><b><i>Remove outdated text to reflect the most up-to-date position:</i></b></p> <p>The above allocations <del>would</del> <b>will</b> meet <del>part of the</del> pitch requirements for permanent residential sites identified in the current GTANA (2015<del>6</del>) <del>until 2020</del> <b>over the Plan period.</b> It is <del>acknowledged that further sites for Gypsies and Travellers will be required to meet the current (2015) identified need.</del> Planning and Housing Services' Officers are continuing to assess various options and will report on the mater during the Examination. Additional pitches may be required thereafter depending on the annual monitoring of the Plan and following the completion of the next GTANA. If the <b>annual</b> monitoring report, <del>and the</del> next GTANA <del>or together with the necessary</del> review of the Plan demonstrate a shortage in provision and/or an unmet need for additional pitches, then more sites will need to be allocated in the <del>Review of the</del> Plan.</p>
NMC 244	7.4.96a	<p><b><i>Include new paragraph to add clarity:</i></b></p> <p><b><u>The Councils will undertake a GTANA every five years. The timing of the next GTANA will coincide with the review of the Plan.</u></b></p>

NMC 245	7.4.97	<p><b><i>Amend as the explanatory paragraph is not required:</i></b></p> <p>Permanent Residential Pitches</p> <p><del>Local planning authorities are required to ensure that sites are sustainable economically, socially and environmentally. In order to identify the most appropriate sites, sites have been assessed in accordance with the methodology set out in Revised Topic Paper 18 (2016). The main steps of the methodology are set out below</del></p> <ol style="list-style-type: none"><li><del>1. Identify data sources;</del></li><li><del>2. Establish search areas, which includes consideration of the preferences of the Gypsy and Traveller communities as indicated in the GTANA;</del></li><li><del>3. Initial filter of sites, which involves consideration of its size and major constraints, e.g. national or international nature conservation designations;</del></li><li><del>4. Detailed site assessment, which looks at environmental issues, accessibility, site context and character and an assessment against the Sustainability Assessment and the Habitat Regulation Assessment objectives;</del></li><li><del>5. Final schedule of sites selection of suitable sites to allocate for Gypsy and Traveller use</del></li></ol>
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NMC 246	7.4.98	<p><b><i>Amend as the explanatory paragraph is not required:</i></b></p> <p>The ideal size of a residential site should generally be no more than 12 pitches (Good Practice Designing Gypsy Traveller Sites 2014 2009; the Welsh Government has recently been consulting on a revised version of this guidance note).</p>
NMC 247	7.4.99	<p><b><i>Amend as the explanatory paragraph is not required:</i></b></p> <p>Temporary Stopping Sites</p> <p>The GTANA 20156 and Council records indicate that there have been occurrences of up to 15 caravans stopping at any one time on the same site in the Plan area for relatively short periods. However, most of the unauthorised encampments have involved much smaller numbers of caravans. A single temporary stopping site to accommodate 15 caravans would require 8 pitches (2 touring caravans per pitch). Providing one transit/stopping site that could accommodate up to 15 caravans and the provision of a number of temporary stopping places along routes through the Plan area commonly used by Gypsies and Travellers that could accommodate up to a maximum of 6 units is being explored. The advantage of the latter approach is that number of units on one site would be limited by the size of the site and that there will be a series of sites located along commonly used routes. Whatever the results of the search work the sites will provide for the intermittent needs for site accommodation, for which a charge may be levied as determined by the Councils. The stopping site(s) would not be occupied all year around and they wouldn't be able to be occupied by Gypsies or Travellers for more than 5 days. The following section sets out the main criteria has been applied to help select the 3 designated temporary stopping places for Gypsies and Travellers in the Plan.</p> <p>i. The site must be within 2km of main transport routes or their junctions;</p>

		<ul style="list-style-type: none"> <li>ii. <del>The access to and from the site must be of sufficient quality and size to enable access onto and off the site by heavy vehicles, such as trailers;</del></li> <li>iii. <del>Sites should be able to accommodate towing caravans, parking spaces for other vehicles, and easy manoeuvrability.</del></li> </ul>
NMC 248	7.4.100	<p><b><i>Amend as the explanatory paragraph is not required:</i></b></p> <p><del>The following services and facilities should be provided:</del></p> <ul style="list-style-type: none"> <li><del>i. — A cold water supply to be provided which may be by use of water standpipe.</del></li> <li><del>ii. — Portable toilets with separate provision for men and women.</del></li> <li><del>iii. — A sewerage disposal point.</del></li> <li><del>iv. — Refuse disposal facilities.</del></li> <li><del>v. — Drainage infrastructure.</del></li> <li><del>vi. — Appropriate lighting to enable safe movement, but avoiding light pollution.</del></li> </ul> <p><del>Further information about the assessment process is included in Topic Paper 18 Identifying Gypsy and Traveller sites, which is published alongside the Plan.</del></p>

NMC 249	TAI 13	<p><b>Amend Policy TAI 13 to :</b></p> <ul style="list-style-type: none"> <li>• <b>Clarify that the listed criteria will be used to assess proposals for all types of Gypsy Traveller Sites</b></li> <li>• <b>Delete reference to “genuine” in criterion 1</b></li> <li>• <b>Ensure that the wording of the English version regarding “highly vulnerable development” is consistent with the terminology in TAN15</b></li> <li>• <b>Change criteria 2 to clarify that sites not expected to meet each criterion</b></li> </ul> <p><b>POLICY TAI 13: <del>SITES FOR</del> <u>NEW PERMANENT OR TRANSIT PITCHES, OR TEMPORARY STOPPING PLACES FOR GYPSIES AND TRAVELLERS</u></b></p> <p><b>Proposals for new permanent residential <u>or transit pitches, or temporary stopping places, for Gypsies or Travellers</u> sites and extensions to existing authorised sites for Gypsies and Travellers will be granted on land that would not otherwise be released for residential development provided they conform to all the following criteria:</b></p> <ol style="list-style-type: none"> <li>1. <b><u>An genuine accommodation need for Gypsy and Traveller pitches</u> is identified;</b></li> <li>2. <b><u>Where possible, the site will be in reasonable proximity to local services and facilities</u> that necessary transport and social infrastructure are accessible or can be readily provided;</b></li> <li>3. <b>Cannot be accommodated on an existing authorised site;</b></li> <li>4. <b>That environmental factors including <del>high risk of flooding,</del> ground stability, contaminated land, and proximity to hazardous locations do not make the site inappropriate for residential development unless mitigation is possible and proportionate;</b></li> <li>5. <b>It is capable of being serviced with water, electricity, and waste management;</b></li> </ol>
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		<ol style="list-style-type: none"> <li>6. <u>Where appropriate,</u> the standards and design of the development demonstrate that due regard has been given to the Mobile Homes (Wales) Act 2013 and the Welsh Government Good Practice Guide in Designing Gypsy Traveller Sites;</li> <li>7. There would be no unreasonable impact on the character and appearance of the surrounding areas including impact on residential amenity of neighbouring occupiers or the operating conditions of existing businesses;</li> <li>8. There are no adverse effects on areas designated as being of international or national importance for biodiversity and landscape;</li> <li>9. That satisfactory arrangements are in place to restrict the occupancy of the pitches to Gypsies and Travellers.</li> <li>10. <u>That a highly vulnerable development is not located in a C2 flood zone.</u></li> </ol>
NMC 250	7.4.100a	<p><i>Paragraph inserted to clarify that the criteria in Policy TAI13 will be used to assess proposals for all types of Gypsy Traveller Sites that may be needed in the future:</i></p> <p><u>In addition to the provision made to meet the identified need for Gypsies and Travellers pitches in Policy TAI 12, Policy TAI 13 provides criteria based policy to assess any future applications for additional permanent or transit sites or temporary stopping places.</u></p>

NMC 251	7.4.102	<p><b><i>Text amended to provide consistency:</i></b></p> <p>Planning Policy Wales allows for the release of sites for affordable housing, including Gypsy and Traveller accommodation, as an exception to normal housing policies. This policy has been framed to address the difficulties Gypsies and Travellers may face in securing an adequate supply of affordable land for their needs. The purpose of this policy is to enable the release of land outside development boundaries for affordable Gypsy <del>or</del> <u>and</u> Traveller accommodation where residential accommodation or transit sites would not normally be approved. Land values outside the development boundaries are generally substantially lower than land values within the development boundaries, thus reducing overall development costs in order to help provide affordable pitches. These sites could provide a small additional source of accommodation for Gypsies and Travellers in rural areas to meet local need.</p>
NMC 252	7.4.104	<p><b><i>Text amended to provide clarity and consistency with change to Policy TAI 13:</i></b></p> <p>Evidence is expected to support a planning application in order to show that there is a <del>genuine local</del> need for this type of accommodation. The Plan's general planning Policies will also be relevant in terms of this.</p>
NMC 253	7.4.109	<p><b><i>Amend text to ensure consistency and accuracy:</i></b></p> <p>The preferred option for the spatial strategy seeks to ensure that, where possible, the majority (<del>55</del><u>53</u>%) of residential development will be located within or adjacent to the existing Sub Regional Centre and the Urban Service Centres as they provide the best range of services, employment opportunities and access to public transport. This approach makes the most use of existing infrastructure, reduces the need to travel and ensures the ongoing sustainability of these Centres.</p>

NMC 254	7.4.113	<p><b><i>Amend paragraph to improve clarity:</i></b></p> <p>The following tables provide a breakdown of the Plan’s <u>housing supply</u> <del>proposed growth</del>. Figures are based upon the <u>housing requirement</u> <del>growth level</del> of 7,184 units with a slippage allowance of 10%, <b><u>which equates to a housing supply of 7,902 units in total.</u></b></p>																
NMC 255	Table 17	<p><b><i>Amend to provide up to date figures in relation to housing distribution and numbers of Clusters included in the Settlement Hierarchy</i></b></p> <p>Amend to provide up to date figures in relation to housing distribution and numbers of Clusters included in the Settlement Hierarchy</p> <p>Table 17 – Distribution of Housing <del>Growth</del> <u>Supply</u> within the Plan</p> <table border="1" data-bbox="584 756 1812 1128"> <thead> <tr> <th data-bbox="584 756 920 879">Type of Settlements</th> <th data-bbox="920 756 1196 879">Number of Settlements</th> <th data-bbox="1196 756 1503 879">Percentage of the Growth</th> <th data-bbox="1503 756 1812 879">Number of Units (including <u>10% slippage allowance</u>)</th> </tr> </thead> <tbody> <tr> <td data-bbox="584 879 920 991">Sub-regional Centre &amp; Urban Service Centres</td> <td data-bbox="920 879 1196 991">8</td> <td data-bbox="1196 879 1503 991">Up to 55% <u>53%</u></td> <td data-bbox="1503 879 1812 991">4,346 <u>4,195</u></td> </tr> <tr> <td data-bbox="584 991 920 1062">Local Service Centres</td> <td data-bbox="920 991 1196 1062">20</td> <td data-bbox="1196 991 1503 1062">At least 20% <u>22%</u></td> <td data-bbox="1503 991 1812 1062">1,580 <u>1,754</u></td> </tr> <tr> <td data-bbox="584 1062 920 1128">Villages</td> <td data-bbox="920 1062 1196 1128">87</td> <td data-bbox="1196 1062 1503 1128">No more than 25%</td> <td data-bbox="1503 1062 1812 1128">1,502 <u>1,479</u></td> </tr> </tbody> </table>	Type of Settlements	Number of Settlements	Percentage of the Growth	Number of Units (including <u>10% slippage allowance</u> )	Sub-regional Centre & Urban Service Centres	8	Up to 55% <u>53%</u>	4,346 <u>4,195</u>	Local Service Centres	20	At least 20% <u>22%</u>	1,580 <u>1,754</u>	Villages	87	No more than 25%	1,502 <u>1,479</u>
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Villages	87	No more than 25%	1,502 <u>1,479</u>															

		Clusters	<u>112 87</u>		224		
		Open Countryside	-		250		
NMC 256	Tables 18 and 19	<b><i>Replace Table 18 and 19 with an alternative table to describe the components of supply</i></b>					
		Table 18 – Position since Base Date of the Plan in 2011 – Ynys Môn (2014 figures)					
		<b>Type of Settlements</b>	<b>Number of Settlements</b>	<b>Units Required</b>	<b>Units Completed</b>	<b>Units with planning permission<sup>±</sup></b>	<b>Additional number required</b>
		Urban Service Centres	3	2,039	141	480	1,418
		Local Service Centres	10	790	146	235	409
		Service Villages	3	120	2	54	64
		Villages	30	616	89	290	237
		Clusters	51	102	39	106	-43

Open Countryside	-	150	86	205	-141
TOTALS	97	3,817	503	1,370	1,944

<sup>1</sup> This figure does not include sites unlikely to be completed within the Plan Period.

Table 19 – Position since Base Date of the Plan in 2011 – Gwynedd (2014 figures)

Type of Settlements	Number of Settlements	Units Required	Units Completed	Units with planning permission <sup>1</sup>	Additional number required
Sub-regional Centre & Urban Service Centres	5	2,306	172	740	1,394
Local Service Centres	10	790	89	368	333
Service Villages	8	320	21	57	242
Villages	46	446	144	232	70



Clusters	61	122	12	35	75
Open Countryside	-	100	30	44	26
TOTALS	130	4,084	468	1,476	2,140

<sup>1</sup> This figure does not include sites unlikely to be completed within the Plan Period.

**Table 18a – Component of Housing Supply**

	<u>Component of Housing Supply</u>	<u>Sub Regional Centre / Urban Service Centres</u>	<u>Local Service Centres</u>	<u>Villages</u>	<u>Clusters</u>	<u>Open Countryside<sup>1</sup></u>	<u>Total</u>
<b><u>A</u></b>	<b><u>Total Completions (small and large) 01-04-11 = 31-3-15</u></b>	<b><u>488</u></b>	<b><u>308</u></b>	<b><u>339</u></b>	<b><u>76</u></b>	<b><u>138</u></b>	<b><u>1,349</u></b>
<b><u>B</u></b>	<b><u>Units with planning permission</u></b>	<b><u>1,270</u></b>	<b><u>639</u></b>	<b><u>606</u></b>	<b><u>54</u></b>	<b><u>179</u></b>	<b><u>2,748</u></b>

			<b>01-04-15</b>						
		<b>C</b>	<b><u>New Housing Allocations</u></b>	<b><u>1,549</u></b>	<b><u>420</u></b>	<b><u>205</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>2,174</u></b>
		<b>CH</b>	<b><u>Large windfall Sites (+5) 11 years remaining</u></b>	<b><u>232</u></b>	<b><u>94</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>326</u></b>
		<b>D</b>	<b><u>Small windfall sites (-5) 11 years remaining</u></b>	<b><u>656</u></b>	<b><u>293</u></b>	<b><u>329</u></b>	<b><u>94</u></b>	<b><u>25</u></b>	<b><u>1,397</u></b>
		<b>DD</b>	<b><u>Total Housing Provision</u></b>	<b><u>4,195</u></b>	<b><u>1,754</u></b>	<b><u>1,479</u></b>	<b><u>224</u></b>	<b><u>250</u></b> <b><u>[342]<sup>2</sup></u></b>	<b><u>7,902</u></b> <b><u>[7,994]<sup>2</sup></u></b>
		<p><sup>1</sup> <u>The current land bank figure for the Open Countryside is far higher than the planned strategy for Housing provision for this category. This is mainly due to the current permissive policies on Anglesey for the conversion of buildings in the open countryside into open market residential use. The annual monitoring report will allow the Councils to identify the rate of development seen in these locations. Applications for renewals of such permissions would not be supported under the Plan's Policies.</u></p> <p><sup>2</sup> <u>The numbers in the bracket show the total level possible with the implementation of the Open Countryside land bank,</u></p>							

which would be above the Plan’s strategy for this category. The annual monitoring of the Plan will allow the Council to monitor the uptake in the Open Countryside and whether this would require any action to be taken.

Within this table the following definitions are used:

<u>Term</u>	<u>Definition</u>
<u>Row A - Total Completions (small and large)</u>	<u>the total number of units built in the first four years of the Plan period.</u>
<u>Row B – Units with planning permission</u>	<u>the number of units with planning permission at April 2015 that is anticipated to be built during the Plan period</u>
<u>Row C – New Housing Allocations</u>	<u>number of units anticipated on allocated sites that did not have the benefit of planning permission at April 2015.</u>
<u>Row CH – Large Windfall Sites (+5)</u>	<u>these are sites of 5 or more units, not allocated, anticipated over the Plan period without the benefit of planning permission at April 2015.</u>
<u>Row D – Small Windfall Sites (-5)</u>	<u>these are sites below 5 units, not allocated, anticipated over the Plan period without the benefit of planning permission at April 2015.</u>
<u>Row DD – Total housing provision</u>	<u>this is the total figures for each separate sub-category.</u>

NMC 257	7.4.114	<p><b><i>Amend to include reference to the anticipated housing trajectory set out in a new appendix to the Plan:</i></b></p> <p>These tables will provide a context and basis for the number of additional units required within the different categories which will links with the schedule of allocated sites and windfall provision in the detailed policies below. <b><u>Appendix 10 provides details of the anticipated housing trajectory.</u></b></p>							
NMC 258	PS 15	<p><b><i>Amend to improve the Plan’s accuracy and clarity:</i></b></p> <p><b>STRATEGIC POLICY PS 15: SETTLEMENT STRATEGY</b></p> <p>Housing development is distributed in accordance with the following settlement strategy based on a settlement’s levels of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development:</p> <table border="1" data-bbox="584 807 1825 1157"> <thead> <tr> <th data-bbox="584 807 949 879">Category</th> <th data-bbox="949 807 1825 879">Type of Development</th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="584 879 1825 951"><b>Main Centres – <del>55</del> 53% of the Plan’s Growth located within:</b></td> </tr> <tr> <td data-bbox="584 951 949 1018">(i) Sub-regional centre</td> <td data-bbox="949 951 1825 1157" rowspan="2">A higher proportion of new development required will take place within the Sub-regional centre and Urban Service Centres. This will be through commitments and new allocations including allocating strategic housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the</td> </tr> <tr> <td data-bbox="584 1018 949 1157">(ii) Urban Service Centres</td> </tr> </tbody> </table>	Category	Type of Development	<b>Main Centres – <del>55</del> 53% of the Plan’s Growth located within:</b>		(i) Sub-regional centre	A higher proportion of new development required will take place within the Sub-regional centre and Urban Service Centres. This will be through commitments and new allocations including allocating strategic housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the	(ii) Urban Service Centres
Category	Type of Development								
<b>Main Centres – <del>55</del> 53% of the Plan’s Growth located within:</b>									
(i) Sub-regional centre	A higher proportion of new development required will take place within the Sub-regional centre and Urban Service Centres. This will be through commitments and new allocations including allocating strategic housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the								
(ii) Urban Service Centres									

			development boundary can be permitted.
		<b>Local Service Centres –<del>20</del> <u>22</u>% of the Plan’s Growth located within:</b>	
	(iii) Local Service Centres	This will be through commitments and new allocations including allocating key housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.	
		<b>Villages and Clusters – 25% of the Plan’s Growth located within:</b>	
	(iv) Service Villages	Higher level of housing will occur within this category compared to other types of Villages. This will be delivered through commitments and new allocations (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.	
	(v) Local Villages	Development will be restricted to a scale and type to address community need for housing on windfall/ infill plots within development boundaries. No open market housing sites will be allocated in these Villages.	
	(vi) Coastal Villages		
	(vii) Rural Villages		
	(viii) Clusters	<del>Over the Plan period there will be</del> <b><u>There is</u></b> no allocation for development within the named Clusters. Local need affordable housing units will be permitted on infill or extension plots in	

			acceptable and sustainable locations. There <del>will not be a</del> <b>are no</b> development boundaries for the Clusters and only sites adjacent to a coloured dwelling (on the inset maps) will be considered.	
		(ix) Open countryside	Only housing development that complies with Planning Policy Wales and TAN6 will be permitted in the Open Countryside.	
NMC 259	TAI 14	<p><i>Rearrange text, amend to refer to position in April 2015, correct figure for Porthmadog, and to improve clarity and ensure consistency in terminology:</i></p> <p><b>POLICY TAI 14: HOUSING IN SUB-REGIONAL CENTRE &amp; URBAN SERVICE CENTRES</b></p> <p><u>In the Sub-Regional Centre of Bangor and the following Urban Service Centres, housing to meet the Plan’s strategy will be delivered through housing allocations identified below and suitable unallocated sites within the development boundary based upon the indicative provision in the table below:</u></p> <p><u>Anglesey</u></p> <p>Amlwch, Caergybi, Llangefni</p> <p><u>Gwynedd</u></p> <p>Blaenau Ffestiniog, Caernarfon, Porthmadog, Pwllheli</p>		

Housing to meet the Plan's strategy will be delivered through:

**(i) Allocations**

The following sites are identified as Housing Allocations:

**Sub-Regional Centre**

Centre	Site Reference Number	Site Name	Indicative Growth Level Estimated number of units	Permission (Apr 2014 2015)
Bangor	T1	Goetra Uchaf	261	Yes
	T2	Former Friars School Playing Field	43	No
	T3	Former Jewsons Site	17	No
	T5	Land opposite the Crematorium	72	No

**Urban Service Centres**

Centre	Site Reference Number	Site Name	Indicative Growth Level <u>Estimated number of units</u>	Permission (Apr 2014 2015)
Amlwch	T6	Land near Maes Mona	50	No
	T7	Land near Lôn Bach	73	No
	T8	Land at Madyn Farm	152	No
	T9	Land near Rheinwas Field	40	No
	T10	Land at Tan y Bryn	58	No
Caergybi	T11	Tyddyn Bach	123	Yes
	T12	Land near Cae Rhos	53	No
	T13	Land near Yr Ogof	72	No
	T14	Land near Tyddyn Bach Farm	49	No
	T15	Land near Waunfawr Estate	22	Yes
	T16	Glan y Dŵr	90	Yes
	T17	Cae Serri Road	21	Yes



			Llangefni	T18	Land near Ty Hen	154	No
				T19	Former Ysgol y Bont	41	No
				T20	Ty'n Coed	144	No
				T21	Land near Ysgol y Graig	38	<del>No</del> <u>Yes</u>
				T22	Land near Bro Tudur	59	No
				T23	Land near Coleg Menai	49	No
			Blaenau Ffestiniog	T24	Former Playing Fields	95	No
				T25	Land at Congl y Wal	60	No
			Caernarfon	T26	Former Hendre School	42	No
				T27	To the rear of Maes Gwynedd	29	No
				T28	Cae Phillips Road	123	Yes
			Porthmadog	NONE	-	-	-
			Pwllheli	T29	Land near Lôn Caernarfon	150	No
				T30	Deiniol Field	14	No
T31	Former Hockey Field	17		No			
<b>(ii) <u>Unallocated sites</u> Windfall</b>							

Additional units will be provided on suitable unallocated sites within the development boundary based upon the indicative growth level in the table below:

Settlement	Indicative Windfall Provision <sup>1</sup>
Bangor	479
Amlwch	142
Caergybi	332
Llangefni	136
Blaenau Ffestiniog	118
Caernarfon	190
Porthmadog	<del>123</del> <b>150</b>
Pwllheli	110

<sup>1</sup> This figure includes units that could be provided on windfall sites and commitments (land bank) housing, but excludes completed housing units up to April 2015 – see Appendix 5 and Glossary of Terms Some units may benefit from existing planning permission in April 2014 (see Appendix 5)

NMC 260	TAI 15	<p><i>Re-arrange text and amend to refer to position in April 2015, to remove reference to Abersoch, Beaumaris and Rhosneigr as they are covered by Policy TAI 5, and to improve clarity and ensure consistency in terminology:</i></p> <p><b>POLICY TAI 15: HOUSING IN LOCAL SERVICE CENTRES</b></p> <p><u>In the following Local Service Centres housing to meet the Plan’s strategy will be delivered through housing allocations identified below and suitable unallocated sites within the development boundary based upon the indicative provision in the table below:</u></p> <p><b><u>Anglesey</u></b></p> <p><del>Biwmares,</del> <b>Benllech, Bodedern, Cemaes, Gaerwen, Llanfairpwll, Porthaethwy, Pentraeth, Rhosneigr, Y Fali</b></p> <p><b><u>Gwynedd</u></b></p> <p><b>Abermaw, <del>Abersoch,</del> Bethesda, Criccieth, Llanberis, Llanrug, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn</b></p> <p><del>Housing to meet the Plan’s strategy will be delivered through:</del></p> <p><b>(i) Allocations</b></p> <p><b>The following sites are identified as Housing Allocations:</b></p>
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Centre	Site Reference Number	Site Name	Indicative Growth Level <u>Estimated number of units</u>	Permission (Apr 2014 2015)
Biwmares	T32	Casita	35	Yes
Benllech	T33	Adjoining Wendon Cafe	12	No
Bodedern	T34	Land near Llwyn Angharad	48	No
Cemaes	T35	And to rear of Holyhead Road	60	No
Gaerwen	NONE	-	-	-
Llanfairpwll	T36	Land near Bryn Eira	30	No
	T37	Land near Penmynydd Road	10	Yes
Porthaethwy	T38	Ty Mawr	20	Yes
	T39	Tyddyn Mostyn	40	Yes

				T40	Land near Lôn Gamfa	14	No
			Pentraeth	NONE	-	-	-
			Rhosneigr	NONE	-	-	-
			Y Fali	T41	Former Cattle Market Site	40	No
			Abermaw	NONE	-	-	-
			Abersoch	NONE	-	-	-
			Bethesda	NONE	-	-	-
			Criccieth	T42	Land near North Terrace	34	No
			Llanberis	T43	Land near Victoria Hotel	16	No
				T44	Land near Tŷ Du Road	11	Yes
			Llanrug	T45	Church Field	10	Yes

			T46	Land near Rhythallt Road	6	Yes
		Nefyn	T47	Land near Helyg	19	No
			T48	Former Allotments	10	Yes
		Penrhyn-deudraeth	T49	Canol Cae	31	No
			T50	Land near Former Bron Garth Hospital	46	No
			T51	Land near Canol Cae	31	No
		Penygroes	T52	Land near Maes Dulyn	39	No
		Tywyn	T53	Sŵn y Tonnau	21	Yes
			T54	Garreglwyd	14	Yes

**(ii) Unallocated Sites Windfall**

Additional units will be provided on suitable unallocated sites within the development boundary based upon the indicative growth level in the table below:

			<b>Settlement</b>	<b>Indicative Windfall Provision<sup>1</sup></b>	
			Biwmares	55	
			Benllech	38	
			Bodedern	9	
			Cemaes	18	
			Gaerwen	40	
			Llanfairpwll	35	
			Porthaethwy	20	
			Pentraeth	35	
			Rhosneigr	54	
			Y Fali	32	
			Abermaw	81	
			Abersoch	65	
			Bethesda	82	

		<table border="1"> <tr> <td>Criccieth</td> <td>124</td> </tr> <tr> <td>Llanberis</td> <td>37</td> </tr> <tr> <td>Llanrug</td> <td>31</td> </tr> <tr> <td>Nefyn</td> <td>37</td> </tr> <tr> <td>Penrhyndeudraeth</td> <td>42</td> </tr> <tr> <td>Penygroes</td> <td>40</td> </tr> <tr> <td>Tywyn</td> <td>55</td> </tr> </table> <p><sup>1</sup> <del>Some units may benefit from existing planning permission in April 2014 (see Appendix 5)</del> <b><u>This figure includes units that could be provided on windfall sites and commitments (land bank) housing, but excludes completed housing units up to April 2015 – see Appendix 5 and Glossary of Terms</u></b></p> <p><del>Development in Abersoch, Beaumaris and Rhosneigr will have to comply with Policy TAI5 Local Market Housing.</del></p>	Criccieth	124	Llanberis	37	Llanrug	31	Nefyn	37	Penrhyndeudraeth	42	Penygroes	40	Tywyn	55
Criccieth	124															
Llanberis	37															
Llanrug	31															
Nefyn	37															
Penrhyndeudraeth	42															
Penygroes	40															
Tywyn	55															
NMC 261	TAI 16	<p><b><i>Re-arrange text and amend to refer to position in April 2015, and to improve clarity and ensure consistency in terminology:</i></b></p> <p><b>POLICY TAI 16: HOUSING IN SERVICE VILLAGES</b></p> <p><b>In the following Service Villages <u>housing to meet the Plan’s strategy will be delivered through housing allocations identified</u></b></p>														



below and suitable unallocated sites within the development boundary based upon the indicative provision in the table below:

Anglesey

Gwalchmai, Niwbwrch, Llanerchymedd

Gwynedd

Bethel, Bontnewydd, Botwnnog, Chwilog, Deiniolen, Rachub, Tremadog, Y Ffor

Housing to meet the Plan's strategy will be delivered through:

**(i) Allocations**

The following sites are identified as Housing Allocations:

Centre	Site Reference Number	Site Name	Indicative Growth Level <u>Estimated number of units</u>	Permission (Apr 2014 <u>2015</u> )
Gwalchmai	T55	Land near the A5	28	No
Niwbwrch	T56	Tyn Cae Estate	12	Yes
Llanerchymedd	T57	Land near Tyn y	17	No

					Fynnon		
			Bethel	T70	Land opposite Cremlyn Estate	28	No
				T71	Land opposite Rhoslan Estate	12	No
			Bontnewydd	T59	Land near Glanrafon Estate	26	Yes
				T60	Land near Pont Glan Beuno	10	No
			Botwnnog	T61	Land near Cefn Capel	21	No
				T62	Land near Pentre	11	No
			Chwilog	T63	Land to rear of Madryn Arms	18	<del>No</del> <u>Yes</u>
				T64	Land near Cae Capel	20	No
			Deiniolen	T65	Land near Pentre	30	<del>No</del> <u>Yes</u>

					Helen						
		Rachub	T66	Land near Maes Bleddyn	30		No				
		Tremadog	NONE	-	-		-				
		Y Ffor	T67	Land near Tyn Lôn	18		No				
			T68	Land near the School	10		No				
			T69	Land near Bro Gwystil	9		Yes				
		<p><b>(ii) <u>Unallocated sites</u> Windfall</b></p> <p>Additional units will be provided on suitable unallocated sites within the development boundary based upon the indicative growth level in the table below:</p>									
		<table border="1"> <thead> <tr> <th>Settlement</th> <th>Indicative Windfall Provision<sup>1</sup></th> </tr> </thead> <tbody> <tr> <td>Gwalchmai</td> <td>11</td> </tr> </tbody> </table>			Settlement	Indicative Windfall Provision <sup>1</sup>	Gwalchmai	11			
Settlement	Indicative Windfall Provision <sup>1</sup>										
Gwalchmai	11										

			Niwbwrch	28	
			Llannerchymedd	22	
			Bethel	4	
			Bontnewydd	3	
			Botwnnog	8	
			Chwilog	1	
			Deiniolen	7	
			Rachub	7	
			Tremadog	10	
			Y Ffôr	0	
<p><sup>1</sup> <del>Some units may benefit from existing planning permission in April 2014 (see Appendix 5)</del> <b><u>This figure includes units that could be provided on windfall sites and commitments (land bank) housing, but excludes completed housing units up to April 2015 – see Appendix 5 and Glossary of Terms</u></b></p>					

NMC 262	TAI 17	<p><b><i>Amend to improve clarity:</i></b></p> <p><b>POLICY TAI 17: HOUSING IN LOCAL, RURAL &amp; COASTAL VILLAGES</b></p> <p>Proposals for <u>open market housing and affordable housing for local need (as defined in the Glossary of Terms)</u> in the following Local, Rural and Coastal Villages will be granted provided they conform to all the following criteria:</p> <ul style="list-style-type: none"> <li>i. <u>That the size, scale, type and design of the development corresponds with the settlements character</u>, The proposal would satisfy the community need for housing or local need affordable housing;</li> <li>ii. The proposal would help to secure the viability of the local community, and strengthen the community and linguistic character;</li> <li>iii. The growth level is based on the indicative level included in table 20 and is consistent with Strategic Policy PS15.</li> </ul> <p>ii. <b>The site is within the settlement’s development boundary.</b></p> <p><b>Local Villages</b></p> <p><b><u>Anglesey</u></b> Bethel, Bodffordd, Bryngwran, Brynsiencyn, Caergeiliog, Dwyran, Llandegfan, Llanddaniel Fab, Llanfachraeth, Llanfaethlu, Llanfechell, Llanfihangel yn Nhowyn, Llangaffo, Llangristiolus, Llanrhuddlad, Pencarneisiog, Penysarn, Rhosybol, Talwrn, Tregele</p> <p><b><u>Gwynedd</u></b> Abererch, Brynrefail, Caethro, Carmel, Cwm y Glo, Dinas (Llanwnda), Dinas Dinlle, Dolydd a Maen Coch, Efailnewydd, Garndolbenmaen, Garreg, Groeslon, Llandwrog, Llandygai, Llanybi, Llanllyfni, Llanystumdwy, Nantlle, Penisarwaun,</p>
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		<p>Pentref Uchaf, Rhiwlas, Rhosgadfan, Rhostryfan, Sarn Mellteyrn, Talysarn, Tregarth, Trefor, Tudweiliog, Waunfawr, Y Fron</p> <p><b>Coastal/ Rural Villages</b></p> <p><b><u>Anglesey</u></b>  <b>Aberffraw, Carreglefn, Four Mile Bridge, Llanbedrgoch, Llanddona, Llanfaelog, Llangoed, Malltraeth, Moelfre, Trearddur</b></p> <p><b><u>Gwynedd</u></b>  <b>Aberdaron, Borth-y-Gest, Clynnog Fawr, Corris, Edern, Fairbourne, Llanaelhaearn, Llanbedrog, Llangian, Llithfaen, Morfa Bychan, Morfa Nefyn, Mynytho, Rhoshirwaun, Sarn-Bach, Y Felinheli</b></p> <p>Proposals in Aberdaron, Moelfre, Mynytho, Llanbedrog, Sarn-Bach, Trearddur, Tudweiliog, Llangian, Rhoshirwaun, Morfa Bychan, Borth-y-Gest and Four Mile Bridge will have to comply with policy TA15 Local Market Housing.</p>
NMC 263	7.4.124	<p><b><i>Amend to improve clarity:</i></b></p> <p>To reflect the <b><u>role</u></b> character of Local and Coastal/ Rural Villages, housing development <b><u>on a small scale, including infill, adapting buildings or changing the use of sites that become available,</u></b> will be <b><u>promoted</u></b> limited to a scale and type to address community need for housing. <b><u>Comparatively less development is promoted to</u></b> More limited development will take place in these Villages <b><u>in order</u></b> to protect their character, <b><u>and to</u></b> support community need for housing or for local need affordable housing. No open market housing sites will <b><u>have been</u></b> allocated in these types of Villages, <del>the</del> <b><u>The detailed criteria based policy will promote development of the right scale. The proposals should reflect the character of the individual settlements and be compatible with the Plan’s provisions for the Local, Rural and Coastal villages tier as seen in Policy PS 15.</u></b></p>

NMC 264	New paragraph 7.4.124apri or to Table 20	<p><b><i>Include additional paragraph to improve clarity:</i></b></p> <p><b><u>The following table gives an indicative impression of how individual settlements could contribute towards the supply given in Policy PS 15.</u></b></p>																																				
NMC 265	Table 20	<p><b><i>Amend to improve clarity and ensure internal consistency:</i></b></p> <p>Table 20 – Indicative <del>Growth Level</del> <b><u>Provision</u></b> in Villages</p> <table border="1" data-bbox="647 598 2013 1160"> <thead> <tr> <th data-bbox="647 598 1030 707">Settlement (Anglesey)</th> <th data-bbox="1030 598 1312 707">Indicative Windfall Provision<sup>1</sup></th> <th data-bbox="1312 598 1675 707">Settlement (Gwynedd)</th> <th data-bbox="1675 598 2013 707">Indicative Windfall Provision<sup>1</sup></th> </tr> </thead> <tbody> <tr> <td colspan="4" data-bbox="647 707 2013 762"><b>1] Local Villages</b></td> </tr> <tr> <td data-bbox="647 762 1030 818">Bethel</td> <td data-bbox="1030 762 1312 818">16</td> <td data-bbox="1312 762 1675 818">Abererch</td> <td data-bbox="1675 762 2013 818">9</td> </tr> <tr> <td data-bbox="647 818 1030 874">Bodffordd</td> <td data-bbox="1030 818 1312 874">22</td> <td data-bbox="1312 818 1675 874">Brynrefail</td> <td data-bbox="1675 818 2013 874">7</td> </tr> <tr> <td data-bbox="647 874 1030 930">Bryngwran</td> <td data-bbox="1030 874 1312 930">25</td> <td data-bbox="1312 874 1675 930">Caeathro</td> <td data-bbox="1675 874 2013 930">7</td> </tr> <tr> <td data-bbox="647 930 1030 986">Brynsiencyn</td> <td data-bbox="1030 930 1312 986">29</td> <td data-bbox="1312 930 1675 986">Carmel</td> <td data-bbox="1675 930 2013 986">12</td> </tr> <tr> <td data-bbox="647 986 1030 1042">Caergeiliog</td> <td data-bbox="1030 986 1312 1042">20</td> <td data-bbox="1312 986 1675 1042">Cwm y Glo</td> <td data-bbox="1675 986 2013 1042">13</td> </tr> <tr> <td data-bbox="647 1042 1030 1098">Dwyran</td> <td data-bbox="1030 1042 1312 1098">26</td> <td data-bbox="1312 1042 1675 1098">Dinas (Llanwnda)</td> <td data-bbox="1675 1042 2013 1098">8</td> </tr> <tr> <td data-bbox="647 1098 1030 1160">Llandegfan</td> <td data-bbox="1030 1098 1312 1160">27</td> <td data-bbox="1312 1098 1675 1160">Dinas Dinlle</td> <td data-bbox="1675 1098 2013 1160">5</td> </tr> </tbody> </table>	Settlement (Anglesey)	Indicative Windfall Provision <sup>1</sup>	Settlement (Gwynedd)	Indicative Windfall Provision <sup>1</sup>	<b>1] Local Villages</b>				Bethel	16	Abererch	9	Bodffordd	22	Brynrefail	7	Bryngwran	25	Caeathro	7	Brynsiencyn	29	Carmel	12	Caergeiliog	20	Cwm y Glo	13	Dwyran	26	Dinas (Llanwnda)	8	Llandegfan	27	Dinas Dinlle	5
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<b>1] Local Villages</b>																																						
Bethel	16	Abererch	9																																			
Bodffordd	22	Brynrefail	7																																			
Bryngwran	25	Caeathro	7																																			
Brynsiencyn	29	Carmel	12																																			
Caergeiliog	20	Cwm y Glo	13																																			
Dwyran	26	Dinas (Llanwnda)	8																																			
Llandegfan	27	Dinas Dinlle	5																																			

		Llanddaniel Fab	23	Dolydd a Maen Coch	4
		Llanfachraeth	27	Efailnewydd	8
		Llanfaethlu	12	Garndolbenmaen	12
		Llanfechell	24	Garreg-Llanfrothen	10
		Llanfihangel yn Nhowyn	22	Groeslon	13
		Llangaffo	19	Llandwrog	7
		Llangristiolus	15	Llandygai	8
		Llanrhyddlad	7	Llangybi	4
		Pencarnisiog	11	Llanllyfni	9
		Penysarn	28	Llanystumdwy	10
		Rhosybol	24	Nantlle	6
		Talwrn	20	Penisarwaun	8
		Tregele	10	Pentref Uchaf	4
				Rhiwlas	9
				Rhosgadfan	9
				Rhostryfan	10
				Sarn Mellteyrn	11



			Talysarn	13
			Tregarth	13
			Trefor	13
			Tudweiliog	<del>12</del>
			Waunfawr	13
			Y Fron	6
		<b>2] Coastal / Rural Villages</b>		
		Aberffraw	20	<del>Aberdaron</del>
		Carreglefn	11	<del>Borth y Gest</del>
		<del>Pont Rhyd y Bont</del>	<del>17</del>	Clynnog Fawr
		Llanbedrgoch	11	Corris
		Llanddona	20	Ederne
		Llanfaelog	20	Fairbourne
		Llangoed	27	Llanaelhaearn
		Malltraeth	16	<del>Llangian</del>
		<del>Moelfre</del>	<del>32</del>	<del>Llanbedrog</del>
		<del>Trearddur</del>	<del>32</del>	Llithfaen

		<table border="1"> <tr> <td>Morfa Bychan</td> <td>10</td> </tr> <tr> <td>Morfa Nefyn</td> <td>15</td> </tr> <tr> <td>Mynytho</td> <td>13</td> </tr> <tr> <td>Rhoshirwaun</td> <td>6</td> </tr> <tr> <td>Sarn Bach</td> <td>4</td> </tr> <tr> <td>Y Felinheli</td> <td>19</td> </tr> </table> <p><sup>1</sup> <del>Some units may benefit from existing planning permission in April 2014 (see Appendix 5)</del> <b><u>This figure includes units that could be provided on windfall sites and commitments (land bank) housing and completed housing units – see Appendix 5 and Glossary of Terms</u></b></p>	Morfa Bychan	10	Morfa Nefyn	15	Mynytho	13	Rhoshirwaun	6	Sarn Bach	4	Y Felinheli	19
Morfa Bychan	10													
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Rhoshirwaun	6													
Sarn Bach	4													
Y Felinheli	19													
NMC 266	TAI 18	<p><b><i>Amend to improve clarity:</i></b></p> <p><b>POLICY TAI 18: HOUSING IN CLUSTERS</b></p> <p><b>In Clusters named in table 21, proposals for new housing units must conform to all the following criteria:</b></p> <ol style="list-style-type: none"> <li><del>Local community</del> <b><u>The need for an affordable dwelling house for local need (in accordance with the Glossary of Terms) has been proven;</u></b></li> <li><b>The site is an infill site between buildings coloured on the relevant Inset Map, or is a site directly adjacent to <u>the curtilage of</u> a coloured building;</b></li> </ol>												

**3. The development is of a scale that is consistent with the character of the settlement;**

- 4. The proposal will not create an intrusive feature in the countryside, and will not introduce a fragmented development pattern, nor create a ribbon development contrary to the general development pattern of the settlement;**
- 5. The size of the property reflects the specific need for an affordable dwelling in terms of the size of the house in general and the number of bedrooms;**
- 6. Because of the more sensitive rural location, the development must utilize the natural features of the site in the best way and retain any natural features present at the peripheries of the site or on its boundary that are worth retaining;**
- 7. That ~~secure mechanisms are in place to~~ restrict the occupancy of the dwelling both on first occupation and in perpetuity to those who have a ~~local community~~ need for an affordable dwelling.**

~~Development within each Cluster will be limited to a maximum of two units per Cluster for the period of the Plan.~~  
**Development will be limited to the growth level noted in the table below for sub-areas within the Plan area (see table 21 in the Explanation for the Clusters that are located within these sub-areas):**

<u>Sub-area</u>	<u>Indicative Provision<sup>1</sup></u>
<u>Anglesey</u>	<u>105</u>
<u>Gwynedd – Arfon</u>	<u>60</u>
<u>Gwynedd – Dwyfor</u>	<u>40</u>
<u>Gwynedd – Meirionnydd</u>	<u>19</u>

<sup>1</sup>**This figure includes commitments (land bank) housing and completed housing units – see Appendix 5 and Glossary of**

		<u>Terms</u>
NMC 267	7.4.125	<p><b><i>Amend to improve clarity:</i></b></p> <p>Clusters are characterised by an extremely sensitive social character and environment as well as a limited level of services and facilities. In accordance with the intention of the Plan to maintain and strengthen local indigenous communities, this policy <b><u>only</u></b> permits <del>only a limited number of new dwellings to meet a local need for affordable housing</del> <b><u>houses for local need</u></b> (as defined) <b><u>and</u></b> only on suitable sites. By restricting the number of sites where planning permission could be granted the number of houses to be built is limited to ensure that the rate of construction will not detrimentally affect the sensitive character (environmental and social) of the <del>Rural Villages</del> <b><u>Cluster</u></b>.</p>
NMC 268	Table 21	<p><b><i>Amend to provide updated information and ensure consistency with national planning policy:</i></b></p> <p>Table 21 – List of Clusters</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p><b>The following are the Clusters identified within the:</b></p> <p><b><u>Anglesey</u></b>  <b>Bodorgan, Bro Iarddur (Trearddur), Bryn Du, Old Llandegfan, Brynrefail, Brynteg, Bwlch Gwyn, Capel Coch, Capel Mawr, <del>Capel Parc,</del> Carmel, Cerrigman, Cichle, Haulfre (Llangoed), Elim, Glanyrafon, Glyn Garth, Gorsaf Gaerwen, Hebron, Hendre Hywel (Pentraeth), Hermon, <del>Llanddeusant,</del> <del>Llanellian,</del> Llanfaes, Llanfairynghornwy, Llangadwaladr, Llansadwrn, Llanynghenedl, Llynfaes, Marianglas, <del>Mynydd Mechell,</del> Nebo, Penygroes, Pen y Marian, <del>Pengoerffwysfa,</del> Penlon, Penmon, Pentre Berw, Pentre Canol (Holyhead), <del>Penygraigwen,</del> Bull Bay, Rhoscefnhir, Rhosmeirch, Rhostrehwfa, Bryn y Mor (Valley), Rhydwyn, Star, Red Wharf Bay, Trefor, Tyn Lon (Glan yr Afon), Tynyngongl</b></p> </div>

		<p><b><u>Gwynedd - Arfon</u></b></p> <p><b>Aberpwll, Bethesda Bach, <del>Bryn Eglwys</del>, Penrhos (Caeathro), Caerhun/Waen Wen, Capel y Graig, Crawia, Dinorwig, Gallt y Foel, Glasinfryn, Groeslon Waunfawr, Llanllechid, Llanwnda, <del>Maes Tryfan</del>, Minffordd (Bangor), Mynydd Llandygai, Nebo, Pentir, <del>Rhos Isaf</del>, Saron (Llanwnda), <del>Sling</del>, Talybont, Tan y Coed, Treborth, Ty'n-lon, Ty'n y Lon, Waun (Penisarwaun).</b></p> <p><b><u>Gwynedd – Dwyfor</u></b></p> <p><b>Aberdesach, Bryncir, Bryncroes, <del>Bwlchtocyn</del>, Capel Uchaf, Ceidio, Dinas (Llyn), Llanengan, Llangwnadl, Llanestyn, Llannor, Llwyn Hudol, <del>Machroes</del>, Pantglas, <del>Pencaenewydd</del>, Penmorfa, Penrhos, Pentrefelin, Pistyll, Pontllyfni, Rhiw, Rhoslan, <del>Rhydyclafdy</del>, Swan, Tai'n Lon.</b></p> <p><b><u>Gwynedd – Meirionydd</u></b></p> <p><b>Aberllefenni, Corris Uchaf, <del>Friog</del>, Llanaber, Llandderfel, Llanfor, Minffordd, Talwaenydd.</b></p>
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Register of Matters Arising Changes (NMC) – Chapter 7.5 Managing Growth and Development – Natural and Built Environment

NMC Number	Policy/Para /Map	Matters Arising Changes
NMC 269	7.5.2	<p><i>Move the reference to the GeoPark to the section relating to 'landscape conservation':</i></p> <p><b>Nature Conservation:</b> Habitats and species of principal importance for the purpose of conserving biodiversity are covered under Section 42 (Wales) of the NERC Act (2006). In the Plan area there are many important biodiversity and geodiversity assets. There are a number of sites of international importance and designated as Special Areas of Conservation and Special Protection Areas under the EC Habitats Directive and EC Birds Directive as well as a number of Ramsar sites designated under the Ramsar Convention. There are also numerous Sites of Special Scientific Interest (SSSIs) and Regionally Important Geological and Geomorphologic Sites (RIGGs), which are areas of national importance for nature conservation and geology. A number of species within the Plan area are protected by law, which also includes provision for habitat enhancement. Some habitats and species have a local importance to the Plan area, which have been highlighted in the Local Biodiversity Action Plan. These are the sites which haven't been listed as statutory designation. However they do have a high ecological value. These are recognised as Local Wildlife Sites, which are non-statutory designations of high nature conservation value which are based on a sound formal scientific assessment. <del>Part of Anglesey is designated as a GeoPark.</del></p>
NMC 270	7.5.4	<p><i>Include reference to the Geopark including a more detailed explanation of the rationale for the Island's designation as a Geopark:</i></p> <p><b>Landscape conservation:</b> Covering an area that incorporates the Anglesey Coast Area of Outstanding Natural Beauty and the Llyn Area of Outstanding Natural Beauty, to the boundaries of the Snowdonia National Park, the Plan area has a distinctive and diverse landscape. <u>Additionally the whole of Anglesey has been designated by UNESCO as a Global Geopark (GeoMôn Global Geopark) as a recognition of the island's outstanding geology.</u> As well as the nationally protected Areas of Outstanding Natural Beauty, the wider Plan area has tracts of unspoilt countryside that are locally distinctive and worthy of designation as Special Landscape Areas. The character and beauty of the landscape significantly</p>

NMC Number	Policy/Para /Map	Matters Arising Changes
		improves the quality of life of residents, and has major social and health benefits. It is also a major attraction for those wishing to visit the area, thereby fulfilling an important role for the local economy.”
NMC 271	PS 16	<p><i>Strengthen the wording of the policy and amend wording to ensure consistency in terms of describing the degree of impact, i.e. the use, or not, of ‘significant’:</i></p> <p><b>STRATEGIC POLICY PS 16: CONSERVING AND <u>OR</u> ENHANCING THE NATURAL ENVIRONMENT</b></p> <p>The Councils will manage development so as to conserve <del>and</del> <u>or</u> enhance the Plan area’s distinctive natural environment, countryside and coastline, and proposals that have a <u>significant</u> adverse effect on them will be refused <u>unless the need for and benefits of the development in that location clearly outweighs the value of the site or area and national policy protection for that site and area.</u> When considering permitting an application the Planning Authorities will ensure that they are:</p> <ol style="list-style-type: none"> <li>1. Safeguard <del>ing</del> the Plan area’s habitats and species, geology, history and landscapes;</li> <li>2. <del>Protecting</del> <u>or</u> <del>and</del> <del>enhance</del><del>ing</del> sites of international, national, regional and local importance and, <u>where appropriate,</u> their settings in line with National Policy;</li> <li>3. Have <del>ing</del> <u>appropriate</u> regard to the relative significance of <del>the</del> <u>international, national or local</u> designations in considering the weight to be attached to acknowledged interests, <u>ensuring that any international or national responsibilities and obligations are fully met</u> in accordance with National Policy;</li> <li>4. <del>Protect</del> <del>ing</del> <u>or</u> <del>and</del> <del>enhance</del> <del>ing</del> biodiversity within the Plan area and <del>enhance</del> <del>ing</del> and/or <del>restore</del> <del>ing</del> networks of natural habitats in accordance with the Local Biodiversity Action Plan and Policy AMG 4;</li> <li>5. <del>Protect</del> <del>ing</del> <u>or</u> <del>and</del> <del>enhance</del> <del>ing</del> biodiversity through networks of green/ blue infrastructure;</li> <li>6. Safeguard <del>ing</del> internationally, nationally and locally protected species;</li> <li>7. <del>Protect</del> <del>ing</del>, <del>retain</del> <del>ing</del> or <del>enhance</del> <del>ing</del> the local character and distinctiveness of the individual Landscape Character Areas (in line with Policy AMG 2) and Seascape Character Areas (in line with Policy AMG 3);</li> </ol>

NMC Number	Policy/Para /Map	Matters Arising Changes				
		8. Protect ing, retain ing or enhance ing trees, hedgerows or woodland of visual, ecological, historic cultural or amenity value.				
NMC 272	7.5.7	<p><b><i>Amend the text to provide clarity to reflect the greater environmental significance of international and national statutory designations, compared to statutory and non statutory local designations:</i></b></p> <p><del>Existing legislation and national policy and guidance set out clear statements of national development management policy. These should be referred to in formulating proposals, and will be applied locally within the Plan area by the Councils in deliberations on planning applications. <b>Chapter 5 of Planning Policy Wales and TAN 5 set out clear national development management policies and guidance in respect of statutory designations, reflecting the greater environmental significance of international and national statutory designations, compared to statutory and non statutory local designations.</b></del></p>				
NMC 273	7.5.8	<p><b><i>Amend the the text to provide clarity in respect of the relationship to table 23 and introduce reference to the Geopark:</i></b></p> <p><del>The following. <b>Table 23 lists</b> details <b>all the international and national</b> statutory designations <b>relevant to the Plan area</b>, and defines the obligation of the designation. <b>Although it is a non statutory designation, GeoMôn Global Geopark is also included in Table 23 due to its designation by UNESCO. When preparing and considering planning applications, PS 16, PCYFF 1 as well as Planning Policy Wales and TAN5 should be considered. This approach subjects all planning applications to up-to-date national planning policy and guidance to avoid unnecessary repetition throughout the Plan</b></del></p>				
NMC 274	Table 23	<p><b><i>Include a refernce to the Geopark in table 23:</i></b></p> <table border="1" data-bbox="577 1257 2016 1343"> <tr> <td data-bbox="577 1257 790 1343"><u>Global Geopark</u></td> <td data-bbox="790 1257 1003 1343"><u>Designated by UNESCO</u></td> <td data-bbox="1003 1257 1131 1343"><u>None</u></td> <td data-bbox="1131 1257 2016 1343"> <ul style="list-style-type: none"> <li><u>UNESCO Global Geopark” is not a legislative designation – though the defining geological heritage sites within a UNESCO</u></li> </ul> </td> </tr> </table>	<u>Global Geopark</u>	<u>Designated by UNESCO</u>	<u>None</u>	<ul style="list-style-type: none"> <li><u>UNESCO Global Geopark” is not a legislative designation – though the defining geological heritage sites within a UNESCO</u></li> </ul>
<u>Global Geopark</u>	<u>Designated by UNESCO</u>	<u>None</u>	<ul style="list-style-type: none"> <li><u>UNESCO Global Geopark” is not a legislative designation – though the defining geological heritage sites within a UNESCO</u></li> </ul>			



NMC Number	Policy/Para /Map	Matters Arising Changes			
					<p><u>Global Geopark must be protected under indigenous, local, regional or national legislation as appropriate. UNESCO Global Geopark status does not imply restrictions on any economic activity inside a UNESCO Global Geopark where that activity complies with indigenous, local, regional and/or national legislation.</u></p>
NMC 275	AMG 1	<p><i>Amend the wording to improve the clarity of the policy:</i></p> <p><b>POLISI AMG 1: SPECIAL LANDSCAPE AREAS</b></p> <p>When considering proposals within Special Landscape Areas (SLA) as identified by the proposals map and listed below, there will be a need to appropriately consider the scale and nature of the development thus ensuring that there is no significant adverse detrimental impact on the landscape. The development should aim to maintain, enhance or restore the recognised character and qualities of the SLA.</p> <p>Proposals should <del>be</del> <u>have regard to</u> address and coincide with the prepared <u>relevant 'Statement of Value and Significance'</u>.</p> <p><del>Where appropriate</del> there are reasonable grounds to suggest that proposals may result in a significant adverse impact on the SLA (either located within or directly outside) <b>the Council will require a Landscape and Visual Impact Assessment in order to further consider the impact of the development on the designated area.</b></p> <p>In exceptional circumstances, where development is necessary and could result in significant impact on the landscape, appropriate mitigation and compensation measures should be provided.</p>			

NMC Number	Policy/Para /Map	Matters Arising Changes
NMC 276	7.5.11	<p><i>Amend and include additional wording to explain the background context to SLAs and improve the clarity of the wording of the explanation text :</i></p> <p>A 'Statement of Significance' has been prepared for each of the SLAs. This statement should be referred to when considering development proposals within the SLAs. In order to define the new SLAs a review was undertaken of the previous SLAs with the aim of ensuring that there was justification for their special protection <u>(i.e. the LUC report 'Review of Special Landscape Areas in Gwynedd and Anglesey). A 'Statement of Value and Significance' has been prepared for each SLA as part of the LUC report. Each Statement provides a description of the SLA's landscape character, drawing attention to those qualities and features that are key to the designation. Development proposals will need to demonstrate that consideration has been given to the relevant 'Statement of Value and Significance'. Where applicable, this should form a key element of a planning application's supplementary information (e.g. Design and Access Statement or any other planning statement) and should demonstrate that the proposal has been designed to remove or reduce any unacceptable impacts on the qualities for which the SLA has been designated. The level of detail required should be commensurate with the scale of the proposal. A Landscape and Visual Impact Assessment may be required, for example, where the proposal is likely to impact on the integrity and sustainability of the SLA designation, or the public's appreciation/ perception of the uniqueness and sense of place in landscape terms. The Councils offer a pre-application advice service, which would provide guidance regarding whether or not a Landscape and Visual Impact Assessment would be required.</u> It is possible to examine the document which explains how SLAs are defined along with the 'Statement of Significance' <u>the LUC report 'Review of Special Landscape Areas in Gwynedd and Anglesey' on Anglesey County Council (<a href="http://www.anglesey.gov.uk">www.anglesey.gov.uk</a>) and Gwynedd Council (<a href="http://www.gwynedd.llyw.cym">www.gwynedd.llyw.cym</a>) websites</u> by contacting the Joint Planning Policy Unit.</p>
NMC 277	AMG 4	<p><i>Amend the wording to improve the clarity and scope of the policy by referring to 'local' nature conservation/biodiversity:</i></p> <p><b>POLICY AMG 4: LOCAL BIODIVERSITY CONSERVATION</b></p> <p>Proposals must protect and, where appropriate, enhance biodiversity that has been identified as being important to the</p>

NMC Number	Policy/Para /Map	Matters Arising Changes
		<p>local area by:</p> <ul style="list-style-type: none"> <li>a. Avoiding significant harmful impacts through the sensitive location of development.</li> <li>b. Considering opportunities to create, improve and manage wildlife habitats and natural landscape including wildlife corridors, stepping stones, trees, hedges, woodlands and watercourses.</li> </ul> <p>Proposals affecting sites of local biodiversity importance will be refused unless they can conform with all of the following criteria:-</p> <ul style="list-style-type: none"> <li>1. That there are no other satisfactory alternative sites available for the development.</li> <li>2. The need for the development outweighs the importance of the site for <u>local</u> nature conservation;</li> <li>3. That appropriate mitigation or compensation measures are included as part of the proposal.</li> </ul> <p>Where necessary, an Ecological Assessment which highlights the relevant <u>local</u> biodiversity issues should be included with the planning application.</p>
NMC 278	7.5.19	<p><i>Amend the explanation text to improve clarity:</i></p> <p><u>Section 40 of the Natural Environment and Rural Communities Act 2006 (“the NERC Act”) places a duty on all public authorities to consider the task of protecting biodiversity, provided this is consistent with exercising those functions appropriately.</u> The aim of this policy is to ensure protection and improvements to local biodiversity. In particular, this policy will be a way of protecting those species and habitats that have been identified within the Gwynedd and Anglesey Local Biodiversity Action Plans.</p>
NMC 279	7.5.20	<p><i>Amend the explanation text to improve clarity and and expand upon the scope of the policy :</i></p>

NMC Number	Policy/Para /Map	Matters Arising Changes
		<p><u>The aim of this policy is to ensure protection and improvements to local biodiversity. In particular, this policy will be a way of protecting those species and habitats that have been identified within the Gwynedd and Anglesey Local Biodiversity Action Plans. This policy will afford protection to those identified species and habitats, which are not located on either internationally or nationally designated sites (e.g. SSSI's, National Nature Reserves) or local designated sites (e.g. Local Nature Reserves, Wildlife Sites).</u> Section 40 of the Natural Environment and Rural Communities Act 2006 ("the NERC Act") places a duty on all public authorities to consider the task of protecting biodiversity, provided this is consistent with exercising those functions appropriately.</p>
NMC 280	AMG 5	<p><i>Amend the wording to improve the clarity of the policy:</i></p> <p><b>POLICY AMG 5: PROTECTING SITES OF REGIONAL OR LOCAL SIGNIFICANCE</b></p> <p>Proposals that are likely to cause direct or indirect significant harm to Local Nature Reserves (LNR), Wildlife Sites (WS)<sup>1</sup> or regionally important geological / geomorphologic sites (RIGS) will be refused, unless it can be proven that there is an overriding social, environmental and/or economic need for the development, and that there is no other suitable site that would avoid having a detrimental impact on sites of <u>local</u> nature conservation value <u>or</u> <del>and</del> local geological importance.</p> <p>When development is granted, assurance will be required that there are appropriate mitigation measures in place. It will be possible to use planning conditions and/or obligations in order to safeguard the site's biodiversity and geological</p>

<sup>1</sup> 'Wildlife Sites' is the term used by the Councils to cover those sites referred to in Planning Policy Wales as Sites of Interest for Nature Conservation (SINCs). The Plan's Constraints Maps include 'Wildlife Sites' and 'Candidate' wildlife site. The latter refers to a site identified via an initial desk top survey of being potentially worthy of consideration, whilst a 'Wildlife Site' refers to those which have then been ratified following a detailed site survey and assessment against a set of criteria. The policy will be applicable to 'Wildlife Sites'. Since a full evaluation of the entire candidate Wildlife Sites has not been carried out to date, their biodiversity value will be evaluated on a site by site basis when development proposals come forward in these locations. Policy AMG 5 would not apply unless the detailed survey and assessment reveals that it meets the relevant designation criteria.

NMC Number	Policy/Para /Map	Matters Arising Changes
		importance.
NMC 281	7.5.24	<p><i>Include wording in the explanation text to refer to the fact that Local Nature Reserves, Wildlife Sites and Regionally Important Geological/Geomorphologic Sites are shown on the Constraints Map:</i></p> <p>Local Nature Reserves, Wildlife Sites and Regionally Important Geological/Geomorphologic Sites can contain a variety of nature conservation qualities and features of geological value, including a range of habitats that support a range of species. The evaluation of a site is most likely to be triggered by a planning proposal on or near a candidate site. <u>The location of these sites is shown on the Plan's Constraints Map.</u></p>
NMC 282	7.5.25	<p><i>Improve clarity of the explanation text:</i></p> <p>Planning applications that affect sites <u>listed under this policy</u> that are important to local nature conservation are expected to include an Ecological Assessment of the site. It will be essential for the Assessment to be undertaken by a qualified professional, and to include an assessment of any possible mitigation measures. Supplementary Planning Guidance will be published to provide advice on the matter.</p>
NMC 283	PS 17	<p><i>Amend the wording to ensure alignment with legislation:</i></p> <p><b>POLICY PS 17: PRESERVING AND <u>OR</u> ENHANCING HERITAGE ASSETS</b></p> <p>In seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and <u>or</u>, where appropriate, enhance its unique heritage assets.</p> <p>Proposals that will preserve and <u>or</u> enhance the following heritage assets, their setting and significant views into and out of the building/area will be granted:</p>

NMC Number	Policy/Para /Map	Matters Arising Changes
		<ol style="list-style-type: none"> <li>1. Scheduled Ancient Monuments and other areas of archaeological importance (in line with Policy AT 4).</li> <li>2. Listed Buildings and their curtilages.</li> <li>3. Conservation Areas (in line with Policy AT 1).</li> <li>4. Beaumaris Castle and Caernarfon Castle and Town Walls World Heritage Sites (in line with Policy AT 1).</li> <li>5. Candidate World Heritage Sites.</li> <li>6. Registered Historic Landscapes, Parks and Gardens (in line with Policy AT 1).</li> <li>7. Buildings of architectural/ historic/ cultural merit which are not designated or protected (in line with Policy AT 3).</li> </ol>
NMC 284	7.5.31	<p><i>Amend the text to refer to the Historic Environment (Wales) Act, refer specifically to Planning Policy Wales and the weight to afforded to different designations:</i></p> <p>Existing legislation and national planning policy and guidance set out clear statements of national development management policy which should be referred to in formulating proposals and will be applied locally within the Plan area. These are therefore not repeated in the Plan as separate policies. <u>The Historic Environment (Wales) Act 2016 and Chapter 6 of Planning Policy Wales set out clear national development management policies and guidance in respect of statutory designations, reflecting the greater historical significance of international, national and local statutory designations, compared to local designations.</u> In the interest of clarity these are: <u>Table 25 lists relevant international, national and local statutory designations relevant to the Plan area, and defines the obligation of the designation.</u></p>
NMC 285	7.5.31 Table 25	<p><i>Amend the table to reflect the latest national planning guidance set out in Planning Policy Wales (Edition 9 - November 2016) in respect of World Heritage Sites:</i></p>

NMC Number	Policy/Para /Map	Matters Arising Changes			
		<b>World Heritage Sites</b>	Welsh Office Circular 61/96 , 'Planning and the Historic Environment: Historic Buildings and Conservation Areas	<ul style="list-style-type: none"> <li>Chapter 6 PPW</li> </ul>	<p><b><u>World Heritage Sites have been inscribed by UNESCO because of their Outstanding Universal Value. The impact of proposed developments on a World Heritage Site and its setting and, where it exists, the World Heritage Site buffer zone, is a material consideration in the determination of any planning application.</u></b></p> <p><del>World Heritage Sites are a material consideration to be taken into account by local planning authorities in the determination of planning applications</del></p> <p><del>The impact of development proposals on both the sites and their settings should be carefully considered</del></p> <p>World Heritage Sites are shown on the Constraints Map and listed in Appendix 7 of the Plan.</p>
NMC 286	AT 1	<p><b><i>Improve clarity of the policy by deleting unnecessary reference to 'Other detailed assessments adopted by the Local Planning Authority':</i></b></p> <p><b>POLICY AT 1: CONSERVATION AREAS, WORLD HERITAGE SITES AND REGISTERED HISTORIC LANDSCAPES, PARKS AND GARDENS</b></p> <p><b>Proposals within or affecting the setting and/ or significant views into and out of Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens shown on the Constraints Map must, where appropriate, have regard to:</b></p>			

NMC Number	Policy/Para /Map	Matters Arising Changes
		<ol style="list-style-type: none"> <li>1. <b>Adopted Conservation Area Character Appraisals, Conservation Area Plans and Delivery Strategies.</b></li> <li>2. <b>World Heritage Site Management Plans.</b></li> <li>3. <b>The Register of Landscape, Parks and Gardens of Special Historic Interest in Wales.</b></li> <li>4. <del>Other detailed assessments adopted by the Local Planning Authority.</del></li> </ol> <p><b>Development proposals should be supported by a Heritage Impact Assessment, where appropriate.</b></p>
NMC 287	7.5.36	<p><i>Amend the explanatory text to reflect the latest national planning guidance outlined in Planning Policy Wales (Edition 9 - November 2016) in respect of emphasising the importance of detailed assessment documents and use of supplementary planning guidance, which is of particular relevance as the current World Heritage Site falls within more than one authority's jurisdiction:</i></p> <p>This policy aims to ensure that the findings of detailed assessment documents are fully taken into account when considering development proposals. Each detailed assessment document, e.g. Conservation Area Character Appraisals, <b><u>World Heritage Sites Management Plans</u></b> will provide a clear and agreed definition of those features that constitute the special character, appearance and historic value of an area. These detailed assessment documents <b><u>and supplementary planning guidance relating to these designations will assist in contributing to the positive management of change and</u></b> will carry significant weight in determining planning applications.</p>
NMC 288	AT 4	<p><i>Refine policy wording to ensure consistency in terms of describing the degree of impact:</i></p> <p><b>POLICY AT 4: PROTECTION OF NON-DESIGNATED ARCHAEOLOGICAL SITES <u>AND THEIR SETTING</u></b></p> <p>Proposals which may <b><u>have a significant adverse impact on</u></b> affect sites that are of potential national archaeological</p>



NMC Number	Policy/Para /Map	Matters Arising Changes
		<p>importance <u>and their setting</u> or are of acknowledged local heritage importance, including sites of industrial archaeology that are not scheduled <u>and their settings</u> will:</p> <ol style="list-style-type: none"> <li>1. Be assessed in terms of the intrinsic importance of the 'site' and the potential extent of harm.</li> <li>2. Require, where appropriate, either an archaeological assessments and/ or field evaluation by an archaeological body or a professionally qualified archaeologist in order to determine the archaeological impact of the proposed development before the Planning Authority determines the application.</li> </ol> <p>A proposal which affects locally important archaeological remains will only be granted if the need for the development overrides the significance of the archaeological remains.</p> <p>Where proposals are acceptable, a site <del>a site</del> a condition will be attached to the permission stating that no development should take place until an agreed programme of archaeological work has taken place.</p>
NMC 289	7.5.47	<p><b><i>Amend to update the record about Planning Policy Wales:</i></b></p> <ul style="list-style-type: none"> <li>• The National Waste Strategy Towards Zero Waste – One Wales: One Planet 2009 provides an overarching framework for the management of all types of waste, with the overall aim of reducing residual waste to zero by 2050. It is supported by a series of sector plans which details how the outcomes, targets and Policies in Towards Zero Waste are to be implemented.</li> <li>• In order to enable the North Wales authorities to achieve the targets contained within the Municipal Sector Plan and Collections Infrastructure and Market Sector Plan (CIMSP) a number of projects have been established across North Wales, including the North Wales Residual Waste Treatment Partnership Project, which seeks to divert residual waste from landfill. Also, a partnership between North Wales Local Authorities and the private sector has secured the construction of anaerobic digestion plants in Gwynedd and Denbighshire to process food waste collected from households and businesses, generating renewable energy for the grid and the production of</li> </ul>

NMC Number	Policy/Para /Map	Matters Arising Changes						
		<p>biofertiliser for use on local farmland. These projects will influence the spatial need for certain types of waste facility</p> <ul style="list-style-type: none"> <li>• Waste is a cross cutting issue because it is produced by all types of land use, during construction, operation and demolition. The need to change the way in which waste is dealt with is recognised in policy at all levels.</li> <li>• Anglesey and Gwynedd are rural authorities with a rich and varied landscape which includes the Llyn/Môn Areas of Outstanding Natural Beauty. Further, the Gwynedd Local Planning Authority Area abuts the Snowdonia National Park Authority. Both authorities have limited road infrastructure serving a network of small communities and scattered settlements. Measures should be taken to encourage the sustainable transfer of waste by ensuring that there is adequate waste management provision across the authority area. The Councils aim to reduce the amount of waste disposed of through landfill sites. Due to the nature of waste management facilities it may be appropriate to locate the provision on a suitable employment site.</li> <li>• It is necessary to ensure that any proposed policies comply with the principles of Planning Policy Wales (PPW) (Edition <b>9, 2016</b> 7, 2014). The relevant Technical Advice Note that relates to waste is TAN 21 Waste (2014).</li> </ul>						
NMC 290	GWA 1	<p><b><i>Amend the policy wording to refer to Waste Management sites which may be appropriate for Urban Quarries:-</i></b></p> <p><b>POLICY GWA 1: PROVISION OF WASTE MANAGEMENT AND RECYCLING INFRASTRUCTURE</b></p> <p>Land and property listed below <u>and</u> shown on the Proposals Maps, is allocated for the provision of infrastructure that could sustain or add to the range of suitable waste management facilities.</p> <table border="1" data-bbox="853 1094 1789 1299"> <thead> <tr> <th data-bbox="853 1094 952 1299"></th> <th data-bbox="952 1094 1456 1299">Site name</th> <th data-bbox="1456 1094 1789 1299">Location</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Site name	Location			
	Site name	Location						

NMC Number	Policy/Para /Map	Matters Arising Changes				
			Gwynedd	Land at Cibyn Industrial Estate*	Caernarfon	
				Llwyn Isaf Site	Clynnog Fawr	
				Coed Boly Mawr*	Near Bethel	
				Penygroes Industrial Estate*	Penygroes	
				Williams & Williams	Pencaenewydd	
				H Parry Composting*	Chwilog	
				Cookes	Penrhyndeudraeth	
				Cefn Graianog*	Llanllyfni	
				Bryncir Quarry*	Bryncir	
				Nanhoron Granite Quarry*	Nanhoron, Pwllheli	
				Part of Peblig	Caernarfon	
				Penrhyn Quarry*	Bethesda	
				Griffiths Crossing	Caernarfon	
				Cefn Bychan	Blaenau Ffestiniog	

NMC Number	Policy/Para /Map	Matters Arising Changes			
				Manod Quarry*	Blaenau Ffestiniog
			Anglesey	Penhesgyn	Penmynydd
				Recycling Centre	Gwalchmai
				Mona Industrial Estate	Mona
				Former Anglesey Aluminium Site*	Holyhead
				Rhuddlan Bach Quarry*	Brynteg
				Cae'r Glaw Quarry*	Gwalchmai
				Nant Newydd Quarry*	Brynteg
				Bwlch Gwyn Quarry*	Holland Arms
				<p><b><u>*Sites suitable for urban quarries as defined by TAN21: Waste</u></b></p> <p>In addition to the above allocated sites, waste management and recycling infrastructure, excluding landfill and open windrow composting, may be acceptable on existing industrial estates, quarries and brownfield sites. Proposals for waste management and recycling infrastructure (which are not proposed on the above allocated sites) will be assessed on their own merit provided that there is a justifiable need for the development. The justifiable need should refer to the local need as specified within the Municipal Sector Plan and Collections Infrastructure and Markets Sector Plan (CIMSP).</p> <p>Any new development must be suitable in terms of size and scale and must not have an adverse impact upon the landscape, the natural environment or the amenity and health of the local population. <b><u>All new proposals for Waste</u></b></p>	

NMC Number	Policy/Para /Map	Matters Arising Changes
		<p><u>Management facilities should be accompanied by a Waste Planning Assessment (as defined by Annex B of TAN21, Waste).</u></p>
NMC 291	7.5.48a	<p><i>Insert further explanation text which expands on the amendments proposed to Policy GWA 1.</i></p> <p><u>Some of the denoted sites as listed within the policy may be appropriate for urban quarries or recycling repository for the purpose of storing construction and demolition waste as a means of avoiding unnecessary landfilling of inert waste in accordance with TAN21: Waste.</u></p>
NMC 292	GWA 2	<p><i>Amend Policy wording for clarity and to ensure that the policy complies with National Planning Policy:-</i></p> <p><b>POLICY GWA 2: WASTE MANAGEMENT <del>OUTSIDE DEVELOPMENT BOUNDARIES AND ALLOCATED SITES</del></b></p> <p>Proposals for the management of waste <u>on appropriate sites</u> <del>outside development boundaries</del> and allocated sites (in accordance with Policy GWA 1) (including, <u>for example</u>, biodegradable <u>municipal</u> waste by means of composting, including anaerobic digestion and in vessel composting <u>and specialist waste facilities</u> (e.g. <u>low level radioactive waste, clinical waste and hazardous waste</u>)) will be granted <u>in accordance with the waste hierarchy</u> provided there is a demonstrable need for the development, <u>that the development is supported by a Waste Planning Assessment (as defined by TAN21: Waste)</u> and that all the following criteria can be met:-</p> <ol style="list-style-type: none"> <li>1. Allocated sites are either unavailable or unsuitable for the proposed activity.</li> <li>2. There are no suitable sites within the development boundary.</li> <li>3. The proposal will have incorporated measures to mitigate impact upon the environment and the health and amenity of the local population.</li> <li>4. The proposal is of an appropriate scale and nature in terms of the site and its surroundings.</li> </ol>

NMC Number	Policy/Para /Map	Matters Arising Changes
		<p>5. The proposal wouldn't have an adverse impact upon the natural environment and heritage value of the area.</p> <p>6. <u>The development and any associated traffic does not result in unacceptable disturbance to local communities, through noise, smell, vibration, smoke or air pollution.</u></p> <p><u>Each proposal will be considered on a case by case basis, taking account of factors including the nature, type, size, need and location of the development.</u></p>
NMC 293	7.5.54	<p><i>Amend explanation wording for clarity:-</i></p> <p>Proposals <b><u>will have to show that appropriate consideration has been given to sites of international, national, regional and local biodiversity or landscape value in accordance with national planning policy guidance as well as the relevant policies within the Plan.</u></b> within or directly adjacent to landscape designated areas such as Areas of Outstanding Natural Beauty, the National Park and Special Landscape Areas will be rigorously tested to ensure that there isn't any adverse impact upon the designation or it's setting.</p>
NMC 294	GWA 3	<p><i>Update the text to align with the National Radioactive Waste Strategy:-</i></p> <p><b>POLICY GWA 3: <del>LOW<sup>2</sup> AND VERY LOW<sup>3</sup> LEVEL RADIOACTIVE WASTE</del> <u>MANAGEMENT</u> TREATMENT AND STORAGE</b></p>

<sup>2</sup> Low level waste (LLW) is radioactive waste having a radioactive content not exceeding 4 GBq/te (gigabecquerels per tonne) of alpha or 12 GBq/te of beta/gamma activity. LLW makes up more than 90% of the UK's radioactive waste legacy by volume but contains less than 0.1% of the total radioactivity.

<sup>3</sup> Very low level waste (VLLW) is a sub category of LLW and is defined as either low volume VLLW or high volume VLLW. The principal difference between the two definitions is the need for controls on the total volumes of high volume VLLW being deposited at any one particular landfill or other waste facilities.

NMC Number	Policy/Para /Map	Matters Arising Changes
		<p><b>Facilities for the <del>treatment</del> storage and/or management disposal of Low and Very Low Level radioactive waste generated on site <u>within the nuclear licensed area at Wylfa/Wylfa Newydd</u> to facilitate an existing business will be granted, provided that all the following criteria can be met:</b></p> <ol style="list-style-type: none"> <li>1. <b>It is consistent with the national strategies and policies for managing <del>Low and Very Low Level</del> radioactive waste and discharges and/or the decommissioning plans for the Wylfa Nuclear Power Station.</b></li> <li>2. <b>The outcome of social economic and environmental health assessments justify it being dealt with <del>on site or</del> appropriate locations outside the main nuclear site <u>at the proposed location</u>.</b></li> <li>3. <b>Facilities are sited and designed in order to minimise adverse impacts on the environment and appropriate environmental restoration measures are available.</b></li> <li>4. <b>Proposals shall comply with the general considerations set out in Policy GWA 1</b></li> <li>5. <b><u>The proposal is supported by a Waste Planning Assessment (as defined by TAN21: Waste)</u></b></li> </ol>
NMC 295	7.5.56	<p><b><i>Amend the explanation text to align with the changes proposed to Policy GWA 3:-</i></b></p> <p><del>Within the Plan area there are businesses, research establishments as well as health care establishments which produce low and very low radioactive waste. A more notable low and very low level producer of radioactive waste is the existing nuclear power station at Wylfa which is due to stop producing electricity in 2015. The process of decommissioning will then start. <u>The Wylfa Nuclear Power Station is currently being decommissioned</u>. The decommissioning process is likely to give rise to a large quantity of Low and Very Low Level radioactive waste.</del></p>
NMC 296	7.5.59	<p><b><i>Delete reference within the explanation to Low and very Low Radioactive Waste:-</i></b></p> <p><del>This Policy provides for the implementation of such facilities within the confines of the <b>Nuclear</b> Licensed Site. This Policy applies solely to the storage of Low and Very Low Level radioactive wastes and would not permit the disposal of</del></p>

NMC Number	Policy/Para /Map	Matters Arising Changes
		intermediate Level Waste at the site.
NMC 297	PS 19	<p><b><i>Include a further criteria referring to providing a capacity for higher quality aggregates:-</i></b></p> <p><b>STRATEGIC POLICY PS 19: MINERALS</b></p> <p>The Council(s) will contribute to regional and local demand for a continuous supply of minerals in accordance with the key objectives and principles of sustainable development by:</p> <ol style="list-style-type: none"> <li>1 Safeguarding known / potential mineral resources from permanent development that would sterilize them or hinder extraction <u>in accordance with MWYN 1.</u></li> <li>2 Maintaining <u>a minimum</u> 7 year land bank of Sand and Gravel and 10 year land bank of crushed rock aggregate reserves in line with national guidance.</li> <li>3 Maximise the use of secondary and recycled materials and mineral wastes.</li> <li>4 <u>Providing for the maintenance of the aggregate landbank including adequate provision and productive capacity for higher quality aggregates.</u></li> <li>5 Acknowledge that where the principles of sustainable development can be achieved, the extension of existing quarries and/or new quarries is likely to be appropriate.</li> <li>6 Where there is a need for new capacity of minerals, these should come from locations of low environmental constraint and take into account transport implications.</li> <li>7 Protect maritime wharf and railhead facilities as a means of encouraging sustainable transport of aggregates.</li> <li>8 Ensuring good restoration and aftercare.</li> <li>9 Minimising potential conflict between mineral and non-mineral land uses.</li> <li>10. All Dormant and long-inactive minerals sites identified on the proposals map will be reviewed to assess their potential to contribute to the land bank and the likelihood of their re-opening. Where appropriate,</li> </ol>



NMC Number	Policy/Para /Map	Matters Arising Changes
		Prohibition Orders will be served.
NMC 298	MWYN 1	<p><i>Correct the policy wording to refer to showing the Minerals Safeguarding Areas on the Proposal map as opposed to the Constraint map along with amending the wording of the policy for further clarity:-</i></p> <p><b>POLICY MWYN 1: SAFEGUARDING MINERAL RESOURCES</b></p> <p>Mineral Safeguarding Areas have been identified and are shown on the <del>Constraints</del> <u>Proposals</u> Map to ensure that known mineral resources are safeguarded for the future. Mineral resources will be safeguarded from non-mineral development which would sterilise or hinder their extraction. Proposals for non-mineral development will only be granted within Mineral Safeguarding Areas where:-</p> <ol style="list-style-type: none"> <li><del>1. Such development would not have a significant impact on the viability of future exploitation of the mineral; or extraction of the mineral is undertaken prior to the carrying out of the development.</del></li> <li><del>2. It can be demonstrated that the need for the development outweighs the need to protect the mineral resource and, where feasible, extraction of the mineral is undertaken prior to the carrying out of the development.</del></li> <li><b><u>1. The developer can demonstrate that working the resource is economically or physically impractical or would be environmentally unacceptable; or</u></b></li> <li><b><u>2. The mineral resource will be extracted satisfactorily before the development is undertaken; or</u></b></li> <li><b><u>3. The development is of a temporary nature and can be completed and the site returned to a state that does not inhibit extraction within the timescale that the mineral is likely to be needed; or</u></b></li> <li><b><u>4 There is an overriding need for the proposed development; or</u></b></li> <li><b><u>5. The development constitutes householder development or would constitute limited infilling within an existing built up area.</u></b></li> </ol>

NMC Number	Policy/Para /Map	Matters Arising Changes
NMC 299	7.5.62	<p><i>Provide further clarity regarding the purpose of the Mineral Safeguarding Area within the policy wording:-</i></p> <p><b><u>The mineral safeguarding area designation is an indication of potential mineral resource only. Further work is required to assess whether the area is suitable for mineral workings to be undertaken.</u></b> As Mineral resources <u>are limited to a specific location</u> finite and are not evenly distributed, knowledge about their whereabouts is essential for making effective and sustainable planning decisions and to consider the needs of future generations. Access to mineral resources can be prevented or restricted (sterilised) by non-mineral development and the process of mineral safeguarding ensures that this does not occur unnecessarily when planning applications are determined. An effective safeguarding system requires the adoption of 'mineral safeguarding areas and the adoption of suitable policies.</p>
NMC 300	7.5.62a	<p><i>Provide further explanation for clarity:-</i></p> <p><b><u>Where there is an overriding need for a development, that would otherwise sterilise resource, a condition will be attached to the planning permission requiring the extraction of that resource prior to the commencement of the development unless the developer satisfactorily demonstrates that it is impracticable or environmentally unacceptable.</u></b></p>
NMC 301	7.5.63	<p><i>Include additional wording within the explanation referring to showing the Parys Mountain Metalliferous Safeguarding Area on the Proposal Map:-</i></p> <p>Anglesey and Gwynedd have metalliferous and industrial minerals such as copper, zinc, manganese, gold and silver. Significant proven deposits of copper and zinc are located in Anglesey around Parys Mountain which should be afforded particular protection from other development and to acknowledge the potential for future exploitation, <b><u>the Parys Mountain Metalliferous Safeguarding Area is shown on the Proposal Map.</u></b> Although prices have fluctuated in recent years, the <u>world global</u> demand for these minerals has increased.</p>

NMC Number	Policy/Para /Map	Matters Arising Changes
NMC 302	7.5.63a	<p><b><i>Amend the explanation text to provide clarity with regard to the safeguarded mineral resources:-</i></b></p> <p><del>In accordance with National Planning Policy Guidance the mineral resource areas are identified on the Proposal Map. <u>The identified mineral resource areas as shown on the Proposal Maps are subdivided into three groups:-</u></del></p> <ul style="list-style-type: none"> <li><del>• <u>hardrock,</u></del></li> <li><del>• <u>limestone</u></del></li> <li><del>• <u>sand and gravel</u></del></li> </ul> <p><u>The mineral resource areas are based on the British Geological Survey Aggregates Safeguarding Map for Wales (2012) and 'The Sand and Gravel Resources of North Wales (2003) study by Liverpool University .</u></p>
NMC 303	7.5.64	<p><b><i>Delete reference to the possibility of safeguarding the Parys Mountain Mineral Resource as a result of the amendment proposed to para 7.5.63.</i></b></p> <p><del>A special safeguarding area or area of search preferred areas would be justifiable, given the likelihood of the metalliferous resource around Parys Mountain, but also in consideration of the infrastructure requirements to recommence working.</del></p>
NMC 304	7.5.65	<p><b><i>Delete text for clarity:-</i></b></p> <p><del>A decision to safeguard a particular mineral resource does not imply that planning permission will be granted for its working. In instances where there has need for the development outweighs the need to protect the mineral resource the developer would be encouraged to secure the prior removal of the mineral, wherever appropriate in terms of economic feasibility and environmental and other planning considerations, prior to the commencement of the development.</del></p>

NMC Number	Policy/Para /Map	Matters Arising Changes
NMC 305	MWYN 2	<p><b><i>Amend the policy wording to reflect National Planning Policy:-</i></b></p> <p><b>POLICY MWYN 2: PREFERRED AREAS OF SEARCH</b></p> <p>To maintain future provision to meet the demonstrated need of the industry concerned, 'Preferred Areas <del>of Search</del>' for future supplies of sand and gravel have been identified on the <del>Constraints</del> <u>Proposals</u> Map in the following areas:-</p> <p>Cae Efa Lwyd, Penygroes</p> <p>Tan y Bryn, Penygroes</p> <p>Bodychain, Llanllyfni</p> <p>Derwyn Fawr, Bryncir</p> <p>Llecheiddior Uchaf, Bryncir</p> <p>To maintain future provision to meet the demonstrated need of the industry concerned, 'Preferred <u>Areas</u> <del>Areas of Search</del>' for future supplies of crushed rock have been identified on the Proposals Maps in the following areas:-</p> <p>Rhuddlan Bach</p> <p>Cae'r Glaw</p> <p>Gwyndy</p> <p>Bwlch Gwyn</p>

NMC Number	Policy/Para /Map	Matters Arising Changes
		<p>Hengae</p> <p>Nant Newydd</p>
NMC 306	7.5.68	<p><b><i>Amend the policy wording to reflect National Planning Policy:-</i></b></p> <p>However, the Councils <u>do</u> not have sufficient information to allocate specific sites for sand and gravel but considers that Preferred <del>Broad</del> Areas of <del>Search</del> for sand and gravel and crushed rock can be identified on information derived from BGS published data and the National Assembly for Wales commissioned report The Sand and Gravel Resources of North Wales, produced by the University of Liverpool and Enviros (2003) together with the previous study, 'Assessment of Sand and Gravel Resources in the Eastern Llyn Peninsula', undertaken by Liverpool University in 1988.</p>
NMC 307	7.5.69	<p><b><i>Amend the policy wording to reflect National Planning Policy:-</i></b></p> <p>The preferred areas of <del>search</del> identified above provide the potential for the release of new reserves which are far greater than the minimum allocation of 3 million tonnes recommended by the RTS in order to allow for the uncertainties involved, to provide choice to the Minerals Industry and to encourage local supply to minimise transport distances.</p>
NMC 308	MWYN 4	<p><b><i>Provide further clarity within the wording of the policy to refer to 'new' mineral workings:-</i></b></p> <p><b>POLICY MWYN 4: MINERAL DEVELOPMENTS</b></p> <p>Mineral exploration, <u>new</u> working or <u>extensions</u> to existing operations will be granted to maintain the Plan area's landbank of aggregates, or to meet a demonstrated need for other minerals provided the following criteria are met:</p> <p>1. There is no unacceptable harm to the amenity or health of local residents in terms of visual impact, levels of dust,</p>

NMC Number	Policy/Para /Map	Matters Arising Changes
		<p>noise, vibration, odour and light as a result of the operation itself or the resulting traffic movements;</p> <ol style="list-style-type: none"> <li>2. There is a suitable buffer between mineral development and sensitive development;</li> <li>3. There is no unacceptable harm to the stability and support of adjacent land;</li> <li>4. The development is sensitively screened and landscaped;</li> <li>5. The development will not have a significant adverse impact on sites of international, national , regional or local environmental, nature conservation, landscape and /or heritage importance;</li> <li>6. The proposal does not sterilize or otherwise prevent the working of other significant mineral deposits;</li> <li>7. There is no unacceptable harm to land drainage groundwater and water resources;</li> <li>8. The proposal ensures that the potential use of the resource is maximised and there is satisfactory disposal of any waste arising from the mineral operation;</li> <li>9. Where blasting is proposed, the proposal includes a scheme of blasting to demonstrate that it can be controlled to meet the conditions detailed in Mineral Technical Advice Note MTAN (Wales) 1: Aggregates, or any amendments;</li> <li>10. The proposal includes a scheme for the after use of the site and details of the restoration and aftercare required to achieve it in accordance with Policy MWYN 11;</li> <li>11. Wherever economically feasible, mineral waste or products should be transported by rail or water</li> </ol>
NMC 309	7.5.70	<i>Delete reference to Minerals Planning Policy Wales in order to update the Plan:</i>

NMC Number	Policy/Para /Map	Matters Arising Changes
		<p>Even though mineral working is a temporary use of land it can have considerable impact on the local amenity and on the environment, some impacts could render the development unacceptable. This policy seeks to identify those aspects of mineral development that require control in the interest of the local amenity and the environment. <del>MPPW required</del> Development plans <b>are required</b> to set out the criteria that will be applied to mineral proposals and lists the issues to be addressed. Many of these issues are addressed by policies elsewhere within the Plan and National <b>Planning</b> Policy. As with many other types of development, mineral operations can have a cumulative adverse impact on the environment and/or local amenity. Due consideration should also be given to the economic and environmental benefit which may possibly arise from mineral working.</p>
NMC 310	7.5.71	<p><b><i>Delete reference to Minerals Planning Policy Wales in order to update the Plan:</i></b></p> <p>Both Councils are aware of the responsibility to protect the Areas of Outstanding Natural Beauty. <del>Mineral</del> <b>Chapter 14 of Planning Policy Wales 2000 (MPPW)</b> supported by Minerals Technical Advice Note (Wales) 1 Aggregates 2004 make it clear that mineral development should only be allowed in Areas of Outstanding Natural Beauty in exceptional circumstances. <b>Section 14.3 of Planning Policy Wales</b> <del>The MPPW</del> sets out matters that should be taken into account when considering proposed mineral extraction in or close to Areas of Outstanding Natural Beauty as well as proposals which could impact upon the setting of the National Park Authority.</p>
NMC 311	MWYN 6	<p><b><i>Delete reference to notional buffer zones and amend the policy wording to reflect National Planning Policy:-</i></b></p> <p><b>POLICY MWYN 6: BUFFER ZONES AROUND MINERAL SITES</b></p> <p>Planning applications for mineral extraction within the buffer zones identified on the Proposals Map will not normally be permitted unless a new buffer zone can be provided to reflect the minimum distances referred to in MTAN 1 : Aggregates, unless there are clear and justifiable reasons for reducing the distance, i.e. where there is limited impact from the mineral extraction site. <del>A notional buffer zone will be applied to all new planning applications for mineral working</del></p>

NMC Number	Policy/Para /Map	Matters Arising Changes
		<p><del>in accordance with the minimum distances referred to in MTAN 1 : Aggregates and MTAN 2: Coal, and in cases where the notional buffer zones can not achieve the minimum distances required, developments will be refused.</del></p> <p><del>Extensions to existing mineral workings will only be granted where a suitable buffer can be maintained between mineral development and sensitive development.</del></p> <p><b>Proposals for sensitive developments (in particular housing, hospitals and schools) as defined by MTAN 1 : Aggregates, within the buffer zones identified on the Proposals Map and within any notional buffer zones will be refused.</b></p> <p><del>Development within a buffer zone which is less than the recommended distance will only be refused unless clear and justifiable reason <u>are</u> is provided, and it can be demonstrated that there will be no adverse impacts or conflicts with the mineral operation.</del></p> <p><b>Within the <u>Referral Areas for Coal (Development High Risk Areas)</u> for Coal identified on the Proposals <u>Constraints</u> Map, development shall only be granted within settlement boundaries where it can be demonstrated that the potential for subsidence has been the subject of geotechnical investigation and that appropriate measures to minimise the impact of subsidence by ensuring best practice to design and control of development may be applied including mitigation in the form of remediation and prior extraction where appropriate.</b></p>
NMC 312	7.5.81	<p><b><i>Provide further wording within the explanation to refer to the aftercare of borrow pits:-</i></b></p> <p>Borrow pits are temporary mineral workings developed to supply a particular construction project. Borrow pits can offer significant environmental benefits over mineral supply from existing reserves by reducing transport distances. Major contracts may require the supply of large quantities of minerals over a short timescale which may cause significant environmental impact and disturbance to local communities. Borrow pits should be located within or near to the project and preferably supply material direct without the use of public roads. There needs to be clear environmental benefits for the use of a borrow pit as opposed to supply from secondary or recycled aggregates, or from established mineral working</p>



NMC Number	Policy/Para /Map	Matters Arising Changes
		sites identified in the development plan. Restoration <u>and aftercare</u> works should be to the high standards expected on mineral <u>sites in accordance with Policy MWYN 10</u> .

Schedule of Matters Arising Changes (NMC): Chapter 8 Monitoring and Implementation

NMC Number	Policy/Para /Map	Matters Arising Changes
NMC 313	8.1	<p><b>Amend to improve clarity:</b></p> <p><u>The Planning and Compulsory Purchase Act requires authorities to keep under review those matters that may affect the planning and development of their areas.</u> Monitoring is <b>therefore</b> an important part of evidence based policy making in order to assess whether the Plan’s policies are achieving their objective and the Plan’s strategy is being delivered. <b><u>A monitoring process involves the regular, continuous and systematic collection and analysis of information. A monitoring system is a key mechanism in developing a fuller understanding of the key issues that impact upon communities.</u></b></p>
NMC 314	8.2	<p><b>Amend to improve clarity:</b></p> <p>Local planning authorities are required to develop a monitoring framework to enable the collation of valuable information <b><u>to measure and assess</u></b> on the performance of a Plan’s <b><u>objectives and</u></b> policies. <b><u>The monitoring framework will allow an ongoing assessment of whether they remain valid or whether the prevailing economic, social or cultural circumstances have significantly altered.</u></b> The framework set out below comprises a series of indicators, targets and triggers for further action in relation to each theme and its objectives. It will form the basis for assessing the effectiveness of key policies <b><u>at a local and wider level and whether policies and related targets have been met or progress is being made towards meeting them.</u></b> It also indicates the linkages between the plan themes, objectives <b><u>(incorporating sustainable development and SEA requirements)</u></b> and policies. This will provide a basis for the annual monitoring report (AMR) – <b><u>see below.</u></b></p>
NMC 315	New paragraph 8.2a	<p><b>Add text to improve clarity:</b></p> <p><b><u>Regulation 37 prescribes the following two indicators that must be included in the AMR:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>the housing land supply taken from the current Housing Land Availability Study (TAN 1); and</u></b></li> <li>• <b><u>the number of additional affordable and number of net additional general market dwellings built in the Plan area (TAN 2)</u></b></li> </ul>
NMC 316	8.3	<p><b>Amend to improve clarity:</b></p> <p>The indicators have <b>therefore</b> been <b><u>established to include the above</u></b> developed in accordance with Welsh Government guidance on monitoring and where possible are based on <b><u>other core</u></b> indicators referred to in the “Local Development Plan Manual”. <del>and nationally prescribed Sustainable Development indicators.</del> <b><u>Additionally, a range of as well as other local indicators are included to</u></b></p>

NMC Number	Policy/Para /Map	Matters Arising Changes								
		<p><u>relate to the specific requirements of individual policies and objectives, and the Sustainability Appraisal/ Strategic Environmental Assessment (see paragraph 8.5 below).</u> considered to be useful to access the effectiveness of policies.</p>								
NMC 317	8.6	<p><b><i>Amend to improve clarity:</i></b></p> <p>The information gathered through the monitoring framework set out below will be reported in the annual monitoring report (AMR). Local planning authorities are required to produce AMR's following the adoption of LDPs in order to review the plan's progress and to assess the effectiveness of its policies and proposals. The AMR will identify actions that need to be taken to resolve any issues raised through the monitoring process. This could include amendments to policies in order to improve their effectiveness, and in more extreme cases could result in a review of part or of the whole Plan. <b><u>Therefore, a failure to meet an established target will not automatically result in a review of the policy in question. The first course of action would normally include a thorough analysis of the reason or reasons for the failure and a broader assessment of the implications as far as the successful implementation of the Plan is concerned.</u></b> The AMR will report information covering the preceding financial year and will be submitted to the Welsh Government by 31 October each year and will be available to view on each Council's website.</p>								
NMC 318	New paragraph 8.6a	<p><b><i>Include additional text to describe sequence of actions to be taken when trigger levels are reached:</i></b></p> <p><b><u>The following options are available to the Councils in association with each of the indicators and their triggers. The AMR will assess the severity of the situation associated with each indicator and recommend an appropriate response:</u></b></p> <table border="1" data-bbox="674 895 1800 1401"> <thead> <tr> <th data-bbox="674 895 1265 967"><u>Assessment</u></th> <th data-bbox="1265 895 1800 967"><u>Action</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="674 967 1265 1078"><u>Where indicators are suggesting that LDP policies are being implemented effectively</u></td> <td data-bbox="1265 967 1800 1078"><b><u>No further action required, other than to continue monitoring.</u></b></td> </tr> <tr> <td data-bbox="674 1078 1265 1222"><u>Assessment of decisions on planning applications suggests that policies are not being implemented in the intended manner</u></td> <td data-bbox="1265 1078 1800 1222"><b><u>Officer and/ or Member training may be required</u></b></td> </tr> <tr> <td data-bbox="674 1222 1265 1401"><u>Assessment suggests that further guidance in addition to those identified in the Plan may be required to (i) clarify how a policy should be properly applied, or (ii) to facilitate development on specific sites.</u></td> <td data-bbox="1265 1222 1800 1401"><b><u>Publish additional Supplementary Planning Guidance, which could include site specific development briefs, engaging with the private sector and infrastructure providers, where</u></b></td> </tr> </tbody> </table>	<u>Assessment</u>	<u>Action</u>	<u>Where indicators are suggesting that LDP policies are being implemented effectively</u>	<b><u>No further action required, other than to continue monitoring.</u></b>	<u>Assessment of decisions on planning applications suggests that policies are not being implemented in the intended manner</u>	<b><u>Officer and/ or Member training may be required</u></b>	<u>Assessment suggests that further guidance in addition to those identified in the Plan may be required to (i) clarify how a policy should be properly applied, or (ii) to facilitate development on specific sites.</u>	<b><u>Publish additional Supplementary Planning Guidance, which could include site specific development briefs, engaging with the private sector and infrastructure providers, where</u></b>
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<u>Assessment suggests that a policy is not being implemented.</u>	<u>Review the policy accordingly.</u>										
<u>Assessment suggests that the strategy is not being implemented.</u>	<u>Review the Plan</u>										
NMC 319	8.7	<p><b><i>Amend to improve clarity:</i></b></p> <p><u>The AMR will report information covering the preceding financial year and will be submitted to the Welsh Government by 31 October each year and will be available to view on each Council's website.</u> Irrespective of the AMR's findings, the Councils <u>will be</u> is required to carry out a review of the whole Plan every 4 years.</p>									

*Amend monitoring framework by: amending existing text; deleting some existing indicators and related targets and triggers; introducing replacement and additional indicators, targets and triggers; identifying relevant sustainability objectives and data sources to improve clarity and facilitate annual monitoring work. As a consequence the numbering used for the indicators has also been amended.*

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
<b>Theme 1: Support and create safe, healthy, distinctive and vibrant communities</b>				
NMC 320  Policy: PS1  Objective: SO1  <u>SA</u> <u>4</u> <u>Objectives:</u>	<u>Local Indicator:</u>  D1 % Welsh speakers in 2021 in <u>Anglesey and Gwynedd</u>	<u>New developments</u> contribute to maintaining or strengthening the Welsh language <u>in Anglesey and Gwynedd</u>  <i><u>(Note: Direct impact of new development on the use of the Welsh language in individual communities and Plan area is a difficult area to monitor, given that the Plan can't differentiate on the basis of language ability. The Councils consider a combination of approaches is required in order to monitor the effectiveness of policies, including the indicators set out under this theme.)</u></i>	<u>Biennial narrative about relevant completed schemes, e.g. under Policy PS 1, Policy TAI 14 – Policy TAI 16, by 2019</u>  Any development given planning consent where the evidence shows that it will not promote the Welsh language in any one year	<u>JPPU Database</u>  <u>Annual review of planning applications and officer/ Planning Committee reports, and any community level studies undertaken by Hunanlaith and Menter laith Mon</u>  <u>2021 Census</u>
	<u>Local Indicator:</u>  <u>D2 Planning applications permitted where Welsh language mitigation measures are required</u>  D1A Housing units built on sites in settlements where Policy PS1 and New Policy TAI X require that the	<u>Where required, significant harm to the character and the language balance of a community is avoided or suitably mitigated in accordance with Policy PS 1</u>	<u>One planning application permitted in any one year contrary to Policy PS 1</u>	<u>JPPU Database</u>  <u>Annual review of planning applications and officer/ Planning Committee reports.</u>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	development is phased.			
	<p><b><u>Local indicator:</u></b></p> <p><b><u>D3 Number of planning applications accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment</u></b></p> <p>D1B Number of Welsh Language Schemes published as a result of development</p>	<p><b><u>All relevant planning applications to be accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment, which address factors relevant to the use of the Welsh language in the community as set out in the Supplementary Planning Guidance.</u></b></p>	<p><b><u>One Welsh Language Statement or Welsh Language Impact Assessment in any one year that doesn't address factors relevant to the use of the Welsh language in the community</u></b></p>	<p><b><u>JPPU Database</u></b></p> <p><b><u>Development Management Databases</u></b></p> <p><b><u>Annual review of planning applications and officer/ Planning Committee reports.</u></b></p> <p><b><u>Hunanlaith &amp; Menter Iaith Mon reports</u></b></p>
	<p><b><u>Local Indicator:</u></b></p> <p><b><u>D4 D2 Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities</u></b></p>	<p>Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities within 6 months of the Plan's adoption</p>	<p>Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption</p>	<p><b><u>JPPU Database</u></b></p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
<p>Policy: ISA 1, ISA 2, ISA 4, ISA 5</p> <p>Objective: SO2</p> <p><u>SA 2 Objectives:</u></p> <p>NMC 321</p>	<p><u>Local Indicator:</u></p> <p><u>D5 Number of planning applications granted where new or improved infrastructure has been secured through developer contributions</u></p> <p><del>D8 Number of allocated sites that are restricted due to issues that relate to infrastructure</del></p> <p><del>D8A Number of windfall sites restricted due to issues that relate to infrastructure.</del></p> <p><del>D10 Number of new services and facilities to address the needs from large development projects in the plan area.</del></p> <p><del>D11A The total financial contributions (£) agreed from new development granted planning permission for the provision of community infrastructure</del></p>	<p><u>Where appropriate, new development will address the impact on communities through the provision of new or improved infrastructure in accordance with Policy ISA 1</u></p> <p><del>Remove barriers that would restrict development on allocated sites</del></p> <p><del>Remove barriers that would restrict development on windfall sites</del></p> <p><del>That sufficient Services or facilities are provided to address the need from large development projects during the plan period.</del></p> <p><del>No policy target</del></p>	<p><u>One planning application permitted contrary to Policy ISA 1 in any one year</u></p> <p><del>1 allocated site not gaining planning consent due to issues relating to infrastructure that can't be overcome in any one year</del></p> <p><del>Sites throughout a settlement not gaining consent due to issue relating to infrastructure that cannot be overcome in any one year.</del></p> <p><del>Lack of key services i.e. educational, health to address the needs of the workforce and the local population.</del></p>	<p><u>JPPU Database</u></p> <p><u>Development Management Databases</u></p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	<p><u>Local Indicator:</u></p> <p><u>D6 Number of planning applications for change of use of community facilities</u></p> <p>D9 Number of community services and facilities lost as a result of change of use</p>	<p><u>Viable community facilities retained in accordance with Policy ISA 2</u></p> <p>Prevent the loss of community services and facilities</p>	<p><u>One viable community facility lost contrary to Policy ISA 2 in any one year</u></p> <p>Loss of any community service or facility as a result of a change in use unless material planning considerations indicate otherwise</p>	<p><u>JPPU Database</u></p> <p><u>Development Management Databases</u></p>
	<p><u>Local Indicator:</u></p> <p><u>D7 Number of planning applications for alternative uses on areas of open space</u></p>	<p><u>Amount of open space (ha) in individual settlements retained in accordance with Policy ISA 4.</u></p>	<p><u>Open space lost in any Centre or Village in any one year leading to net reduction in supply in the Centre or Village contrary to Policy ISA 4</u></p>	<p><u>JPPU Database</u></p> <p><u>Development Management Databases</u></p>
	<p><u>Local Indicator:</u></p> <p><u>D8 Open space (ha) secured in association with residential development of 10 or more units</u></p> <p>D11 The area of public open space (ha) that would be gained or lost as a result of development granted planning permission</p>	<p><u>Provision of new open space if application of the Fields in Trust (FIT) benchmark standard identifies a deficiency of open space in accordance with Policy ISA 5</u></p> <p>No net loss of public open space</p> <p>That sufficient recreational open space is provided to cater for new residential development</p>	<p><u>One planning application permitted in any one year not contributing to meeting the open space needs of occupiers of new housing as defined by the FIT benchmark standard contrary to Policy ISA 5</u></p> <p>Loss of protected open space without the proposal satisfying the criteria in policy ISA4 in any one year</p>	<p><u>JPPU Database</u></p> <p><u>Development Management Databases</u></p>



Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
			Lack of recreational open space to address the needs of new residential development which doesn't meet the requirements of the Plan in any one year	
	<p><u>Local Indicator:</u></p> <p><u>D9 Preparation of Supplementary Planning Guidance relating to provision of open spaces in new housing developments</u></p>	<p><u>Prepare and adopt the Supplementary Planning Guidance relating to planning obligations within 6 months of the Plan's adoption</u></p>	<p><u>Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption</u></p>	<p><u>JPPU</u></p> <p><u>Cabinet (Gwynedd Council) &amp; Executive Committee (Isle of Anglesey County Council) work programme</u></p>
	<p><u>Local Indicator:</u></p> <p><u>D10 Preparation of Supplementary Planning Guidance relating to planning obligations</u></p>	<p><u>Prepare and adopt the Supplementary Planning Guidance relating to planning obligations within 6 months of the Plan's adoption</u></p>	<p><u>Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption</u></p>	<p><u>JPPU</u></p> <p><u>Cabinet (Gwynedd Council) &amp; Executive Committee (Isle of Anglesey County Council) work programme</u></p>
NMC 322	<p><u>Local Indicator:</u></p> <p><u>D11 Preparation of Supplementary</u></p>	<p><u>Prepare and adopt the Supplementary Planning Guidance relating to parking standards within</u></p>	<p><u>Not adopting a Supplementary Planning Guidance within 12</u></p>	<p><u>JPPU</u></p> <p><u>Cabinet</u></p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
Policy: TRA 1, TRA 2, TRA 3, TRA 4  Objective: SO3 & SO4  <b>SA Objectives: 2, 10</b>	<u>Planning Guidance relating to parking standards</u>	<u>12 months of the Plan's adoption</u>	<u>months of the Plan's adoption</u>	<u>(Gwynedd Council) &amp; Executive Committee (Isle of Anglesey County Council) work programme</u>
	<u>Local Indicator:</u>  <u>D12 Number of planning applications accompanied by a Travel Assessment</u>  D4 Levels of public transport usage	<u>All relevant planning applications above the relevant thresholds identified in Policy TRA 1 accompanied by a Travel Assessment</u>  Year on year increase in public transport	<u>One planning application submitted in any one year not accompanied by a Travel Assessment as required by Policy TRA 1</u>  Decrease in year on year use of public transport	<u>JPPU Database</u>  <u>Development Management Databases</u>
	<u>Local Indicator:</u>  <u>D13 The number of applications permitted within sites/ areas safeguarded for transportation improvements</u>  D4A Development permitted where there is an outstanding objection from the Transportation Service with regard to over reliance on the private car and/ or lack of sustainable transport initiatives	<u>No planning applications permitted that are harmful to achieving transportation improvements identified in Policy TRA 1</u>  Increase sustainable forms of transport by encouraging walking, cycling and public transport	<u>One planning application permitted in any one year contrary to Policy TRA 1</u>  1 (or more) planning permission granted where there is an outstanding objection from the Transportation Service on the grounds of development being unsustainable	<u>JPPU Database</u>  <u>Development Management Databases</u>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	D7 Number of applications affecting disused railway lines	No applications affecting disused railway lines	Any applications affecting disused railway lines	
	<b>Local indicator:</b> <u>D14 Delivery of Llangefni Link Road (Phase 4)</u>	<u>Phase 4 of the Llangefni Link Road is delivered by end 2018/ 2019</u>	<u>Failure to deliver Phase 4 of Llangefni Link Road by end 2018/ 2019</u>	<u>JPPU Database</u>  <u>Economic Development Service (Isle of Anglesey County Council)</u>
	<b>Local Indicator:</b> <u>D15 Delivery of improvements to the A5025</u>	<u>Planning application for improvements required to the A5025 as associated development to Wylfa Newydd is submitted by May 2017</u>	<u>Planning application for improvements to the A5025 not submitted by May 2017</u>	<u>JPPU Database</u> <u>Development Management Databases</u>
<b>Theme 2: Sustainable Living</b>				
NMC 323	<b>Local Indicator:</b> <u>D16 Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities</u>	<u>Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities within 6 months of the Plan's adoption</u>	<u>Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption</u>	<u>JPPU</u>  <u>Cabinet (Gwynedd Council) &amp; Executive Committee (Isle of Anglesey County Council) work programme</u>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
Policy: PS 5, PS6, PCYFF 1, PCYFF 1A  Objective: SO5 & SO6  <u>SA Objectives: 2, 3, 4, 5 &amp; 9</u>	<u>Local indicator:</u>  <u>D17 Number of planning applications permitted by TAN 15 category in C1 floodplain areas</u>	<u>No planning applications permitted within C1 floodplain areas not meeting all the tests set out in TAN15</u>	<u>One planning application permitted in any one year within C1 floodplain not meeting all TAN15 tests</u>	<u>JPPU Database</u>  <u>Development Management Databases</u>  <u>Natural Resources Wales</u>
	<u>Local Indicator:</u>  <u>D18 Number of planning applications for highly vulnerable development permitted in C2 floodplain areas</u>   <del>D12 Number of sensitive development (as defined by TAN15) permitted in C1 and C2 floodplain not meeting all TAN15 tests (paragraph 6.2 i-v)</del>	<u>No planning applications for highly vulnerable development permitted in C2 floodplain areas</u>   <del>No development permitted that conflicts with TAN15 (not including those considered exceptions in TAN15)</del>	<u>One planning application permitted for highly vulnerable development in C2 floodplain areas in any one year</u>   <del>1 or more developments permitted in any one year in C1 and C2 floodplain not meeting all TAN15 tests</del>	<u>JPPU Database &amp; Development Management Databases</u>  <u>Natural Resources Wales</u>
	<u>Local indicator:</u>  <u>D19 Number of planning applications for new development on previously developed land (brownfield redevelopment and conversions of existing buildings) expressed as a % of all development developed per annum</u>   <del>D13 Housing units provided on previously developed land or utilises</del>	<u>Maintain or increase proportion of new development permitted on previously developed land (brownfield redevelopment and conversions of existing buildings) compared to average % recorded during 2015/ 2016 – 2016/ 2017</u>   <del>Housing units on previously developed land or utilising existing</del>	<u>Decrease in proportion of development permitted on previously developed land (brownfield redevelopment and conversions of existing buildings) for 2 consecutive years</u>   <del>Less than 20% housing units provided on</del>	<u>JPPU Database</u>  <u>Development Management Databases</u>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	existing buildings	buildings = 25% of all housing development	previously developed land or utilising existing buildings in any one year	
	<p><u>Local indicator:</u></p> <p><u>D20 Number of planning applications permitted outside development boundaries</u></p>	<p><u>No planning applications permitted outside development boundaries that do not meet the requirements of Policy PCYFF 1 and other relevant policies in the Plan</u></p>	<p><u>One planning application permitted outside development boundaries that does not meet the requirements of Policy PCYFF 1 and other relevant policies in the Plan in any one year</u></p>	<p><u>JPPU Database</u></p> <p><u>Development Management Databases</u></p>
	<p><u>Local indicator:</u></p> <p><u>D21 Number of planning applications for standalone renewable energy development granted, per technology, area (Anglesey and Gwynedd Local Planning Authority area) and recorded energy output (GWh)</u></p> <p>D14A Planning permission granted for renewable and low carbon energy development, per technology and total energy output (MW)</p>	<p><u>To meet 50% (1,123.35 GWh) of projected electricity demand through renewable energy sources by 2021</u></p> <p><u>To meet 100% (2,246.7 GWh) of projected electricity demand through renewable energy sources by 2026</u></p> <p><u>To meet 50% (26.397 GWh) of projected heat demand through renewable energy sources by 2021</u></p> <p><u>To meet 100% (52.795 GWh) of projected heat demand through renewable energy sources by 2026</u></p> <p>No policy target</p>	<p><u>The amount of energy output from renewable energy sources is 10% or more below the requirements set in the Policy Target</u></p> <p>Less than 1 development annually for 3 consecutive years</p>	<p><u>JPPU Database</u></p> <p><u>Development Management Databases</u></p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	<p><u>Local Indicator:</u></p> <p><u>D22 Prepare and adopt a Supplementary Planning Guidance relating to standalone renewable energy technology</u></p>	<p><u>Prepare and adopt a Supplementary Planning Guidance within 6 months of the Plan’s adoption</u></p>	<p><u>Not adopting a Supplementary Planning Guidance within 6 months of the Plan’s adoption</u></p>	<p><u>JPPU</u></p> <p><u>Cabinet (Gwynedd Council) &amp; Executive Committee (Isle of Anglesey County Council) work programme</u></p>
	<p><u>Local indicator:</u></p> <p><u>D23 Average density of permitted housing developments in the Plan area</u></p> <p><del>D32 Average density of developments that have been permitted on allocated sites.</del></p>	<p><u>Minimum average net density of 30 housing units per hectare achieved overall in the Plan area</u></p> <p>100% of sites are 30 units per hectare</p>	<p><u>Failure to achieve an overall minimum average net density of 30 housing units per hectare in the Plan area for two consecutive years, unless it is justified by Policy PCYFF 1</u></p> <p><del>That the average total of the permitted units on new allocated sites are less than 10% of the expected level.</del></p>	<p><u>JPPU Database</u></p> <p><u>Development Management Databases</u></p>
<p>NMC 324</p> <p>Policy: PCYFF2</p> <p>Objective: SO7</p> <p><u>SA 5, 8, 11</u></p> <p><u>Objectives:</u></p>	<p><u>Local indicator:</u></p> <p><del>D15</del> <u>D24</u> Prepare and adopt a Supplementary Planning Guidance on design matters</p>	<p>Prepare and adopt a Supplementary Planning Guidance on design matters within 12 months of adoption</p>	<p>Not adopting a Supplementary Planning Guidance within 12 months of adoption</p>	<p><u>JPPU</u></p> <p><u>Cabinet (Gwynedd Council) &amp; Executive Committee (Isle of Anglesey County Council)</u></p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
				<u>work programme</u>
<p>NMC 325</p> <p>Policy: PS15</p> <p>Objective: SO8</p> <p><u>SA Objectives:</u> <u>2, 6, 7</u></p>	<p><u>Local indicator:</u></p> <p><u>D25 Number of new housing permitted per category in the Settlement Hierarchy set out in Policy PS 15, expressed as a % of all development developed per annum</u></p> <p> </p> <p><del>D16 New housing built or with planning consent in accordance with the plan wide percentage distribution by the end of the Plan period</del></p>	<p><u>From the date of adoption, number of housing units permitted per category of settlement, expressed as a % of all residential development, is in accordance with the requirements of Policy PS 15, which is as follows:</u></p> <p><u>Sub-regional Centre &amp; Urban Service Centres = 53%</u></p> <p><u>Local Service Centres = 22%</u></p> <p><u>Villages, Clusters &amp; countryside = 25%</u></p> <p><u>[Table 18a in Chapter 7.4 provides a more detailed breakdown per category of settlement within the Plan area]</u></p> <p><del>55% in the Regional Subcentre and the Urban Service Centres; 20% in the Local Service Centres; 25% in the Villages and the Clusters</del></p>	<p><u>From the date of adoption the number of housing units permitted over 2 consecutive years, expressed as a % of all residential development, in the:</u></p> <ul style="list-style-type: none"> <li><u>Sub Regional Centre and Urban Service Centre and the Local Service Centres falls below the % requirement;</u></li> <li><u>Villages, Clusters and countryside is higher than the % requirement</u></li> </ul> <p><del>Less than the identified % in any one year</del></p>	<p><u>JPPU Database</u></p> <p><u>Joint Housing Land Availability Studies</u></p> <p><u>Development Management Databases</u></p>
<p><b>Theme 3: Support growth and Regeneration under the umbrella of Anglesey Energy Island and other plans and strategies, which will transform the local economy, building on those elements of its unique economic profile that are identified as being of regional and national significance (economy and Regeneration)</b></p>				

<p>NMC 326</p> <p><u>Policy: PS 9, PS 9A, PS 9B, PS 9C, TAI 3</u></p> <p><u>Objective: SO8A</u></p> <p><u>SA Objectives: 2, 4, 6, 7</u></p>	<p><u>Local indicator:</u></p> <p><u>D26 Stage in the application for Development Consent Order (DCO) in relation to Wylfa Newydd</u></p>	<p><u>Application for Wylfa Newydd DCO submitted for approval by May 2017</u></p> <p><u>Application for Wylfa Newydd DCO approved by May 2018</u></p>	<p><u>Horizon Nuclear Power fails to submit an application for DCO by May 2017</u></p> <p><u>Horizon Nuclear Power fails to obtain approval of DCO application by May 2018</u></p>	<p><u>JPPU Database</u></p>
	<p><u>D27 Status of application to DECC for final approval</u></p>	<p><u>Wylfa Newydd Project gets approval/ “sign off” from DECC by October 2019</u></p>	<p><u>Horizon Nuclear Power fails to get approval/ “sign off” from DECC by October 2019</u></p>	<p><u>JPPU Database</u></p>
	<p><u>D28 Number of planning applications submitted and approved for Wylfa Newydd associated development</u></p>	<p><u>Planning applications for Wylfa Newydd associated development submitted by Horizon Nuclear Power by the following dates:</u></p> <ul style="list-style-type: none"> <li>i. <u>Logistics Centres – April 2017</u></li> <li>ii. <u>Park and Ride Facilities – April 2017</u></li> <li>iii. <u>Temporary Construction Workers’ Accommodation – May 2017</u></li> </ul>	<p><u>Horizon Nuclear Power fails to submit planning applications for associated development as set out in the Policy Target</u></p>	<p><u>JPPU Database</u></p> <p><u>Development Management Databases</u></p>
	<p><u>D29 Number and type of Wylfa Newydd Project associated development commenced</u></p>	<p><u>Individual Wylfa Newydd Project associated development commenced in accordance with the individual planning consents</u></p>	<p><u>Wylfa Newydd Project associated development not started within the timeframe set out in the individual planning consents</u></p>	<p><u>JPPU Database</u></p> <p><u>Development Management Databases</u></p>
	<p><u>Local indicators:</u></p> <p><u>D30 Prepare and adopt a revised Supplementary Planning Guidance relating to the Wylfa Newydd Project</u></p>	<p><u>Prepare and adopt the revised Supplementary Planning Guidance relating to the Wylfa Newydd Project within 6 months of the Plan’s adoption</u></p>	<p><u>Not adopting a revised Supplementary Planning Guidance within 6 months of the Plan’s adoption</u></p>	<p><u>JPPU Executive Committee (Isle of Anglesey County</u></p>



				<u>Council work programme</u>
<p>NMC 327</p> <p>Policy: CYF 1, CYF 2, CYF 4</p> <p>Objective: SO9</p> <p><u>SA Objectives:</u> <u>2, 6</u></p>	<p><b><u>Local indicator:</u></b></p> <p><b><u>D31 D17</u></b>—Amount of employment land <u>or</u> and-floor space (use class B1, B2 and B8) <b><u>included on sites set out in Policy CYF 1</u></b> lost to other uses</p>	<p>No <b><u>net</u></b> loss of employment land/floor space unless in accordance with <b><u>to alternative uses (uses other than use class B1, B2 and B8) contrary to</u></b> Policy CYF 2 or Policy CYF 4</p>	<p>No loss of employment land/floor space unless in accordance <b><u>One planning application permitted that does not accord</u></b> with Policy CYF 2 or Policy CYF 4</p>	<p><u>JPPU Database</u></p> <p><u>Development Management Databases</u></p>
	<p><b><u>Local indicator:</u></b></p> <p><b><u>D32 Amount of employment land on safeguarded sites included in Policy CYF 1 taken up by use class B1, B2 or B8 development</u></b></p>	<p><b><u>6.9 ha employment land on safeguarded sites taken up per annum in Gwynedd</u></b></p> <p><b><u>14.3 ha employment land on safeguarded sites taken up per annum in Anglesey</u></b></p>	<p><b><u>Less than 27.4 ha employment land taken up on safeguarded employment sites by 2021 in Gwynedd</u></b></p> <p><b><u>Less than 57 ha employment land taken up on safeguarded employment sites by 2021 in Anglesey</u></b></p>	<p><u>JPPU Database</u></p>
	<p><b><u>Core indicator:</u></b></p> <p><b><u>D33 Amount of employment development (hectares) permitted on allocated sites as a % of all employment allocations</u></b></p>	<p><b><u>Secure planning permission on the allocated employment site in Gwynedd by 2019</u></b></p> <p><b><u>Secure planning permission for 64 ha employment land on allocated site in Anglesey by 2021</u></b></p> <p><b><u>Secure planning permission for 112 ha employment land on allocated sites in</u></b></p>	<p><b><u>Total amount of employment land permitted falls below the cumulative requirement identified in the Policy Target</u></b></p>	<p><u>JPPU Database</u></p> <p><u>Development Management Databases</u></p>

		<p><u>Anglesey by 2024</u></p> <p><u>Secure planning permission for 144 ha employment land on allocated sites in Anglesey by 2026</u></p>		
	<p>D18A The floorspace (Sq m) granted and refused planning permission for new economic development on allocated employment sites</p>	<p>That employment land allocations meet employment land needs (in terms of quantity, quality and location) and that development is located in accordance with the JLDP's Spatial Strategy.</p>	<p>The development of non-allocated sites for major employment proposals.</p>	
	<p><u>Local indicator:</u></p> <p><u>D34 Prepare and adopt a Supplementary Planning Guidance relating to alternative uses on employment sites</u></p>	<p><u>Prepare and adopt the Supplementary Planning Guidance relating to alternative uses on safeguarded and allocated employment sites within 18 months of the Plan's adoption</u></p>	<p><u>Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption</u></p>	<p><u>JPPU Cabinet (Gwynedd Council) &amp; Executive Committee (Isle of Anglesey County Council) work programme</u></p>
<p>Policy: PS 9, ISA 3</p> <p>Objective: SO10</p> <p><u>SA Objectives:</u> <u>2, 6</u></p> <p>NMC 328</p>	<p><u>Local indicator:</u></p> <p><u>D35 Employment status of 16 years +</u></p> <p>D18B The number of jobs created within the Plan area</p>	<p><u>To achieve an increase in the rate of economic activity by 2026 compared to level in 2017</u></p> <p>That the number of jobs created within the Plan align with the Employment Land Review</p>	<p><u>The rate of economic activity declines for 2 consecutive years</u></p> <p>Job creation rates fall below the cumulative expected levels for 2 consecutive years 2018 onwards</p>	<p><u>Welsh Government / StatsWales</u></p>

		<b><u>Local indicator:</u></b> <b><u>D36 Number of people commuting out of Anglesey to Gwynedd</u></b>	<b><u>Following the Plan's adoption reduce the number of people commuting out of Anglesey to Gwynedd by 2026 compared to level in 2017</u></b>	<b><u>Failure to reduce number of people commuting out of Anglesey to Gwynedd by 2019</u></b> <b><u>Welsh Government / StatsWales</u></b>
Policy: CYF 5  Objective: SO11  <b><u>SA Objective 2, 6</u></b>  NMC 329	<b><u>Local indicator:</u></b> <b><u>D37 Number of planning applications permitted for new businesses in Service/ Local/ Rural/ Coastal Villages or in the countryside</u></b>  D24 Number of employment development (B1, B2 or B8) permitted not located on sites set out in Policy CYF2.	<b><u>New small scale businesses permitted on suitable sites or in suitable buildings within or near villages or in the countryside in accordance with Policy CYF 5</u></b>  Opportunities to locate a business on suitable sites or in suitable buildings within or near villages or in the countryside	<b><u>No planning applications for new small scale businesses permitted on sites/ within buildings within or close to a village or in the countryside for two consecutive years</u></b>  Less than 1 development for employment uses (B1, B2 or B8) permitted within or close to a village or in the countryside in any one year	<b><u>JPPU Database</u></b>  <b><u>Development Management Databases</u></b>
Policy: MAN 1, MAN 2, MAN 3  Objective: SO12  <b><u>SA Objectives: 2, 6</u></b>  NMC 330	<b><u>Local indicator:</u></b> <b><u>D38 D19 Amount of major retail, office and leisure development permitted (sq. m) within and outside established town centre boundaries</u></b>	<b><u>Annual amount of major retail floor space (sq. m.) permitted within established town centre boundaries compared to annual amount permitted outside established town centre boundaries on edge of centre sites and out of centre sites</u></b>  That development is located in accordance with the JLDP's Retail Hierarchy (policy MAN1) ensuring vital and viable town centres.	<b><u>Annual amount of major retail floor space (sq. m.) permitted on sites located outside established town centres exceeds annual amount permitted within established town centres</u></b>  1 or more retail, office or leisure development permitted outside of	<b><u>JPPU Database</u></b>  <b><u>Development Management Databases</u></b>

			established town centre boundaries contrary to policy MAN1.	
		<u>Annual amount of major office floor space (sq. m.) permitted within established town centre boundaries compared to annual amount permitted outside established town centre boundaries on edge of centre sites and out of centre sites</u>	<u>Annual amount of major office floor space (sq. m.) permitted on sites located outside established town centres exceeds annual amount permitted within established town centres</u>	<u>JPPU Database</u> <u>Development Management Databases</u>
		<u>Annual amount of major leisure floor space (sq. m.) permitted within established town centre boundaries compared to annual amount permitted outside established town centre boundaries on edge of centre sites and out of centre sites</u>	<u>Annual amount of major leisure floor space (sq. m.) permitted on sites located outside established town centres exceeds annual amount permitted within established town centres</u>	<u>JPPU Database</u> <u>Development Management Databases</u>
<u>Local indicator:</u> <u>D39 Undertake a study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli</u>	<u>Study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli undertaken by end of 2017/ 2018</u>  <u>Allocate retail sites in Bangor, Llangefni and Pwllheli to address results of the Study in the Plan's review</u>	<u>Not undertaking a study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli undertaken by end of 2017/ 2018</u>  <u>Failure to provide retail sites to address results of the Study</u>	<u>JPPU/ Economic Development Services/ Property Services</u>	
<u>Local indicator;</u>	<u>A1 uses remain the predominant use within individual primary retail areas compared to</u>	<u>Non-A1 uses permitted in individual primary retail areas</u>	<u>JPPU Database</u>	

	<p><b><u>D40 Number of planning applications for non-A1 uses permitted in individual primary retail areas</u></b></p> <p>D20 Amount of development permitted that could lead to the loss of retail premises (use class A1) through change of use applications within the primary retail core.</p> <p>D21 Amount of development permitted that could lead to the loss of village shops or public houses through change of use applications within villages.</p>	<p><b><u>the 2017 retail floor space study</u></b></p> <p>No loss of retail premises through change of use within the primary retail core.</p>	<p><b><u>contrary to Policy MAN 2</u></b></p> <p>Loss of a retail premise (A1 use class).</p>	<p><b><u>Development Management Databases</u></b></p> <p><b><u>Biennial Retail Floor Space Survey</u></b></p>
<p>Policy: PS11, TWR 1, TWR2, TWR3, TWR5</p> <p>Objective: SO13</p> <p><b><u>SA Objectives:</u></b> <b><u>2, 6</u></b></p>	<p><b><u>Local indicator:</u></b></p> <p><b><u>D41 Number of planning applications for new visitor attractions and facilities or improvements to existing visitor attractions and facilities permitted</u></b></p> <p>D22 Number of new or improved tourism facilities</p>	<p><b><u>New or improved visitor attractions and facilities permitted on suitable sites in accordance with Policy TWR 1</u></b></p> <p>All related development proposals</p>	<p><b><u>No planning applications for new or improved visitor attractions or facilities permitted for 2 consecutive years</u></b></p> <p>Failure to deliver</p>	<p><b><u>JPPU Database</u></b></p> <p><b><u>Development Management Databases</u></b></p>

<p>NMC 331</p>	<p><u>Local indicator:</u></p> <p><u>D42 Number of applications for new permanent and temporary alternative camping units permitted</u></p> <p><del>D23 New higher standard of tourism accommodation</del></p>	<p><u>New permanent and temporary alternative camping units permitted in accordance with Policy TWR 3 or Policy TWR 5</u></p> <p>All related development proposals</p>	<p><u>No planning applications for new permanent and temporary alternative camping units permitted for 2 consecutive years</u></p> <p>Failure to deliver</p>	<p><u>JPPU Database</u></p> <p><u>Development Management Databases</u></p>
<p><b>Theme 4: To give everyone access to housing appropriate to their needs.</b></p>				
<p>NMC 332</p> <p>Policy: PS 13, TAI 14 – TAI 19, TAI 5, PS 14, TAI 9 – TAI 10, TAI 11 – TAI 13</p> <p>Objective: SO14</p> <p><u>SA Objective</u> <u>2, 4, 7</u></p> <p><u>s:</u></p>	<p><u>Core indicator:</u></p> <p><u>D43 The housing land supply taken from the current Housing Land Availability Study (TAN 1)</u></p> <p><del>D25 Supply of land that is available for housing</del></p>	<p><u>Housing land supply should not fall below 5 years as determined by the Housing Land Availability Study (TAN 1) in any given year</u></p> <p>Maintain a 5-year housing land supply</p>	<p>Housing land supply falls below 5 years requirement <del>in any year</del> taken from the current Housing Land Availability Study <u>(TAN 1)</u></p>	<p><u>JPPU Database</u></p> <p><u>Development Management Databases</u></p> <p><u>Housing Land Availability Study</u></p>
	<p><u>Core indicator:</u></p> <p><u>D44 The number of new housing units built in the Plan area</u></p>	<p><u>Provide 7,184 new housing units over the Plan period, according to the breakdown set out Topic Paper 20B Housing Trajectory</u></p> <p><u>Annual targets for remainder of Plan period :</u></p> <p><u>2016/ 17 = 376</u></p> <p><u>2017/ 18 = 505</u></p> <p><u>2018/ 19 = 617</u></p> <p><u>2019/ 20 = 631</u></p> <p><u>2020/ 21 = 647</u></p> <p><u>2021/ 22 = 623</u></p>	<p><u>The number of new housing units provided in the Plan area falls below the requirement for 2 consecutive years</u></p>	<p><u>JPPU Database</u></p> <p><u>Development Management Databases</u></p> <p><u>Housing Land Availability Study</u></p>

	<p><del>D26 The number of net additional open market housing built in the Plan area</del></p>	<p><del>2022/ 23 = 565 2023/ 24 = 527 2024/ 25 = 528 2025/ 26 = 466</del></p> <p><del>That enough units receive planning permission annually to maintain a sufficient supply of housing in the landbank.</del></p>	<p><del>Housing land supply falling below the 5 year requirement, taken from the current Housing Land Availability Study</del></p>																							
	<p><b><u>Local indicator:</u></b></p> <p><b><u>D45</u></b> <del>D25A</del> Total housing units permitted <b><u>built</u></b> on allocated sites <b><u>in Gwynedd</u></b> as a % of overall housing provision</p>	<p>Align with Policy TAI 14 – TAI 16</p> <p><b><u>Sites have been allocated within Policy TAI 5 and Policies TAI 14 – TAI 16 for 1,467 new housing units in Gwynedd (including 10% slippage allowance) over the Plan period, which equates to 19% of overall housing provision.</u></b></p> <p><b><u>Annual completion targets for remainder of Plan period:</u></b></p> <table border="1" data-bbox="842 927 1149 1409"> <thead> <tr> <th></th> <th><u>Allocated sites</u></th> </tr> </thead> <tbody> <tr><td><u>2016/ 17</u></td><td><u>99</u></td></tr> <tr><td><u>2017/ 18</u></td><td><u>144</u></td></tr> <tr><td><u>2018/ 19</u></td><td><u>187</u></td></tr> <tr><td><u>2019/ 20</u></td><td><u>180</u></td></tr> <tr><td><u>2020/ 21</u></td><td><u>166</u></td></tr> <tr><td><u>2021/ 22</u></td><td><u>166</u></td></tr> <tr><td><u>2022/ 23</u></td><td><u>135</u></td></tr> <tr><td><u>2023/ 24</u></td><td><u>117</u></td></tr> <tr><td><u>2024/ 25</u></td><td><u>102</u></td></tr> <tr><td><u>2025/ 26</u></td><td><u>74</u></td></tr> </tbody> </table>		<u>Allocated sites</u>	<u>2016/ 17</u>	<u>99</u>	<u>2017/ 18</u>	<u>144</u>	<u>2018/ 19</u>	<u>187</u>	<u>2019/ 20</u>	<u>180</u>	<u>2020/ 21</u>	<u>166</u>	<u>2021/ 22</u>	<u>166</u>	<u>2022/ 23</u>	<u>135</u>	<u>2023/ 24</u>	<u>117</u>	<u>2024/ 25</u>	<u>102</u>	<u>2025/ 26</u>	<u>74</u>	<p><b><u>The overall number of new housing units built on allocated sites within Gwynedd falls below the requirement for 2 consecutive years</u></b></p>	<p><b><u>JPPU Database Development Management Databases</u></b></p>
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	<p><b><u>Local indicator:</u></b></p> <p><b><u>D46</u></b> Total housing units permitted <b><u>built</u></b> on allocated sites <b><u>in Anglesey</u></b> as a % of overall housing provision</p>	<p><b><u>Sites have been allocated within Policy TAI 5 and Policies TAI 14 – TAI 16 for 1,655 new housing units in Anglesey (including 10% slippage allowance) over the Plan period, which equates to 21% of overall housing provision.</u></b></p> <p><b><u>Annual completion targets for remainder of Plan period:</u></b></p> <table border="1" data-bbox="842 592 1169 1075"> <thead> <tr> <th></th> <th><b><u>Allocated sites</u></b></th> </tr> </thead> <tbody> <tr> <td><b><u>2016/ 17</u></b></td> <td><b><u>8</u></b></td> </tr> <tr> <td><b><u>2017/ 18</u></b></td> <td><b><u>109</u></b></td> </tr> <tr> <td><b><u>2018/ 19</u></b></td> <td><b><u>193</u></b></td> </tr> <tr> <td><b><u>2019/ 20</u></b></td> <td><b><u>215</u></b></td> </tr> <tr> <td><b><u>2020/ 21</u></b></td> <td><b><u>248</u></b></td> </tr> <tr> <td><b><u>2021/ 22</u></b></td> <td><b><u>221</u></b></td> </tr> <tr> <td><b><u>2022/ 23</u></b></td> <td><b><u>185</u></b></td> </tr> <tr> <td><b><u>2023/ 24</u></b></td> <td><b><u>160</u></b></td> </tr> <tr> <td><b><u>2024/ 25</u></b></td> <td><b><u>176</u></b></td> </tr> <tr> <td><b><u>2025/ 26</u></b></td> <td><b><u>134</u></b></td> </tr> </tbody> </table>		<b><u>Allocated sites</u></b>	<b><u>2016/ 17</u></b>	<b><u>8</u></b>	<b><u>2017/ 18</u></b>	<b><u>109</u></b>	<b><u>2018/ 19</u></b>	<b><u>193</u></b>	<b><u>2019/ 20</u></b>	<b><u>215</u></b>	<b><u>2020/ 21</u></b>	<b><u>248</u></b>	<b><u>2021/ 22</u></b>	<b><u>221</u></b>	<b><u>2022/ 23</u></b>	<b><u>185</u></b>	<b><u>2023/ 24</u></b>	<b><u>160</u></b>	<b><u>2024/ 25</u></b>	<b><u>176</u></b>	<b><u>2025/ 26</u></b>	<b><u>134</u></b>	<p><b><u>The overall number of new housing units built on allocated sites within Anglesey falls below the requirement for 2 consecutive years</u></b></p>	<p><b><u>JPPU Database</u></b></p> <p><b><u>Development Management Databases</u></b></p>
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<b><u>2024/ 25</u></b>	<b><u>176</u></b>																									
<b><u>2025/ 26</u></b>	<b><u>134</u></b>																									
	<p><b><u>Local indicator:</u></b></p> <p><b><u>D28 D47</u></b> Total number of <b><u>additional net</u></b> affordable housing built annually <b><u>in the Plan area</u></b></p>	<p><b><u>Build 1,572<sup>1</sup> affordable housing in the Plan area by 2026</u></b></p> <p><b><u>Completion targets for remainder of Plan period (2015 – 2026):</u></b></p> <p><b><u>Build an additional 345 affordable housing in</u></b></p>	<p><b><u>The overall number of additional affordable housing built within the Plan area is 10% or more below the cumulative requirement set in the Policy Target</u></b></p>	<p><b><u>JPPU Database</u></b></p> <p><b><u>Development Management Databases</u></b></p>																						

<sup>1</sup> 306 of this total have already been built between 2011 - 2015



		<p><u>the Plan area by 2018</u></p> <p><u>Build an additional 575 affordable housing in the Plan area by 2020</u></p> <p><u>Build an additional 805 affordable housing in the Plan area by 2022</u></p> <p><u>Build an additional 1035 affordable housing in the Plan area by 2024</u></p> <p><u>Build an additional 1,266 affordable housing in the Plan area by 2026</u></p> <p>At least 1,400 affordable housing units on land identified within the Plan.</p>	<p>Growth level less than 65 affordable units per annum for two consecutive years for 2011-18 or 117 units per annum for 2018-26</p>	
	<p><u>Local indicator:</u></p> <p><u>D48 % affordable housing units permitted per house price area</u></p> <p>D30 Monitor affordable housing targets and thresholds on allocated sites.</p>	<p><u>Average % affordable housing provision in line with indicative target per house price area</u></p> <p>Correspond with the targets in Policy TAI9.</p>	<p><u>Average % affordable housing provision falls below the indicative target per house price area for 2 consecutive years, unless justified by Policy TAI 9</u></p> <p>A level that is less than (at least) 25% or (at least) 15% in the house price areas for two consecutive years without justification from a viability perspective.</p>	<p><u>JPPU Database</u></p>

	<p><u>Local indicator:</u></p> <p><u>D49 The number of planning applications permitted on rural exception sites</u></p>	<p><u>An increase in the number of affordable housing exception sites compared to average during 2015/ 16 – 2016/ 17</u></p>	<p><u>No increase in the number of affordable housing exception sites permitted for 2 consecutive years</u></p>	<p><u>JPPU Database</u></p> <p><u>Development Management Databases</u></p>
	<p><u>Local Indicator:</u></p> <p><u>D50 Changes in residual values across the house price areas identified in Policy TAI 9</u></p>	<p><u>Deliver the maximum level of affordable housing considered viable in accordance with Policy TAI 9</u></p>	<p><u>An increase or decrease of 5% of residual value in any house price area in any one year</u></p>	<p><u>Development Appraisal Toolkit</u></p> <p><u>HM Land Registry House Price Index</u></p> <p><u>RICS Building Cost Information Service (BICS) Tender Prices</u></p>
	<p><u>Local indicator:</u></p> <p><u>D51 <del>D33</del> Prepare and adopt a Supplementary Planning Guidance for Affordable Housing.</u></p>	<p>Prepare and adopt a Supplementary Planning Guidance for Affordable Housing within 6 months of the date of adopting the Plan</p>	<p>Not adopting a Supplementary Planning Guidance within 6 months of the date of adopting the Plan.</p>	<p><u>JPPU</u></p>

<p><u>Local indicator:</u></p> <p><u>D52 D29—Number of local market housing units built in relevant settlements identified in Policy TAI 5</u></p>	<p><u>Deliver the maximum level of Local market housing in settlements listed in Policy TAI 5.</u></p> <p>No permissions for an open market unit in these settlements.</p>	<p><u>Less than 10 local market housing units built in settlements identified in Policy TAI 5 in any one year</u></p> <p>Open market housing unit receiving permission in the settlements listed in Policy TAI5.</p>	<p><u>JPPU Database</u></p> <p><u>Development Management Databases</u></p>
<p><u>Local indicator:</u></p> <p><u>D53 D34 Prepare and adopt a Supplementary Planning Guidance for Local Market Housing.</u></p>	<p>Prepare and adopt a Supplementary Planning Guidance for Local Market Housing within 6 months of the date of adopting the Plan</p>	<p>Not adopting a Supplementary Planning Guidance within 6 months of the date of adopting the Plan.</p>	<p><u>JPPU</u></p> <p><u>Cabinet (Gwynedd Council) and Executive Committee (Anglesey County Council) work programme</u></p>
<p><u>Local indicator:</u></p> <p><u>D54 Prepare and approve a Local Housing Market Area (LHMA) study for Gwynedd</u></p>	<p><u>Prepare and approve a LHMA study for Gwynedd by April 2017</u></p>	<p><u>Not preparing and approving a LHMA study for Gwynedd by April 2017</u></p>	<p><u>JPPU/ Housing Service (Gwynedd Council)</u></p> <p><u>Cabinet (Gwynedd Council) work programme</u></p>

<p><u>Local indicator:</u></p> <p><u>D55 Number of Traveller pitches for residential accommodation provided at Penhesgyn, Anglesey</u></p> <p>D31 Number of Gypsy/ Traveller pitches for residential accommodation</p>	<p><u>Provide 4 pitches at Penhesgyn, Anglesey by the end of 2017/ 2018</u></p> <p>Identify appropriate pitches to meet the need within the Plan area.</p>	<p><u>Failure to provide 4 pitches at Penhesgyn, Anglesey by end of 2017/ 2018</u></p> <p>No residential pitches provided up to 2020</p>	<p><u>JPPU Database</u></p> <p><u>Development Management Databases</u></p> <p><u>Isle of Anglesey Housing Services</u></p>
<p><u>Local indicator:</u></p> <p><u>D56 The number of additional Gypsy pitches provided on an extension to the existing residential Gypsy site, adjacent to the Llandygai Industrial Estate, Bangor</u></p>	<p><u>Provide 5 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by the end of 2017/ 2018</u></p> <p><u>Provide a cumulative total of 10 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by the end of 2026</u></p>	<p><u>Failure to provide additional 5 pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by end of 2017/ 2018</u></p> <p><u>Failure to provide a cumulative total of 10 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by the end of 2026</u></p>	<p><u>JPPU Database</u></p> <p><u>Development Management Databases</u></p> <p><u>Gwynedd Housing Services</u></p>
<p><u>Local indicator:</u></p> <p><u>D57 The need for additional pitches identified in a Gypsy Traveller Accommodation Needs Assessment (GTANA)</u></p>	<p><u>Provide number and type of pitches to address need identified in the GTANA by the end of 2026</u></p>	<p><u>Failure to provide number and type of additional pitches to address need identified in the GTANA by the end of 2026</u></p>	<p><u>JPPU Database</u></p> <p><u>Isle of Anglesey County Council Housing</u></p>

			<u>Services</u> <u>Gwynedd</u> <u>Housing</u> <u>Services</u>
<u>Local indicator:</u>  <u>D58 The number of unauthorised Gypsy &amp; Traveller encampments reported annually and length of stay</u>  D31A Number of Gypsy/ Traveller temporary stopping pitches	<u>Monitor changes in need for pitches and compare with supply of pitches in the inter GTANA period</u>	<u>The number of encampments and length of stay suggests a need for additional supply of pitches</u>  No temporary stopping pitches provided to 2020	<u>JPPU</u> <u>Database</u>  <u>Housing</u> <u>Services'</u> <u>Databases</u>

**Theme 5: Protect and enhance the natural and built environment**

Policy: PS 16, AMG 1A, AMG 4, AMG 5	<u>Local indicator:</u>  <u>D59 Number of planning applications permitted on locally important biodiversity and geodiversity sites</u>	<u>Biodiversity or geodiversity value of locally important sites maintained or enhanced in accordance with Policy AMG 4 and Policy AMG 5</u>	<u>One application permitted contrary to Policy AMG 4 or Policy AMG 5</u>	<u>JPPU</u> <u>Database</u>  <u>Development</u> <u>Management</u> <u>Databases</u>
Objective: SO16  <u>SA</u> <u>Objectives:</u>  NMC 333	D35A Development granted permission that leads to the loss of a LNR or a WS that doesn't meet the requirements of the Plan's policies  D35B Development granted permission that leads to the	No net loss of area of LNR or WS to development (unless it is in accordance with the Plan)  No net loss of area of LNR or WS to development (unless it is in accordance with	1 or more developments permitted where there is an outstanding objection from the Authority's Biodiversity Unit	<u>Biodiversity</u> <u>Services</u>

<p>loss of a LBAP habitat that doesn't meet the requirement of the Plan's policies</p>	<p>the Plan)</p>		
<p><b><u>Local indicator:</u></b></p> <p><b><u>D60 Number of planning applications permitted on nationally or internationally designated sites or on sites that affect the biodiversity or geodiversity value of the designated sites</u></b></p> <p> </p> <p><del>D38 Amount of developments permitted which could adversely affect a European protected species, or significant harm to species protected by any other statute.</del></p>	<p><b><u>No planning applications permitted that are harmful to the biodiversity or geodiversity value of nationally or internationally designated sites</u></b></p> <p> </p> <p><del>No development will take place with the potential to result in the detriment to the conservation status of European protected species, or significant harm to species protected by any other statute.</del></p>	<p><b><u>One planning application permitted contrary to Policy PS 16</u></b></p> <p> </p> <p><del>1 or more developments permitted where there is an outstanding objection from the Authority's Biodiversity Unit and/or NRW.</del></p>	<p><b><u>JPPU Database</u></b></p> <p><b><u>Development Management Databases</u></b></p> <p><b><u>Biodiversity Services</u></b></p> <p><b><u>Natural Resources Wales</u></b></p>
<p><b><u>Local indicator:</u></b></p> <p><b><u>D61 Number of planning applications permitted for major development in an Area of Outstanding Natural Beauty (AONB).</u></b></p> <p> </p> <p><del>D36 Amount of development</del></p>	<p><b><u>No planning applications permitted for major development, which are harmful to an AONB's natural beauty.</u></b></p> <p> </p> <p><del>No development will take place that could</del></p>	<p><b><u>One planning application permitted contrary to Policy PS 16 and Policy AMG 1A</u></b></p> <p> </p> <p><del>1 or more developments</del></p>	<p><b><u>JPPU Database</u></b></p> <p><b><u>Development Management Databases</u></b></p> <p><b><u>Natural Resources</u></b></p>

		<p>permitted which could adversely affect the special qualities of an Area of Outstanding Natural Beauty (AONB).</p> <p>D37 Amount of development permitted which could adversely affect a Special Landscape Area (SLA).</p>	<p>adversely affect the special qualities of an AONB.</p> <p>No development will take place that could adversely affect a SLA.</p>	<p>permitted where there is an outstanding objection from the Authority's Biodiversity Unit/Landscape Officer and/or NRW</p> <p>1 or more developments permitted where there is an outstanding objection from the Authority's Biodiversity Unit/Landscape Officer and/or NRW.</p>	<p><u>Wales</u></p>
<p>Policy: PS 17, AT 1</p> <p>Objective: SO16</p> <p><b>SA</b> <u>9</u></p> <p><b>Objectives:</b></p> <p>NMC 334</p>	<p><b><u>Local indicator:</u></b></p> <p><b><u>D62 Number of planning applications permitted in Conservation Areas and World Heritage Sites or sites that affect their historic or cultural values</u></b></p> <p>D39 Amount of development permitted that would have an adverse impact on a Listed Building, Conservation Area, World Heritage Site, Historic Landscape, Park and Garden, or on their setting</p>	<p><b><u>No planning applications permitted that are harmful to the character and appearance of a Conservation Area or the Outstanding Universal Value of World Heritage Sites</u></b></p> <p>No development will take place that would have an adverse impact on a Listed Building, Conservation Area, World Heritage Site, Historic Landscape, Park and Garden, or on their setting</p>	<p><b><u>One planning application permitted contrary to Policy PS17 or Policy AT 1</u></b></p> <p>1 or more developments permitted where there is an outstanding objection from the Authority's Conservation Officer, CADW and/or GAT.</p>	<p><b><u>JPPU Database</u></b></p> <p><b><u>Development Management Databases</u></b></p> <p><b><u>CADW</u></b></p>	
	<p><b><u>Local Indicator:</u></b></p> <p><b><u>D63 Prepare and adopt a Supplementary Planning Guidance relating to Heritage Assets</u></b></p>	<p><b><u>Prepare and adopt a Supplementary Planning Guidance relating to Heritage Assets within 18 months of the Plan's adoption</u></b></p>	<p><b><u>Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption</u></b></p>	<p><b><u>JPPU Cabinet (Gwynedd Council) and Executive Committee (isle of</u></b></p>	

				<u>Anglesey County Council</u>
Policy: GWA 1 Objective: SO17 <b><u>SA Objectives:</u></b> NMC 335	<b><u>Local indicator:</u></b> <b><u>D64 The amount of land and facilities to cater for waste in the Plan area</u></b>  D42 Supply of sites for waste management or recycling facilities	<b><u>Maintain sufficient land and facilities to cater for the Plan area's waste (to be confirmed at a regional level in accordance with TAN 21 waste monitoring arrangements)</u></b>  Maintain a supply of sites for waste management or recycling infrastructure	<b><u>Triggers to be established at a regional level in accordance with TAN 21</u></b>  Loss of 1 of the sites listed in Policy GWA 1 unless material planning considerations indicate otherwise.	<b><u>JPPU Database</u></b>  <b><u>Development Management Databases</u></b>  <b><u>North Wales Regional Minerals and Waste Unit</u></b>
	<b><u>Local indicator:</u></b> <b><u>D65 Number of planning applications for waste management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1</u></b>	<b><u>Increase in number of waste management facilities provided on employment sites identified in Policy GWA 1 and Policy CYF 1, compared to number provided on employment sites in 2016/ 2017</u></b>	<b><u>No planning applications for waste management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1</u></b>	<b><u>JPPU Database</u></b>  <b><u>Development Management Databases</u></b>  <b><u>North Wales Regional Minerals and Waste Unit</u></b>
NMC 336 Policy: PS 19,	<b><u>Core indicator:</u></b> <b><u>D66 The extent of primary land-won aggregates</u></b>	<b><u>Maintain a minimum 10 year land supply of crushed rock aggregate reserves throughout the Plan period in the Plan area in line with Policy PS 19</u></b>	<b><u>Less than a 12 year land supply of crushed rock aggregate reserves in the Plan area in any one year</u></b>	<b><u>North Wales Regional Minerals and Waste Unit</u></b>



<p>Objective: MWYN 6 SO18</p> <p><b><u>SA Objectives:</u></b> <u>9</u></p>	<p><b><u>permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN)</u></b></p>			
	<p><b><u>Local indicator:</u></b></p> <p><b><u>D67 Sand and gravel land supply in the Plan area.</u></b></p> <p>D40 Mineral land bank in JLDP area.</p>	<p><b><u>Maintain a minimum 7 year land supply of sand and gravel throughout the Plan period in the Plan area in line with Policy PS 19</u></b></p> <p>Maintain a 7 year land supply of sand and gravel and a 10 year land supply of crushed rock aggregate reserves.</p>	<p><b><u>Less than a 9 year land supply of sand and gravel reserves in the Plan area</u></b></p> <p>Less than 7 year land supply for sand and gravel and less than 10 year supply for crushed rock aggregates.</p>	<p><b><u>North Wales Regional Minerals and Waste Unit</u></b></p>
	<p><b><u>Local indicator:</u></b></p> <p><b><u>D68 Number of planning applications permitted within a mineral buffer zone</u></b></p> <p>D41 Amount of development permitted within a mineral buffer zone that would lead to the sterilisation of the mineral resource.</p>	<p>No development permitted within a mineral buffer zone that would lead to the sterilisation of the mineral resource, <b><u>unless it is in accordance with Policy MWYN6.</u></b></p>	<p><b><u>One planning application permitted contrary to Policy MWYN 6</u></b></p> <p>1 or more developments permitted where there is an outstanding objection from the Authority's Mineral's Officer and/or the Coal Authority.</p>	<p><b><u>JPPU Database &amp; Development Management Databases</u></b></p> <p><b><u>North Wales Regional Minerals and Waste Unit</u></b></p>

NMC	Policy/Para/ Map	Matters Arising Changes
337	Appendix 1	<b><i>Amendments to reflect revised Tests of Soundness</i></b>

### Tests of soundness

#### Procedural Tests

P1: it has been prepared in accordance with the Delivery Agreement including the Community Involvement Strategy

P2: the plan and its policies have been subjected to sustainability appraisal including strategic environmental assessment

#### Consistency Tests

C1: it is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas

C2: it has regard to national policy

C3: it has regard to the Wales Spatial Plan

C4: it has regard to the relevant community strategy/ies

#### Coherence & Effectiveness Tests

CE1: the plan sets out a coherent strategy from which its policies and allocations logically flow and, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities

CE2: the strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base

CE3: there are clear mechanisms for implementation and monitoring

CE4: it is reasonably flexible to enable it to deal with changing circumstances

#### Preparation Requirements:

- Has preparation complied with legal and regulatory procedural requirements? (LDP Regulations, CIS, SEA Regulations, SA, HRA etc?)

#### Test 1: Does the plan fit? (i.e. is it clear that the LDP is consistent with other plans?)

##### Questions

- Does it have regard to national policy and WSP
- Does it have regard to Well-being Goals
- Does it have regard to the Welsh National Marine Plan
- Is it consistent with regional plans, strategies and utility programmes?
- Is it compatible with the plans of neighbouring authorities?
- Does it reflect the Single Integrated Plan (SIP) or the National Park Management Plan (NPMP)?

#### Test 2: Is the plan appropriate? (i.e. is the plan appropriate for the area in the light of the evidence?)

##### Questions

- Is it locally specific?
- Does it address the key issues?
- Is it supported by robust, proportionate and credible evidence?
- Can the rationale behind plan policies be demonstrated?
- Does it seek to meet assessed needs and contribute to the achievement of sustainable development?
- Are the vision and the strategy positive and sufficiently aspirational?
- Have the 'real' alternatives been properly considered?

- Is it logical, reasonable and balanced?
- Is it coherent and consistent?
- Is it clear and focused?

Test 3: Will the plan deliver (i.e. is it likely to be effective?)

Questions

- Will it be effective?
- Can it be implemented?
- Is there support from the relevant infrastructure providers both financially and in terms of meeting relevant timescales?
- Will development be viable?
- Can the sites allocated be delivered?
- Is the plan sufficiently flexible? Are there appropriate contingency provisions?
  
- Is it monitored effectively?

(Local Development Plan Manual – Edition 2 – August 2015)

## Appendix 2 Schedule of key documents

NMC Number	Policy/Para/Map	Matters Arising Changes
338	Appendix 2	<i>Amend to provide an updated schedule of documents:</i>

Topic Paper 1      Candidate Sites Assessment (2013)

Topic Paper 1A      Candidate Sites Assessment – update (2015)

**Topic Paper 1B**      **Candidate Sites Assessment – update (2016)**

Topic Paper 2      Relevant Strategies and Plans (2015)

**Topic Paper 2A**      **Relevant Strategies and Plans – update (2016)**

Topic Paper 3      Population and Housing (2015)

**Topic Paper 3**      **Population and Housing – update (2016)**

Topic Paper 4      Describing the housing and spatial growth (2013)

Topic Paper 4A      Describing the housing and spatial growth – update (2014)

**Topic Paper 4B**      **Describing the housing and spatial growth – update (2016)**

Topic Paper 5      Developing the settlement hierarchy (2015)

**Topic Paper 5**      **Developing the settlement hierarchy - update (2016)**

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)

## Appendix 2 Schedule of key documents

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)
<b><u>Topic Paper 17A</u></b>	<b><u>Local Market Housing – update (2016)</u></b>
Topic Paper 18	Identifying Gypsy and Traveller Sites (2015)
<b><u>Topic Paper 18A</u></b>	<b><u>Identifying Gypsy and Traveller Sites – update and addendum (2016)</u></b>
<b><u>Topic Paper 19</u></b>	<b><u>Settlement Profile (2016)</u></b>
<b><u>Topic Paper 20</u></b>	<b><u>Housing Trajectory (2016)</u></b>
<b><u>Topic Paper 20A</u></b>	<b><u>Housing Trajectory – update and addendum (2016)</u></b>
Background Paper	Affordable Housing Viability Study (2013)
Background Paper	Affordable Housing Viability Study – update (2014)

**Background**                      **Affordable Housing Viability Study – update (2016)**  
**Paper**

Background                      Employment Land Study (2012)  
Paper

**Background**                      **Employment Justification Paper (2016)**  
**Paper**

Background                      Retail Study Gwynedd and Anglesey (2013)  
Paper

Background                      Review of Special Landscape Areas Gwynedd and Anglesey (2013)  
Paper

Background                      Gwynedd Landscape Strategy (Update 2012)  
Paper

Background                      Anglesey Landscape Strategy (Update 2011)  
Paper

Background                      Scoping Renewable Energy Opportunities Gwynedd (2012)  
Paper

Background                      Anglesey Renewable Energy Capacity Study (2014)  
Paper

**Background**                      **Renewable Energy Study (2016)**  
**Paper**

Background                      Housing and Language Study Gwynedd and Anglesey (2014)  
Paper

Background                      Gwynedd and Anglesey Population and Household Forecasts: Assumptions, methodology  
Paper                                      and scenario results (2014)

Background                      Explaining the difference between the Welsh Government’s 2008 based and 2011 based  
Paper                                      projections for Gwynedd (2014)

## Appendix 2 Schedule of key documents

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)

**Background Paper** **Sites' Feasibility Report (2016)**

**Background Paper** **Wind Turbines and Pylons (2014)**

**Background Paper** **Landscape Sensitivity and Capacity Study (2014)**

**Background Paper** **Addendum to the Landscape Sensitivity and Capacity Study (2016)**

**Background Paper** **Strategic Flood Risk Assessment Level 2 Porthmadog (2015)**

**Background Paper** **Strategic Flood Risk Assessment Level 2 Hiraol Bay, Bangor (2015)**

**Background Paper** **Housing Market Assessment Study Report Anglesey (2013)**

**Background Paper** **Housing Market Assessment Study Gwynedd (2013)**

**Background Paper** **Gypsy and Traveller Accommodation Needs Assessment Anglesey and Gwynedd (2016)**

**Background Paper** **Gypsy and Traveller Accommodation Needs Assessment North West Wales (2015)**

**Background Paper** **Wylfa Newydd Project Update (2016)**

Copies of the above can be seen on Gwynedd Council's and the Isle of Anglesey County Council's websites or obtained from the Joint Planning Policy Unit:

<https://www.gwynedd.gov.uk/en/Council/Strategies-and-policies/Environment-and-planning/Planning-policy/Joint-Local-Development-Plan/Supporting-documents/Supporting-documents.aspx>

<http://www.anglesey.gov.uk/planning-and-waste/planning-policy/joint-local-development-plan-anglesey-and-gwynedd/supporting-documents?redirect=false>

### **Other studies**

Housing Land Availability Studies (Gwynedd) (annual) <https://www.gwynedd.gov.uk/en/Council/Strategies-and-policies/Environment-and-planning/Planning-policy/Joint-Housing-Land-Availability-Study.aspx>

Housing Land Availability Studies (Anglesey) (annual) <http://www.anglesey.gov.uk/planning-and-waste/planning-policy/joint-housing-land-availability-study/>

West Wales Shoreline Management Plan 2

[http://www.westofwalesmp.org/content.asp?nav=23&parent\\_directory\\_id=10](http://www.westofwalesmp.org/content.asp?nav=23&parent_directory_id=10)



NMC 339 *Delete reference to individual Clusters as a consequence of amendments to Policy TAI 18 & make minor amendments to text to ensure internal consistency*

**Sub-regional Centre:**

1. Bangor

**Urban Service Centres:**

Anglesey

2. Amlwch
3. Caergybi
4. Llangefni

Gwynedd

5. Blaenau Ffestiniog
6. Caernarfon
7. Porthmadog
8. Pwllheli

**Local Service Centres:**

Anglesey

9. Biwmares,
10. Benllech,
11. Bodedern,
12. Cemaes,
13. Gaerwen,
14. Llanfairpwll,
15. Porthaethwy,
16. Pentraeth,
17. Rhosneigr,
18. Y Fali

Gwynedd

19. Abermaw,
20. Abersoch,
21. Bethesda,
22. Criccieth,
23. Llanberis,
24. Llanrug,
25. Nefyn,
26. Penrhyndeudraeth,

27. Penygroes,
28. Tywyn

**Service Villages:**

Anglesey

29. Gwalchmai,
30. Niwbwrch,
31. Llannerch-y-medd

Gwynedd

32. Bethel,
33. Bontnewydd,
34. Botwnnog,
35. Chwilog,
36. Deiniolen,
37. Rachub,
38. Tremadog,
39. Y Ffôr

**Local, Rural and Coastal Villages:**

**A) Local Villages**

Ynys Môn

40. Bethel,
41. Bodffordd,
42. Bryngwran,
43. Brynsiencyn,
44. Caergeiliog,
45. Dwyran,
46. Llandegfan,
47. Llanddaniel Fab,
48. Llanfachraeth,
49. Llanfaethlu,
50. Llanfechell,
51. Llanfihangel yn Nhowyn,
52. Llangaffo,
53. Llangristiolus,
54. Llanrhyddlad,
55. Pencarnisiog,
56. Penysarn,
57. Rhosybol,
58. Talwrn,
59. Tregele

Gwynedd

60. Abererch,
61. Brynrefail,
62. Caeathro,
63. Carmel,
64. Cwm y Glo,
65. Dinas (Llanwnda),
66. Dinas Dinlle,
67. Dolydd a Maen Coch,
68. Efailnewydd,
69. Garndolbenmaen,
70. Garreg-Llanfrothen,
71. Groeslon,
72. Llandwrog,
73. Llandygai,
74. Llangybi,
75. Llanllyfni,
76. Llanystumdwy,
77. Nantlle,
78. Penisarwaun,
79. Pentref Uchaf,
80. Rhiwlas,
81. Rhosgadfan,
82. Rhostryfan,
83. Sarn Mellteyrn,
84. Talysarn,
85. Trefor,
86. Tregarth,
87. Tudweiliog,
88. Waunfawr,
89. Y Fron

**B) Coastal/ Rural Villages:**

Anglesey

90. Aberffraw,
91. Carreglefn,
92. Llanbedrgoch,
93. Llanddona,
94. Llanfaelog,
95. Llangoed,
96. Malltraeth,
97. Moelfre,
98. Pont Rhyd y Bont
99. Trearddur

Gwynedd

100. Aberdaron,
101. Borth y Gest,
102. Clynnog Fawr,
103. Corris,
104. Edern,
105. Fairbourne,
106. Llanaelhaearn,
107. Llanbedrog,
108. Llangian,
109. Llithfaen,
110. Morfa Bychan,
111. Morfa Nefyn,
112. Mynytho,
113. Rhoshirwaun,
114. Sarn Bach,
115. Y Felinheli

**Clusters:**

Anglesey

116. Bodorgan,
117. Bro Iarddur (Trearddur),
118. Bryn Du,
119. Brynminceg (Old Llandegfan),
120. Brynrefail,
121. Brynteg,
122. Bwlch Gwyn,
123. Capel Coch,
124. Capel Mawr,
- ~~125. Capel Parc,~~
126. Carmel,
127. Cerrigman,
128. Cichle,
129. Haulfre (Llangoed),
- ~~130. Elim,~~
131. Glanyrafon,
132. Glyn Garth,
133. Gorsaf Gaerwen,
134. Hebron,
135. Hendre Hywel (Pentraeth),
136. Hermon,
137. ~~Llanddeusant,~~
138. ~~Llancilian,~~
139. Llanfaes,
140. ~~Llanfairynghornwy,~~
141. Llangadwaladr,

- |                                   |                               |
|-----------------------------------|-------------------------------|
| 142. Llansadwrn,                  | 186. Glasinfryn,              |
| 143. Llanynghenedl,               | 187. Groeslon Waunfawr,       |
| 144. Llynfaes,                    | 188. Llanaber,                |
| 145. Marianglas,                  | 189. Llandderfel,             |
| <del>146. Mynydd Mechell,</del>   | 190. Llanengan,               |
| 147. Nebo,                        | 191. Llanfor,                 |
| <del>148. Penygroes,</del>        | <del>192. Llangwnadl,</del>   |
| 149. Pen y Marian,                | <del>193. Llanestyn,</del>    |
| <del>150. Pengorffwysfa,</del>    | 194. Llanllechid,             |
| 151. Penlon,                      | 195. Llannor,                 |
| 152. Penmon,                      | 196. Llanwnda,                |
| 153. Pentre Berw,                 | 197. Llwyn Hudol,             |
| 154. Pentre Canol (Holyhead),     | <del>198. Machroes,</del>     |
| <del>155. Penygraigwen,</del>     | <del>199. Maes Tryfan,</del>  |
| 156. Porth Llechhog (Bull Bay),   | 200. Minffordd,               |
| 157. Rhoscefnhir,                 | 201. Minffordd (Bangor),      |
| 158. Rhosmeirch,                  | 202. Mynydd Llandygai,        |
| 159. Rhostrehwfa,                 | 203. Nebo,                    |
| 160. Bryn y Mor (Valley),         | 204. Pantglas,                |
| 161. Rhydwyn,                     | <del>205. Pencaenewydd,</del> |
| 162. Star,                        | 206. Penmorfa,                |
| 163. Traeth Coch (Red Wharf Bay), | 207. Penrhos,                 |
| 164. Trefor,                      | 208. Pentir,                  |
| 165. Tyn Lon (Glan yr Afon),      | 209. Pentrefelin,             |
| 166. Tynyngogl                    | 210. Pistyll,                 |
|                                   | 211. Pontllyfni,              |
| <u>Gwynedd</u>                    | <del>212. Rhiw,</del>         |
| 167. Aberdesach,                  | <del>213. Rhos Isaf,</del>    |
| 168. Aberllefenni,                | 214. Rhoslan,                 |
| 169. Aberpwll,                    | <del>215. Rhydyclafdy,</del>  |
| 170. Bethesda Bach,               | 216. Saron (Llanwnda),        |
| 171. Bryncir,                     | 217. <del>Sling,</del>        |
| 172. Bryncroes,                   | 218. Swan,                    |
| <del>173. Bryn Eglwys,</del>      | 219. Tai'n Lon,               |
| <del>174. Bwlchtocyn,</del>       | 220. Talwaenydd,              |
| 175. Penrhos (Caeathro),          | 221. Talybont,                |
| 176. Caerhun/Waen Wen,            | 222. Tan y Coed,              |
| <del>177. Capel Uchaf,</del>      | 223. Treborth,                |
| 178. Capel y Graig,               | 224. Ty'n-lon,                |
| <del>179. Ceidio,</del>           | 225. Ty'n y Lon,              |
| 180. Corris Uchaf,                | 226. Waun (Penisarwaun).      |
| 181. Crawia,                      |                               |
| <del>182. Dinas (Llyn),</del>     |                               |
| 183. Dinorwig,                    |                               |
| <del>184. Friog,</del>            |                               |
| 185. Gallt y Foel,                |                               |

Appendix 4 Schedule of settlements

CATEGORY	WHICH SETTLEMENTS (in alphabetical order)	FUNCTION	IMPLICATIONS
Sub-Regional Centre	Bangor	The city has a sub-regional role <del>and a</del> for the Plan area and a more local role. It plays a cross-boundary and local role in terms of employment, education, health and leisure opportunities. It is a retail centre not only for its own population but also for a wider area.	The Plan aims to maintain and improve Bangor's status as a settlement of national significance and a strategic centre for the North West. A higher proportion of housing units, employment, retail and leisure. Housing units provided through urban capacity (infill, windfall, re-use of buildings, and long-term vacant housing back in use) and allocations. Allocations take the form of estate-scale development where appropriate. A proportion of affordable housing will be required. The Plan promotes opportunities for varied employment opportunities on the Bryn Cegin regional strategic site and Parc Menai sub-regional strategic site. Provide opportunities for both start-up, and encourage clusters of businesses. It also aims to provide for retail growth to maintain the city's important regional role in offering a choice of comparison and convenience goods.
Urban Service Centre	Amlwch, Blaenau Ffestiniog, Caernarfon, Holyhead, Llangefni, Porthmadog and Pwllheli	These have a sub-county role in terms of providing a wide range of services and facilities for their own population and parts of the counties. Some, i.e. Llangefni and Caernarfon also have an administrative function for their counties.	The Plan aims to ensure that the economic potential of Urban Service Centres is maximised. It will match their role for the local economy with a corresponding growth in varied housing units. New enterprises will be encouraged to set up and grow as will opportunities for expansion, focussing on their unique strengths, e.g. linkages to the nuclear sector, tourism and leisure. Housing will meet general need and affordable housing on allocated sites, windfall <del>and infill</del> sites, re-use of

Appendix 4 Schedule of settlements

CATEGORY	WHICH SETTLEMENTS (in alphabetical order)	FUNCTION	IMPLICATIONS
			buildings and long term vacant housing. It will encourage community, health, leisure and entertainment facilities in them. A range of comparison and convenience shopping will be promoted.
Local Service Centre	Abersoch, Barmouth, Bethesda, Biwmares, Benllech, Bodedern, Cemaes, Criccieth, Gaerwen, Llanberis, Llanfairpwll, Llanrug, Menai Bridge, Nefyn, Penrhyndeudraeth, Penygroes, Pentraeth, Rhosneigr, Tywyn, Valley.	These are recognized as centres for facilities and services meeting the needs of their own populations and their direct catchment areas. They have some employment and retail opportunities and very good links with either an Urban Service Centre or the Sub-Regional Centre, whichever is nearest.	Maintain and vary their employment and service opportunities and thus their function in the network of settlements. This will increase the opportunity for surrounding rural communities to easily access basic facilities and services. Housing growth will be guided to bring about opportunities for open market housing, unless the evidence indicates that the need is for local market housing. Relatively smaller housing allocations, windfall <del>and infill</del> sites, re-use of buildings and long term vacant homes. All of these Centres will contribute to meeting the need for affordable housing units. Convenience shopping to meet day-to-day needs and specialist or independent shops.
Service Villages	Bethel, Bontnewydd, Botwnnog, Chwilog, Deiniolen, Gwalchmai, Llannerch-y-medd, Newbrough, Rachub, Tremadog, Y Ffôr.	They contain a number of local facilities and services, which include at least one key service or facility. They are obviously able to meet the day to day needs of households within them and in their area.	The degree of development will be led by local requirements for employment and local housing, commensurate with the individual settlements.  A higher proportion of housing will be guided to the Service Villages compared to other Villages. There <del>are will be</del> <u>are</u> housing allocations in the Service Villages, where appropriate to provide appropriate open market housing (unless the
Local/Rural/Coastal Villages	Too numerous to list here – see list at	There are generally fewer services and facilities offered within them, which means they have less influence. Some Coastal Villages have	

Appendix 4 Schedule of settlements

CATEGORY	WHICH SETTLEMENTS (in alphabetical order)	FUNCTION	IMPLICATIONS
	beginning of this Appendix.	comparatively more services and facilities, but the existence of a higher proportion of holiday homes or second homes means there is a need to control further change in them.	<p>evidence indicates that the need is for local market housing) and a proportion of affordable housing.</p> <p>In order to reflect the character and role of the other Villages, a more limited level of housing units will be promoted, to meet the needs of local communities themselves and reduce opportunities, particularly in the Coastal Villages, for new housing stock to be used as summer or holiday homes. New provision most likely to be provided through infill sites, re-use of buildings or completion of larger sites already benefitting from planning consent. An emphasis will be on the provision of homes that are affordable for local communities or local market housing, where the evidence supports this approach.</p> <p>The emphasis will be on retention of existing day-to-day services and facilities, unless evidence supports an alternative approach.</p>
Clusters	Too numerous to list here – see list at beginning of this Appendix.	Settlements with at least 10 housing units in a group that is sufficiently tightly placed to be easily defined and with links to settlements higher up in the settlement hierarchy.	Only affordable housing units to meet local need, on plots conforming to policy requirements.

NMC	Policy/Para/Map	Matters Arising Changes
340	Appendix 5	<p><i>Delete all the introductory text and tables 1 and 2 (which provided details of number of units with planning consent in April 2014 that hadn't been started and those under construction); delete table 4 which provided a schedule of allocated sites that had the benefit of planning consent in April 2014 as the updated information is provided in policies TAI 14 to TAI 16; delete table 5, which provided details of number of units built per settlement by 2014; retain table 3 (but renumber as table 15), which provides totals of housing units that are deemed to be unlikely to be completed during the Plan period; include text after renumbered table 3, i.e. table 15 to describe assumptions about delivery of housing in Clusters and the Countryside; and insert new tables 1 – 14 in order to update information about housing supply in the Plan area. As this Matters Arising Change affects a series of paragraphs and a number of tables, the deleted text is not shown here in order to save paper. However, the revised Composite Plan (2017) shows the deleted text.</i></p>

#### APPENDIX 5 – Housing supply - April 2015

Table 1 - Main Centres – Gwynedd

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Bangor</u>	<u>969</u>	<u>211</u>	<u>180</u>	<u>218</u>	<u>148</u>	<u>212</u>
<u>Caernarfon</u>	<u>415</u>	<u>41</u>	<u>59</u>	<u>132</u>	<u>71</u>	<u>112</u>
<u>Pwllheli</u>	<u>323</u>	<u>45</u>	<u>37</u>	<u>0</u>	<u>181</u>	<u>60</u>
<u>Porthmadog</u>	<u>150</u>	<u>5</u>	<u>87</u>	<u>0</u>	<u>0</u>	<u>36</u>
<u>Blaenau Ffestiniog</u>	<u>298</u>	<u>7</u>	<u>15</u>	<u>0</u>	<u>155</u>	<u>121</u>

**Table 2 - Main Centres – Anglesey**

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Amlwch</u>	<u>533</u>	<u>22</u>	<u>53</u>	<u>0</u>	<u>373</u>	<u>85</u>
<u>Holyhead</u>	<u>833</u>	<u>100</u>	<u>142</u>	<u>256</u>	<u>174</u>	<u>161</u>
<u>Llangefni</u>	<u>673</u>	<u>57</u>	<u>49</u>	<u>42</u>	<u>443</u>	<u>82</u>

**Table 3 - Local Service Centres – Gwynedd**

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Abermaw</u>	<u>91</u>	<u>20</u>	<u>57</u>	<u>0</u>	<u>0</u>	<u>14</u>
<u>Abersoch</u>	<u>67</u>	<u>13</u>	<u>54</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Bethesda</u>	<u>99</u>	<u>20</u>	<u>49</u>	<u>0</u>	<u>0</u>	<u>30</u>
<u>Criccieth</u>	<u>164</u>	<u>7</u>	<u>64</u>	<u>0</u>	<u>34</u>	<u>59</u>
<u>Llanberis</u>	<u>65</u>	<u>5</u>	<u>1</u>	<u>11</u>	<u>16</u>	<u>32</u>



<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Llanrug</u>	<u>61</u>	<u>18</u>	<u>18</u>	<u>16</u>	<u>0</u>	<u>9</u>
<u>Nefyn</u>	<u>73</u>	<u>7</u>	<u>22</u>	<u>10</u>	<u>19</u>	<u>15</u>
<u>Penrhyndeudraeth</u>	<u>152</u>	<u>7</u>	<u>22</u>	<u>0</u>	<u>108</u>	<u>15</u>
<u>Penygroes</u>	<u>89</u>	<u>15</u>	<u>10</u>	<u>0</u>	<u>39</u>	<u>25</u>
<u>Tywyn</u>	<u>103</u>	<u>25</u>	<u>44</u>	<u>35</u>	<u>0</u>	<u>0</u>

Table 4 - Local Service Centres – Anglesey

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Menai Bridge</u>	<u>115</u>	<u>22</u>	<u>13</u>	<u>56</u>	<u>14</u>	<u>10</u>
<u>Beaumaris</u>	<u>96</u>	<u>8</u>	<u>3</u>	<u>35</u>	<u>0</u>	<u>50</u>
<u>Benllech</u>	<u>90</u>	<u>45</u>	<u>25</u>	<u>0</u>	<u>12</u>	<u>8</u>
<u>Valley</u>	<u>84</u>	<u>13</u>	<u>19</u>	<u>0</u>	<u>40</u>	<u>12</u>
<u>Llanfairpwll</u>	<u>82</u>	<u>15</u>	<u>26</u>	<u>10</u>	<u>30</u>	<u>1</u>

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Cemaes</u>	<u>81</u>	<u>3</u>	<u>8</u>	<u>0</u>	<u>60</u>	<u>10</u>
<u>Rhosneigr</u>	<u>70</u>	<u>18</u>	<u>14</u>	<u>0</u>	<u>0</u>	<u>38</u>
<u>Gaerwen</u>	<u>58</u>	<u>18</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>36</u>
<u>Bodedern</u>	<u>57</u>	<u>0</u>	<u>8</u>	<u>0</u>	<u>48</u>	<u>1</u>
<u>Pentraeth</u>	<u>57</u>	<u>29</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>23</u>

Table 5 - Service Villages – Gwynedd

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Bethel</u>	<u>40</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>40</u>	<u>0</u>
<u>Bontnewydd</u>	<u>40</u>	<u>1</u>	<u>3</u>	<u>26</u>	<u>10</u>	<u>0</u>
<u>Botwnnog</u>	<u>40</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>32</u>	<u>6</u>
<u>Chwilog</u>	<u>40</u>	<u>1</u>	<u>1</u>	<u>15</u>	<u>20</u>	<u>3</u>
<u>Deiniolen</u>	<u>45</u>	<u>14</u>	<u>4</u>	<u>27</u>	<u>0</u>	<u>0</u>

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Rachub</u>	<u>40</u>	<u>3</u>	<u>6</u>	<u>0</u>	<u>30</u>	<u>1</u>
<u>Tremadog</u>	<u>12</u>	<u>2</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Y Ffôr</u>	<u>40</u>	<u>0</u>	<u>0</u>	<u>9</u>	<u>28</u>	<u>3</u>

Table 6 - Service Villages – Anglesey

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Gwalchmai</u>	<u>40</u>	<u>1</u>	<u>12</u>	<u>0</u>	<u>28</u>	<u>0</u>
<u>Newborough</u>	<u>40</u>	<u>3</u>	<u>11</u>	<u>12</u>	<u>0</u>	<u>14</u>
<u>Llanerchymedd</u>	<u>40</u>	<u>2</u>	<u>17</u>	<u>0</u>	<u>17</u>	<u>4</u>

Table 7 - Local Villages – Gwynedd

<u>Settlement</u>	<u>Indicative</u>	<u>Completed</u>	<u>Commitments</u>	<u>Housing Allocations</u>	<u>Indicative Supply Level -</u>
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	<u>supply</u> <u>(including</u> <u>10%</u> <u>slippage</u> <u>allowance)</u>	<u>housing units</u> <u>(2011-15)</u>  <u>(b)</u>	<u>(Land Bank -</u> <u>Housing) (April</u> <u>2015)</u>  <u>(c)</u>	<u>Commitments (Land</u> <u>Bank - Housing)</u> <u>(Apr 15)</u> <u>(ch)</u>	<u>Without Planning</u> <u>Permission</u> <u>(Apr 15)</u> <u>(d)</u>	<u>Windfall Sites</u>  <u>(dd)</u>
	<u>(a)</u>					
<u>Abererch</u>	<u>9</u>	<u>1</u>	<u>1</u>	<u>There is no housing allocation in this Tier.</u>		<u>7</u>
<u>Brynrefail</u>	<u>7</u>	<u>5</u>	<u>0</u>		<u>2</u>	
<u>Caeathro</u>	<u>7</u>	<u>0</u>	<u>12</u>		<u>0</u>	
<u>Carmel</u>	<u>12</u>	<u>0</u>	<u>0</u>		<u>12</u>	
<u>Cwm y Glo</u>	<u>13</u>	<u>6</u>	<u>11</u>		<u>0</u>	
<u>Dinas</u> <u>(Llanwnda)</u>	<u>8</u>	<u>2</u>	<u>0</u>		<u>6</u>	
<u>Dinas Dinlle</u>	<u>5</u>	<u>1</u>	<u>2</u>		<u>2</u>	
<u>Dolydd and</u> <u>Maen Coch</u>	<u>4</u>	<u>1</u>	<u>0</u>		<u>3</u>	
<u>Efailnewydd</u>	<u>8</u>	<u>3</u>	<u>0</u>		<u>5</u>	
<u>Garndolbenma</u> <u>en</u>	<u>12</u>	<u>0</u>	<u>0</u>		<u>12</u>	
<u>Garreg-</u> <u>Llanfrothen</u>	<u>10</u>	<u>2</u>	<u>0</u>		<u>8</u>	
<u>Groeslon</u>	<u>13</u>	<u>2</u>	<u>0</u>		<u>11</u>	
<u>Llandwrog</u>	<u>7</u>	<u>1</u>	<u>0</u>		<u>6</u>	
<u>Llandygai</u>	<u>8</u>	<u>1</u>	<u>15</u>		<u>0</u>	
<u>Llangybi</u>	<u>4</u>	<u>1</u>	<u>0</u>		<u>3</u>	
<u>Llanllyfni</u>	<u>9</u>	<u>1</u>	<u>2</u>		<u>6</u>	
<u>Llanystumdwy</u>	<u>10</u>	<u>0</u>	<u>1</u>		<u>9</u>	
<u>Nantlle</u>	<u>6</u>	<u>0</u>	<u>0</u>		<u>6</u>	
<u>Penisarwaun</u>	<u>8</u>	<u>3</u>	<u>1</u>		<u>4</u>	

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Pentref Uchaf</u>	<u>4</u>	<u>0</u>	<u>1</u>			<u>3</u>
<u>Rhiwlas</u>	<u>9</u>	<u>1</u>	<u>1</u>			<u>7</u>
<u>Rhosgadfan</u>	<u>9</u>	<u>0</u>	<u>4</u>			<u>5</u>
<u>Rhostryfan</u>	<u>10</u>	<u>7</u>	<u>12</u>			<u>0</u>
<u>Sarn Mellteyrn</u>	<u>11</u>	<u>0</u>	<u>3</u>			<u>8</u>
<u>Talysarn</u>	<u>13</u>	<u>2</u>	<u>3</u>			<u>8</u>
<u>Tregarth</u>	<u>13</u>	<u>0</u>	<u>2</u>			<u>11</u>
<u>Trefor</u>	<u>13</u>	<u>4</u>	<u>4</u>			<u>5</u>
<u>Tudweiliog</u>	<u>12</u>	<u>2</u>	<u>4</u>			<u>6</u>
<u>Waunfawr</u>	<u>13</u>	<u>7</u>	<u>9</u>			<u>0</u>
<u>Y Fron</u>	<u>6</u>	<u>0</u>	<u>2</u>			<u>4</u>

Table 8 - Local Villages – Anglesey

<u>Settlement</u>	<u>Indicative</u>	<u>Completed</u>	<u>Commitments</u>	<u>Housing Allocations</u>	<u>Indicative Supply Level -</u>
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	<u>supply</u> <u>(including</u> <u>10% slippage</u> <u>allowance)</u>	<u>housing units</u> <u>(2011-15)</u>	<u>(Land Bank -</u> <u>Housing) (April</u> <u>2015)</u>	<u>Commitments (Land</u> <u>Bank - Housing)</u> <u>(Apr 15)</u> <u>(ch)</u>	<u>Without Planning</u> <u>Permission</u> <u>(Apr 15)</u> <u>(d)</u>	<u>Windfall Sites</u>  <u>(dd)</u>
	<u>(a)</u>	<u>(b)</u>	<u>(c)</u>			
<u>Bethel</u>	<u>16</u>	<u>2</u>	<u>0</u>	<u>There is no housing allocation in this Tier.</u>		<u>14</u>
<u>Bodffordd</u>	<u>22</u>	<u>2</u>	<u>0</u>		<u>20</u>	
<u>Bryngwran</u>	<u>25</u>	<u>3</u>	<u>18</u>		<u>4</u>	
<u>Brynsiencyn</u>	<u>29</u>	<u>1</u>	<u>10</u>		<u>18</u>	
<u>Caergeiliog</u>	<u>20</u>	<u>0</u>	<u>4</u>		<u>16</u>	
<u>Dwyran</u>	<u>26</u>	<u>11</u>	<u>25</u>		<u>0</u>	
<u>Llandegfan</u>	<u>27</u>	<u>0</u>	<u>10</u>		<u>17</u>	
<u>Llanddaniel Fab</u>	<u>23</u>	<u>13</u>	<u>5</u>		<u>5</u>	
<u>Llanfachraeth</u>	<u>27</u>	<u>2</u>	<u>7</u>		<u>18</u>	
<u>Llanfaethlu</u>	<u>12</u>	<u>2</u>	<u>7</u>		<u>3</u>	
<u>Llanfechell</u>	<u>24</u>	<u>1</u>	<u>22</u>		<u>1</u>	
<u>Llanfihangel yn</u> <u>Nhowyn</u>	<u>22</u>	<u>0</u>	<u>1</u>		<u>21</u>	
<u>Llangaffo</u>	<u>19</u>	<u>0</u>	<u>0</u>		<u>19</u>	
<u>Llangristiolus</u>	<u>15</u>	<u>13</u>	<u>9</u>		<u>0</u>	
<u>Llanrhyddlad</u>	<u>7</u>	<u>0</u>	<u>3</u>		<u>4</u>	
<u>Pencarnisiog</u>	<u>11</u>	<u>0</u>	<u>2</u>		<u>9</u>	
<u>Penysarn</u>	<u>28</u>	<u>0</u>	<u>6</u>		<u>22</u>	
<u>Rhosybol</u>	<u>24</u>	<u>3</u>	<u>14</u>		<u>7</u>	
<u>Talwrn</u>	<u>20</u>	<u>6</u>	<u>4</u>		<u>10</u>	
<u>Tregele</u>	<u>10</u>	<u>1</u>	<u>2</u>		<u>7</u>	

Table 9 - Rural and Coastal Villages – Gwynedd

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Aberdaron</u>	<u>13</u>	<u>4</u>	<u>2</u>	<u>There is no housing allocation in this Tier.</u>		<u>7</u>
<u>Borth y Gest</u>	<u>10</u>	<u>0</u>	<u>3</u>			<u>7</u>
<u>Clynnog Fawr</u>	<u>10</u>	<u>1</u>	<u>1</u>			<u>8</u>
<u>Corris</u>	<u>14</u>	<u>0</u>	<u>0</u>			<u>14</u>
<u>Ederu</u>	<u>12</u>	<u>0</u>	<u>11</u>			<u>1</u>
<u>Fairbourne</u>	<u>0</u>	<u>4</u>	<u>5</u>			<u>0</u>
<u>Llanaelhaearn</u>	<u>15</u>	<u>2</u>	<u>1</u>			<u>12</u>
<u>Llangian</u>	<u>4</u>	<u>0</u>	<u>0</u>			<u>4</u>
<u>Llanbedrog</u>	<u>16</u>	<u>16</u>	<u>3</u>			<u>0</u>
<u>Llithfaen</u>	<u>9</u>	<u>4</u>	<u>1</u>			<u>4</u>
<u>Morfa Bychan</u>	<u>10</u>	<u>6</u>	<u>7</u>			<u>0</u>
<u>Morfa Nefyn</u>	<u>15</u>	<u>26</u>	<u>12</u>			<u>0</u>
<u>Mynytho</u>	<u>13</u>	<u>7</u>	<u>2</u>			<u>4</u>
<u>Rhoshirwaun</u>	<u>6</u>	<u>2</u>	<u>2</u>			<u>2</u>
<u>Sarn Bach</u>	<u>4</u>	<u>0</u>	<u>0</u>			<u>4</u>
<u>Y Felinheli</u>	<u>19</u>	<u>67</u>	<u>47</u>			<u>0</u>

Table 10 - Rural and Coastal Villages – Anglesey

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Aberffraw</u>	<u>20</u>	<u>4</u>	<u>7</u>	<u>There is no housing allocation in this Tier.</u>		<u>9</u>
<u>Carreglefn</u>	<u>11</u>	<u>2</u>	<u>2</u>			<u>7</u>
<u>Four Mile Bridge</u>	<u>17</u>	<u>4</u>	<u>10</u>			<u>3</u>
<u>Llanbedrgoch</u>	<u>11</u>	<u>2</u>	<u>6</u>			<u>3</u>
<u>Llanddona</u>	<u>20</u>	<u>0</u>	<u>11</u>			<u>9</u>
<u>Llanfaelog</u>	<u>20</u>	<u>0</u>	<u>11</u>			<u>9</u>
<u>Llangoed</u>	<u>27</u>	<u>5</u>	<u>13</u>			<u>9</u>
<u>Malltraeth</u>	<u>16</u>	<u>0</u>	<u>3</u>			<u>13</u>
<u>Moelfre</u>	<u>32</u>	<u>12</u>	<u>2</u>			<u>18</u>
<u>Trearddur</u>	<u>32</u>	<u>28</u>	<u>49</u>			<u>0</u>



Table 11A - Clusters - Gwynedd – Arfon

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Aberpwll</u>	<u>60 units within the Sub-area</u>	<u>0</u>	<u>0</u>	<u>There is no housing allocation in this Tier.</u>		<u>60 units within the Sub-area</u>
<u>Bethesda Bach</u>		<u>5</u>	<u>0</u>			
<u>Penrhos (Caeathro)</u>		<u>0</u>	<u>0</u>			
<u>Caerhun/Waen Wen</u>		<u>0</u>	<u>1</u>			
<u>Capel y Graig</u>		<u>0</u>	<u>0</u>			
<u>Crawia</u>		<u>0</u>	<u>0</u>			
<u>Dinorwig</u>		<u>0</u>	<u>0</u>			
<u>Gallt y Foel</u>		<u>0</u>	<u>0</u>			
<u>Glasinfryn</u>		<u>2</u>	<u>0</u>			
<u>Groeslon</u>		<u>0</u>	<u>0</u>			
<u>Waunfawr</u>						
<u>Llanllechid</u>		<u>1</u>	<u>0</u>			
<u>Llanwnda</u>		<u>3</u>	<u>1</u>			
<u>Minffordd (Bangor)</u>		<u>0</u>	<u>0</u>			
<u>Mynydd Llandygai</u>		<u>1</u>	<u>0</u>			

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Nebo</u>		<u>0</u>	<u>4</u>			
<u>Pentir</u>		<u>2</u>	<u>0</u>			
<u>Saron (Llanwnda)</u>		<u>0</u>	<u>1</u>			
<u>Talybont</u>		<u>0</u>	<u>0</u>			
<u>Tan y Coed</u>		<u>0</u>	<u>0</u>			
<u>Treborth</u>		<u>0</u>	<u>0</u>			
<u>Ty'n-lôn</u>		<u>0</u>	<u>0</u>			
<u>Ty'n y Lôn</u>		<u>0</u>	<u>0</u>			
<u>Waun (Penisarwaun)</u>		<u>0</u>	<u>0</u>			

Table 11B - Clusters - Gwynedd – Dwyfor

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Aberdesach</u>	<u>40 units within the Sub-area</u>	<u>0</u>	<u>0</u>	<u>There is no housing allocation in this Tier.</u>		<u>40 units within the Sub-area</u>
<u>Bryncir</u>		<u>0</u>	<u>0</u>			
<u>Bryncroes</u>		<u>1</u>	<u>1</u>			
<u>Llanengan</u>		<u>0</u>	<u>6</u>			
<u>Llannor</u>		<u>1</u>	<u>0</u>			
<u>Llwyn Hudol</u>		<u>0</u>	<u>0</u>			
<u>Pantglas</u>		<u>0</u>	<u>0</u>			
<u>Penmorfa</u>		<u>0</u>	<u>0</u>			
<u>Penrhos</u>		<u>0</u>	<u>0</u>			
<u>Pentrefelin</u>		<u>0</u>	<u>2</u>			
<u>Pistyll</u>		<u>0</u>	<u>0</u>			
<u>Pontllyfni</u>		<u>1</u>	<u>3</u>			
<u>Rhoslan</u>		<u>0</u>	<u>0</u>			
<u>Swan</u>		<u>0</u>	<u>0</u>			
<u>Tai'n Lôn</u>	<u>0</u>	<u>0</u>				

Table 11C - Clusters - Gwynedd – Meirionnydd

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Aberllefenni</u>	<u>19 units within the Sub-area</u>	<u>0</u>	<u>0</u>	<u>There is no housing allocation in this Tier.</u>		<u>19 units within the Sub-area</u>
<u>Corris Uchaf</u>		<u>1</u>	<u>1</u>			
<u>Llanaber</u>		<u>0</u>	<u>0</u>			
<u>Llandderfel</u>		<u>2</u>	<u>1</u>			
<u>Llanfor</u>		<u>0</u>	<u>0</u>			
<u>Minffordd</u>		<u>0</u>	<u>0</u>			
<u>Talwaenydd</u>		<u>0</u>	<u>0</u>			

Table 12 - Clusters – Anglesey

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Bodorgan</u>	<u>105 units</u>	<u>0</u>	<u>0</u>	<u>There is no housing allocation in this Tier.</u>		<u>105 units within the Sub-</u>

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u> <u>within the Sub-area</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>  <u>area</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Bro laddur (Trearddur)</u>		<u>0</u>	<u>0</u>			
<u>Bryn Du</u>		<u>1</u>	<u>0</u>			
<u>Brynminceg (Hen Llandegfan)</u>		<u>2</u>	<u>1</u>			
<u>Brynrefail</u>		<u>0</u>	<u>1</u>			
<u>Brynteg</u>		<u>4</u>	<u>2</u>			
<u>Bwlch Gwyn</u>		<u>0</u>	<u>1</u>			
<u>Capel Coch</u>		<u>1</u>	<u>3</u>			
<u>Capel Mawr</u>		<u>2</u>	<u>2</u>			
<u>Carmel</u>		<u>3</u>	<u>2</u>			
<u>Cerrigman</u>		<u>0</u>	<u>6</u>			
<u>Cichle</u>		<u>0</u>	<u>0</u>			
<u>Haulfre (Llangoed)</u>		<u>0</u>	<u>0</u>			
<u>Glanyrafon</u>		<u>0</u>	<u>4</u>			
<u>Glyn Garth</u>		<u>0</u>	<u>0</u>			
<u>Gorsaf Gaerwen</u>		<u>2</u>	<u>0</u>			
<u>Hebron</u>		<u>0</u>	<u>0</u>			
<u>Hendre Hywel (Pentraeth)</u>		<u>0</u>	<u>0</u>			
<u>Hermon</u>		<u>2</u>	<u>2</u>			

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Llanfaes</u>		<u>0</u>	<u>1</u>			
<u>Llangadwaladr</u>		<u>0</u>	<u>3</u>			
<u>Llansadwrn</u>		<u>1</u>	<u>1</u>			
<u>Llanynghenedl</u>		<u>3</u>	<u>1</u>			
<u>Llynfaes</u>		<u>0</u>	<u>0</u>			
<u>Marianglas</u>		<u>0</u>	<u>0</u>			
<u>Nebo</u>		<u>1</u>	<u>4</u>			
<u>Pen y Marian</u>		<u>0</u>	<u>0</u>			
<u>Penlon</u>		<u>0</u>	<u>5</u>			
<u>Penmon</u>		<u>0</u>	<u>0</u>			
<u>Pentre Berw</u>		<u>11</u>	<u>20</u>			
<u>Pentre Canol (Holyhead)</u>		<u>0</u>	<u>1</u>			
<u>Porth Llechog (Bull Bay)</u>		<u>7</u>	<u>8</u>			
<u>Rhoscefnhir</u>		<u>1</u>	<u>3</u>			
<u>Rhosmeirch</u>		<u>5</u>	<u>1</u>			
<u>Rhostrehwfa</u>		<u>2</u>	<u>0</u>			
<u>Bryn y Môr (Valley)</u>		<u>0</u>	<u>0</u>			
<u>Rhydwyn</u>		<u>2</u>	<u>3</u>			
<u>Star</u>		<u>2</u>	<u>2</u>			

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Traeth Coch (Red Wharf Bay)</u>		<u>0</u>	<u>1</u>			
<u>Trefor</u>		<u>0</u>	<u>2</u>			
<u>Tyn Lôn (Glan yr Afon)</u>		<u>0</u>	<u>0</u>			
<u>Tynyngol</u>		<u>4</u>	<u>4</u>			

Table 13 - Countryside – Gwynedd

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Gwynedd Countryside</u>	<u>100</u>	<u>25</u>	<u>50</u>	<u>There is no housing allocation in this Tier.</u>		<u>35</u>

**Table 14 - Countryside – Anglesey**

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u>  <u>(a)</u>	<u>Completed housing units (2011-15)</u>  <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u>  <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u>  <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Anglesey Countryside</u>	<u>150</u>	<u>113</u>	<u>249</u>	<u>There is no housing allocation in this Tier.</u>		<u>0</u>

***New text inserted after renumbered table 3, i.e. table 15***

**In addition to the large sites identified above, on the basis of past expiry rates seen on Ynys Môn it is also considered that the following number of small sites units are unlikely to be completed in the following categories:**

**(i) Table 12 – Clusters - Anglesey = 50 of the units.**

**(ii) Table 14 – countryside – Anglesey = 120 of the units.**



Register of Matters Arising Changes (NMC): Appendix 7

NMC	Policy/Para/Map	Matters Arising Changes
341	Appendix 7	<i>Amend Appendix 7 to include a ‘health warning’ at the start of the Appendix as the information is time-limited, i.e. additional sites could be added during the Plan period or, conversely, monitoring and review of designations could lead to sites being de-designated and include a Schedule of Local Nature Reserves, Wildlife Sites, Anglesey GeoPark and World Heritage Sites:</i>

<u>Local Nature Reserves</u>		
<u>Gwynedd</u> 1. <u>Morfa Aber,</u> 2. <u>Lafan Beach,</u> 3. <u>Morfa Madryn,</u> 4. <u>Y Foryd,</u> 5. <u>Parc Dudley,</u> 6. <u>Lôn Cob Bach,</u> 7. <u>Pen y Banc,</u> 8. <u>Parc y Borth</u>	<u>Anglesey</u> 9. <u>The Dingle, Llangefni</u> 10. <u>Llangoed Commons</u> 11. <u>Mawr common, Llandegfan</u> 12. <u>Aberlleiniog</u> 13. <u>Cyrnol Woods, Menai Bridge</u>	
<u>Wildlife Sites<sup>1</sup></u>		
<u>Gwynedd</u>	153. <u>Coed Bryn Llwyd</u> 154. <u>Bryn Llwyd</u>	304. <u>Glan Tywyn</u> 305. <u>Bodior Estate Woodlands</u>

<sup>1</sup> Please note that the list of Wildlife Sites is correct at the date of adoption. To see if any sites have been added or removed from this list please visit Cofnod’s webpage (i.e. the Local Biological Record Centre) <http://safleol.lrcwales.org.uk/>

1. <u>Nant Meillionydd</u>	155. <u>Gorphwysfa (Brewery Fields)</u>	306. <u>Craig Dinas</u>
2. <u>Caerdydd woods</u>	156. <u>Treborth Road Woodlands</u>	307. <u>Ty'n Mynydd heathland</u>
3. <u>Mur-Serchog</u>	157. <u>Ty'n y Clwt</u>	308. <u>Tywyn Bryn-y-Bar</u>
4. <u>Nyffryn Bella</u>	158. <u>Faenol School</u>	309. <u>Cae-Barcdy</u>
5. <u>Pen-y-foel</u>	159. <u>Railway cuttings (Treborth)</u>	310. <u>Bwth Corwgl – Bae Trearddur coastland</u>
6. <u>Ty Engan</u>	160. <u>Treborth Woods</u>	311. <u>Trewilmot marsh</u>
7. <u>Plas yn Rhiw</u>	161. <u>Treborth Botanic Gardens</u>	312. <u>Holyhead Breakwater quarry</u>
8. <u>Nanhoron</u>	162. <u>Goetra Isaf</u>	313. <u>Mynydd Celyn heathland</u>
9. <u>Tyn Lon</u>	163. <u>Bryniau-heulog</u>	314. <u>Pont Hwfa marsh</u>
10. <u>Abersoch, Borth Fawr</u>	164. <u>Mausoleum woodland and pasture</u>	315. <u>Gwely Brwyn Cliperau</u>
11. <u>Bwlchtocyn</u>	165. <u>Vaynol Wood</u>	316. <u>Tywyn Gwyn/ Penial Dowyn</u>
12. <u>Fach Farm</u>	166. <u>Vaynol Park woodlands and lake</u>	317. <u>Penbryn yr Eglwys coastland</u>
13. <u>Rhandir mosaic</u>	167. <u>Ty-newydd</u>	318. <u>Porth Nobla - Traeth Mawr coastland</u>
14. <u>Creigir Goch</u>	168. <u>Tyddyn-Heilyn</u>	319. <u>Bodorgan Estate Woodlands</u>
15. <u>Dwylan Bellaf / Dwylan</u>	169. <u>Nant y Garth woods</u>	320. <u>Gwely Cyrs Caergeiliog</u>
16. <u>Craigfryn</u>	170. <u>Pont Ladi-wen woods</u>	321. <u>Cae Ifan</u>
17. <u>Soch River (South West)</u>	171. <u>Gwyndy</u>	322. <u>Tywyn Llyn/ Tywyn Fferam</u>
18. <u>Soch River (South East)</u>	172. <u>Llanfair Wood &amp; nearby copses</u>	323. <u>Tyn Morfa</u>
19. <u>Soch River (North West)</u>	173. <u>Cefn-Cynrig</u>	324. <u>Ysgwydd marsh</u>
20. <u>Soch River (North East)</u>	174. <u>Rhos-chwilog (North)</u>	325. <u>Fferam-Bach marsh</u>
21. <u>Pant Gwyn</u>	175. <u>Rhos-chwilog (South)</u>	326. <u>Tyddyn Harri</u>
22. <u>Machroes Mosaic (West)</u>	176. <u>Pont-rug</u>	327. <u>Rhosbadrig marsh</u>
23. <u>Machroes Mosaic (East)</u>	177. <u>Pen-yr-orsedd</u>	328. <u>Tafarn-y-Grib marsh</u>
24. <u>Penrhyn Du</u>	178. <u>Cadnant River</u>	329. <u>Tywyn Trewan</u>
25. <u>Gwinllan Olwen Bach</u>	179. <u>Lon-glai</u>	330. <u>Tyddyn Gwyn</u>
26. <u>Creigiau-cathod woods</u>	180. <u>Penrhyn Stud</u>	331. <u>Rhostir/ Pwll Caergeiliog</u>
27. <u>Dinam woods</u>	181. <u>Gallt-y-sil farm</u>	332. <u>Plas marsh</u>
28. <u>Garn / Rhos meadow</u>	182. <u>Waenfawr Road</u>	333. <u>Carreglwyd Woods</u>
29. <u>Cei Llydan</u>	183. <u>Seiont River Mosaic (South)</u>	334. <u>Clwch Dernog</u>
30. <u>Trwyn-y-Fach / The Warren</u>	184. <u>Seiont River Mosaic (East)</u>	335. <u>Cors Goch Lake</u>
31. <u>Penrallt woods</u>	185. <u>Maes-merddin</u>	336. <u>Tre Iorwerth Woods</u>
32. <u>Morfa Nefyn</u>	186. <u>Gwredog</u>	337. <u>Bwch Lake</u>
33. <u>Ty'n Pwll</u>	187. <u>Pen-y-groes</u>	338. <u>Tre'r Ddol marsh</u>
34. <u>Garn Boduan</u>	188. <u>Pen y Castell</u>	339. <u>Mynydd Mechell heathland</u>
35. <u>Western flank of Garn</u>	189. <u>Craig y Pandy</u>	340. <u>Y Bol marsh</u>

<u>Boduan</u>	190. <u>Corbri</u>	341. <u>Mynydd y Garn mudflats</u>
36. <u>Tynrhos Marsh</u>	191. <u>Parc y Moch</u>	342. <u>Mynachdy marsh</u>
37. <u>Mynydd Mawr Woods</u>	192. <u>Ymwlich Fawr</u>	343. <u>Bonw marsh</u>
38. <u>Pyllau-Budron</u>	193. <u>Ymwlich Bach</u>	344. <u>Cromlech marsh</u>
39. <u>Nr.Tyddyn Cae</u>	194. <u>Rhydd Rhos 1</u>	345. <u>Wgyr River</u>
40. <u>Bachellyn Woods</u>	195. <u>Rhydd Rhos 2</u>	346. <u>Cae Owen marsh</u>
41. <u>Allt Ty Coch</u>	196. <u>Coed y Chwarel</u>	347. <u>Teilia Neuadd wetland</u>
42. <u>Cefn Llanfair Woods</u>	197. <u>Tan-yr-allt woods</u>	348. <u>Trwyn y Buarth - Porth Wen caostland</u>
43. <u>Bodgale Woods</u>	198. <u>Allt-wen woods</u>	349. <u>Llanlleiana mudflats</u>
44. <u>Quarry Wood</u>	199. <u>Cefn Du</u>	350. <u>Ty Du mudflats</u>
45. <u>Bodlende</u>	200. <u>Bwlch-y-groed Quarry</u>	351. <u>Mynydd y Garn</u>
46. <u>Bryn teg</u>	201. <u>East Talysarn Quarry</u>	352. <u>Pencarreg headland</u>
47. <u>Clawdd Mawr</u>	202. <u>Cegin Woods</u>	353. <u>Dwyran wetland/ Braint River</u>
48. <u>Mynydd Nefyn 2</u>	203. <u>Clwt y Bont</u>	354. <u>Gwinllan y Gors</u>
49. <u>Mynydd Nefyn 1</u>	204. <u>Clwt y Bont (East)</u>	355. <u>Rhos y Llyn</u>
50. <u>Mynydd Nefyn 4</u>	205. <u>Tyddyn-llwydyn</u>	356. <u>Llanidan Quarry</u>
51. <u>Bodeilias Quarry</u>	206. <u>Rhyddallt-bach</u>	357. <u>Bryn Rhedyn, Niwbwrch</u>
52. <u>Mynydd Nefyn 3</u>	207. <u>Beuno River</u>	358. <u>Gwydryn</u>
53. <u>Cerniog Bach &amp; Isaf</u>	208. <u>Bodwyn</u>	359. <u>Llynfaes marsh</u>
54. <u>Penmaen Bridge</u>	209. <u>Lletty</u>	360. <u>Frogwy Lake</u>
55. <u>Pensarn Bridge</u>	210. <u>Ty'n-y-coed</u>	361. <u>Henblas Woods</u>
56. <u>Felin Bach Fountain</u>	211. <u>Croesywaen</u>	362. <u>Dingle (Nant y Pandy)</u>
57. <u>Gwynfryn</u>	212. <u>Garreg-fawr Slate quarry</u>	363. <u>Gorchudden Gylched</u>
58. <u>By Penlon Caernarfon</u>	213. <u>Cyrnant</u>	364. <u>Fferam Parc</u>
59. <u>Marian-y-mor (Lon Cob Bach)</u>	214. <u>Glyn Rhonwy Woodlands</u>	365. <u>Llangristiolus common</u>
60. <u>Yr Ala, Pwllheli</u>	215. <u>Glyn Rhonwy Quarries woodland mosaic</u>	366. <u>Hendre Fawr marsh</u>
61. <u>Pont y Carreg-fechan</u>	216. <u>Glyn Rhonwy Quarries 1</u>	367. <u>Clegyrdy-bach/Neuadd Wen/Ty'n Beudy</u>
62. <u>Pwllheli Harbour</u>	217. <u>Glyn Rhonwy Quarries 2</u>	368. <u>Tregarnedd Fawr marsh</u>
63. <u>Farchog Woods</u>	218. <u>Glyn Rhonwy Quarries 3</u>	369. <u>Talwrn grazing land</u>
64. <u>Hafodlon</u>	219. <u>Ty'n-y-mynydd</u>	370. <u>Cae Mawr Woods</u>
65. <u>Glyddyn Mawr</u>	220. <u>Y Fron Slate Quarries</u>	371. <u>Glan-y-gors / Ty'n-y-mynydd wetland</u>
66. <u>Bryn Golau</u>	221. <u>Moel Smytho</u>	372. <u>Bodafon-y-Glyn Woods</u>
67. <u>Tyddyn Ronnen</u>	222. <u>Ty-newydd</u>	373. <u>Maen Eryr</u>
68. <u>Covered Reservoir</u>	223. <u>Cerrigllwydion</u>	374. <u>Mynydd Bodafon</u>
69. <u>Nr. Bryn Llangedwydd</u>		375. <u>Cefn Du Woods</u>

70. <u>Pont Hendre-garcin</u>	224. <u>Above Dinorwig</u>	376. <u>Traeth Dulas marsh</u>
71. <u>Bryn-penrhyn</u>	225. <u>Nr. Fawr Quarry</u>	377. <u>Ponciau heathland</u>
72. <u>Pencraig (North)</u>	226. <u>Dinorwic Slate Quarries</u>	378. <u>Frigan marsh</u>
73. <u>Llwyn</u>	227. <u>Ty Mawr</u>	379. <u>Llysdulas woods</u>
74. <u>Llanarmon</u>	228. <u>Pen-y-Bwlch</u>	380. <u>Llwyn-Crwn Lake/ Caerhos Lligwy escarpment</u>
75. <u>Bryn Gwynt</u>	229. <u>Maes-y-coed woods</u>	381. <u>Prysan/ Galchfaen/ Fagwyr Fawr</u>
76. <u>Plas Llanarmon</u>	230. <u>Pen-y-bryn</u>	382. <u>Frigan Quarry</u>
77. <u>Gwinllan y Gromlech</u>	231. <u>Bronygarth Hospital</u>	383. <u>Pont Lligwy</u>
78. <u>Llys Padrig</u>	232. <u>Abergafren</u>	384. <u>Nant y Perfedd/ Traeth Lligwy</u>
79. <u>Bryn Bachau Farm</u>	233. <u>Cae Canol</u>	385. <u>Coedydd Plas Lligwy</u>
80. <u>Gwinllan Cefn Rhosgyll</u>	234. <u>Nursery Wood</u>	386. <u>Afon y Marchogion ac Ynys Isaf</u>
81. <u>Rhos Gwag-y-noe</u>	235. <u>Carreg-goch</u>	387. <u>Caeau Brynteg</u>
82. <u>Chwilog Bach</u>	236. <u>Parc y Borth</u>	388. <u>Traian grazing land</u>
83. <u>Tyn Coed Uchaf</u>	237. <u>Gwernddwryd</u>	389. <u>Capel Brynrefail fields</u>
84. <u>Cefn Coed</u>	238. <u>Glan Morfa Bach</u>	390. <u>Graigfryn</u>
85. <u>Bryntirion</u>	239. <u>Dyffryn Nantlle Slate Quarries (East)</u>	391. <u>Porth Wen - Porth Llechog Coastland</u>
86. <u>Afonwen L:akes</u>	240. <u>Quarry below Marchlyn Bach</u>	392. <u>Porth Llechog</u>
87. <u>Pen y Bryn</u>	241. <u>Holyhead Road woodland</u>	393. <u>Llaethdy Lake</u>
88. <u>By Butlins</u>	242. <u>Talhenbont Wood</u>	394. <u>Tal-y-Dyffryn Marsh</u>
89. <u>Pont Llwyn-gwyn</u>	243. <u>Coed Mawr</u>	395. <u>Llam Carw – Porthrychen Coastland</u>
90. <u>Pen-y-bryn</u>	244. <u>Peblig Graveyard</u>	396. <u>Point Lynas/ Freshwater Bay Coastland</u>
91. <u>Drwsdeugoed</u>	245. <u>Bryn Coch</u>	397. <u>Pentrefelin/ Dyffryn Adda Pools</u>
92. <u>Abererch Station</u>	246. <u>Dol Elidir</u>	398. <u>Parys Mountain</u>
93. <u>Pen Sarn</u>	247. <u>Llainwen Isaf</u>	399. <u>Mynydd Eilian</u>
94. <u>Below Cwmgwared</u>	248. <u>Penmaen-mawr woods</u>	400. <u>Porthrychen - Porth Eilian Coastland</u>
95. <u>Llifon River</u>	249. <u>Waggoner's Covert</u>	401. <u>Glanyrafon woods</u>
96. <u>Garth Darwen (West)</u>	250. <u>Tai-draw woods</u>	402. <u>Llwyn Padog/ Llwyn Bonc</u>
97. <u>Garth Darwen (East)</u>	251. <u>Llannerch yr Eryr woods</u>	403. <u>Moel y Don woods</u>
98. <u>Dafarn Dudur</u>	252. <u>Craig Wenallt woods</u>	404. <u>The Ardd woods</u>
99. <u>South of Coch y Rhwd</u>	253. <u>North west of Ty isaf</u>	405. <u>Odyn Calch woods</u>
100. <u>Llyfni River (North 1)</u>	254. <u>Ty-nant woods</u>	406. <u>Llwyn Chwarel-Goch</u>
101. <u>Llyfni River (North 2)</u>	255. <u>Craig-crogan woods</u>	407. <u>Bryncelli Ddu woods</u>
102. <u>Llyfni River (South 1)</u>	256. <u>Bryn Melyn woods</u>	408. <u>Bod-Ynys Marsh</u>
103. <u>South of Llenar Fawr</u>	257. <u>Wern Dywyll</u>	409. <u>Plas Gwyn woods</u>
104. <u>Llanllyfni</u>	258. <u>Caecano Mawr</u>	410. <u>Ty Fry woods</u>

105. <u>Butlins 1</u>	259. <u>Carreg Ddu</u>	411. <u>Braint woods / Siglen/ Dyfnia</u>
106. <u>Afon Wen</u>	260. <u>Cefn Trwsgl</u>	412. <u>Nodwydd River/ Traeth Coch</u>
107. <u>Lon Penrallt</u>	261. <u>Ffestiniog Slate Quarry</u>	413. <u>Bryn Hyrddin</u>
108. <u>Lon Tan-y-Bryn</u>	262. <u>Cwmorthin Lake</u>	414. <u>Planhigfa Clyddydd</u>
109. <u>Tuhwnt-i'r-gors</u>	263. <u>Oakeley Square</u>	415. <u>Vivian woods / Cors Wiber</u>
110. <u>Bodlondeb Home Woods</u>	264. <u>Mynydd Cymerau</u>	416. <u>Durley Dene marsh</u>
111. <u>Plas Brereton</u>	265. <u>Ffridd Coed</u>	417. <u>Plas Cadnant woods</u>
112. <u>Bont y Chrychddwr</u>	266. <u>Tan-yr-allt</u>	418. <u>Llandegfan common</u>
113. <u>Dol-wenith</u>	267. <u>Corris quarry</u>	419. <u>Plas woods</u>
114. <u>Brithdir-isaf</u>	268. <u>Braich Goch woods northwards</u>	420. <u>Yr Orchudden Wastad</u>
115. <u>Ty 'rallt Farm</u>	269. <u>Aber Corris</u>	421. <u>Pen-y-Parc Lake</u>
116. <u>Rhos Broneifion</u>	270. <u>Abercwmeiddaw Quarry</u>	422. <u>Baron Hill Estate woodlands</u>
117. <u>Gell Farm</u>	271. <u>Mynydd Cymerau Quarry</u>	423. <u>Ty'n y Berllan</u>
118. <u>Coed Mawr</u>	272. <u>Ty'n-y-pant woods</u>	424. <u>Ty'n-y-mynydd/ Rhos/ Glan-yr-afon</u>
119. <u>Coed Trefan (South)</u>	273. <u>Garregwen</u>	425. <u>Bwlch heathland</u>
120. <u>Nr.Talysarn</u>	274. <u>Seiont River, Caernarfon</u>	426. <u>Cefn Llech</u>
121. <u>Below Ty'n-y-coed</u>	275. <u>Glan-gynfi</u>	427. <u>Cae Marl</u>
122. <u>Nant Stigallt</u>	276. <u>Porth Penrhyn Mudflats</u>	428. <u>Y Bonc</u>
123. <u>Below Talysarn</u>	277. <u>Glan-y-don</u>	429. <u>Marian-glas woodlands</u>
124. <u>Gwinllan Tyddyn</u>	278. <u>Sports ground &amp; Sewage works</u>	430. <u>Y Bwlch marsh</u>
125. <u>Clogwyn Melyn</u>	279. <u>Groeslon South</u>	431. <u>Efail Newydd marsh</u>
126. <u>Mynydd y Cilgwyn</u>	280. <u>Above Bron Ogwen</u>	432. <u>Breeze Hill</u>
127. <u>Nant-noddfa</u>	281. <u>Henbarc</u>	433. <u>Coed y Wern</u>
128. <u>Dyffryn Nantlle Slate Quarries (West)</u>	282. <u>Bontuchaf</u>	434. <u>Dingle Hafod-y-Rhug</u>
129. <u>Bryn Beddau</u>	283. <u>Gerlan</u>	435. <u>Rhos Castell/ Bryn Offa</u>
130. <u>Dolau Gwyn</u>	284. <u>Gwaun-y-gwiall (West)</u>	436. <u>Parc Newydd</u>
131. <u>Pen-y-bryn quarries</u>	285. <u>Gwernydd</u>	437. <u>Hen Dy grazing land</u>
132. <u>Dyffryn Nantlle</u>	286. <u>Bryn Derwen</u>	438. <u>Cae Tan Rallt Wen / Bwlch y Ffos</u>
133. <u>Woodlands in Penrhyn Park 2</u>	287. <u>Bryn Meurig woods</u>	439. <u>Tan Dinas coastland</u>
134. <u>Penrhyn Bridge Swamp Llandegai woodlands</u>	288. <u>Glasgoed woods</u>	440. <u>Dolydd Lleiniog</u>
135. <u>Tal-y-bont woodlands</u>	289. <u>Pen y Buarth</u>	441. <u>Flagstaff Quarry/ Penmon Quarry</u>
136. <u>Felin Cochwillan to Talybont</u>	290. <u>Deiniol House</u>	442. <u>Penhwnllys Quarry</u>
137. <u>Plas Maes-y-groes</u>	291. <u>Blaen-y-cae woods</u>	
	292. <u>Baron Hill</u>	
	293. <u>Glan y Gors</u>	

<p>138. <u>Roman Camp</u></p> <p>139. <u>Nant Porth Farm copses</u></p> <p>140. <u>Penrhyn Arms Wood</u></p> <p>141. <u>Bangor Mountain</u></p> <p>142. <u>Golf course scrub &amp; woodland</u></p> <p>143. <u>Lon Pobty</u></p> <p>144. <u>Llandegai Estate</u></p> <p>145. <u>Llandegai - Glasinfryn woodlands</u></p> <p>146. <u>Lon Pobty woods</u></p> <p>147. <u>Glanadda Hill</u></p> <p>148. <u>Bryn Glas</u></p> <p>149. <u>Minffordd to Pant Caerhun</u></p> <p>150. <u>Cyttir Lane Woods</u></p> <p>151. <u>Perfeddgoed</u></p> <p>152. <u>Tair Ffynnon Uchaf</u></p>	<p>294. <u>Llyn Pant Afon</u></p> <p>295. <u>Tan-y-coed</u></p> <p>296. <u>Glanffynnon</u></p> <p>297. <u>Rhos ddu</u></p> <p>298. <u>Clwt y Bont (West)</u></p> <p>299. <u>Clwt y Bont massif</u></p> <p>300. <u>Bron-y-foel</u></p> <p><u>Anglesey</u></p> <p>301. <u>Porth Diana to Cefn y Borth Coastline and Rhos Ty'n y Mynydd</u></p> <p>302. <u>Pwll Porth Diana</u></p> <p>303. <u>Cerrig-moelion Marsh</u></p>	
<u>UNESCO Global GeoPark</u>		
<u>Anglesey</u>		
1. <u>GeoMôn</u>		
<u>UNESCO World Heritage Sites</u>		
<u>Gwynedd</u>	<u>Anglesey</u>	
1. <u>Caernarfon Castle</u>	2. <u>Beaumaris Castle</u>	

## Matters Arising Changes NMC 342

*Amend to provide an updated schedule of policies.*

**7.1 SAFE, HEALTHY, UNIQUE AND ACTIVE COMMUNITIES**

<b>Welsh language and culture</b>		<del>58</del> <u>59</u>
PS 1	Welsh language and culture	

<b>Infrastructure and developer contributions</b>		<del>59 – 65</del> <u>61 - 67</u>
PS 2	Infrastructure and developer contributions	
ISA 1	Infrastructure provision	
ISA 2	Community facilities	
ISA 3	Further and higher education development	
ISA 4	Safeguarding existing open space	
ISA 5	Provision of open spaces in new housing developments	

<b>Information and communications technology</b>		<del>65 – 66</del> <u>67 - 68</u>
PS 3	Information and communications technology	

<b>Sustainable transport, development and accessibility</b>		<del>66 – 73</del> <u>68 - 75</u>
PS 4	Sustainable transport, development and accessibility	
TRA 1	Transport network developments	
TRA 2	Parking standards	
TRA 3	Safeguarding disused railway lines	
TRA 4	Managing transport impacts	

**7.2 LIVING SUSTAINABLY**

<b>Sustainable development and climate change</b>		<del>74 – 82</del> <u>76 - 86</u>
PS 5	Sustainable development	
PS 6	Alleviating and adapting to the effects of climate change	

<b><u>PCYFF 1A</u></b>	<b><u>Development boundaries</u></b>	
PCYFF 1	Development criteria	
PCYFF 2	Design and place shaping	
PCYFF 3	Design and landscaping	
PCYFF 4	Carbon management	
PCYFF 5	Water conservation	
<b>Renewable energy technology</b>		<b><u>82—8886 - 97</u></b>
PS 7	Renewable energy technology	
ADN 1	On-shore wind energy	
<b><u>ADN 1A</u></b>	<b><u>PV solar energy</u></b>	
ADN 2	Other renewable energy <b><u>and low carbon</u></b> technologies	
<b>Coastal change management</b>		<b><u>88—9197 - 100</u></b>
ARNA 1	Coastal Change Management Area	

<b>7.3 ECONOMY AND REGENERATION</b>		
<b>Proposals for major infrastructure projects</b>		<b><u>92—97101 - 110</u></b>
PS 8	Proposals for national significant infrastructure projects and associated developments	
PS 9	Wylfa Newydd project associated <b><u>and related</u></b> development	
<b><u>PS 9A</u></b>	<b><u>Wylfa Newydd – large scale campus style temporary accommodation for construction workers</u></b>	
<b><u>PS 9B</u></b>	<b><u>Wylfa Newydd – logistics centre</u></b>	
<b><u>PS 9C</u></b>	<b><u>Wylfa Newydd associated development – park and ride facility</u></b>	
<b>Providing Opportunities for a Flourishing Economy</b>		<b><u>97—108110 - 124</u></b>
PS 10	Providing opportunity for a flourishing economy	
CYF 1	Safeguarding, <del>and</del> allocating <b><u>and reserving</u></b> land and units for employment use	



<b>CYF 1A</b>	<b><u>Adwy'r Hafan, Pwllheli</u></b>
CYF 2	Ancillary Uses on Employment Sites
CYF 3	New large single user industrial or business enterprise on sites which are not safeguarded or allocated for employment purposes
CYF 4	Alternative uses of <b>existing</b> employment sites
CYF 5	Reuse and conversion of rural buildings, use of residential properties or new build units for business/ industrial use
CYF 6	Regeneration Sites
CYF 7	Holyhead Regeneration Area

<b>The Visitor Economy</b>		<del>108 – 117</del> <b>124 - 134</b>
PS 11	The Visitor Economy	
TWR 1	Visitor Attractions and Facilities	
TWR 2	Holiday Accommodation	
TWR 3	Static caravan and chalet sites and permanent alternative camping accommodation	
TWR 4	Holiday Occupancy	
TWR 5	Touring caravan, camping and temporary alternative camping accommodation	

<b>Town Centres and Retail Development</b>		<del>117 – 125</del> <b>134 - 143</b>
PS 12	Town centres and retail developments	
MAN 1	Proposed town centre developments	
MAN 2	Primary retail areas (Retail Core)	
MAN 3	Retailing outside defined town centres but within development boundaries	
MAN 4	Safeguarding village shops and public houses	
MAN 5	New retailing in villages	
MAN 6	Retailing in the countryside	
MAN 7	Hot food take-away uses	

## 7.4 SUPPLY AND QUALITY OF HOUSING

A balanced housing provision <b>Scale of housing</b>		<del>126 - 141</del> <b>144 - 145</b>
PS 13	Housing provision	
<b>Location of housing</b>		
PS 15	Settlement strategy	
TAI 14	Housing in Sub-regional Centre & Urban Service Centres	
TAI 15	Housing in Local Service Centres	
TAI 16	Housing in Service Villages	
TAI 17	Housing in Local, Rural & Coastal Villages	
TAI 18	Housing in Clusters	
TAI 19	Conversion of traditional buildings in open countryside	

<b>Type of housing</b>		<b>164 - 182</b>
TAI 1	Appropriate housing mix	
<del>TAI X</del>	<del>New Policy TAI X</del>	
TAI 2	Subdivision of existing properties to self-contained flats & Houses in Multiple Occupation (HMOS)	
TAI 3	<del>Accommodation for temporary</del> <b>Small scale campus style accommodation</b> for construction workers	
TAI 4	Residential care homes, extra care housing or specialist care accommodation for the elderly	
TAI 5	Local market housing	
TAI 6	Purpose built student accommodation	
TAI 7	Replacement dwellings	
TAI 8	Residential use of caravans, mobile homes or other forms of non-permanent accommodation	

<b>Affordable housing</b>		<del>141 - 147</del> <b>182 - 193</b>
PS 14	Affordable housing	

TAI 9	Affordable housing threshold & distribution
TAI 10	Exception sites
<b>Gypsy and Traveller accommodation</b> <span style="float: right;"><del>147 – 152</del><u>193 - 199</u></span>	
TAI 11	Safeguarding existing gypsy & traveller sites
TAI 12	Gypsy and Traveller site allocations
TAI 13	Sites for <b><u>new permanent or transit pitches or temporary stopping places for</u></b> Gypsies and Traveller pitches

<b>7.5 NATURAL AND BUILT ENVIRONMENT</b>	
<b>Conserving and enhancing the natural environment</b> <span style="float: right;"><del>169 – 179</del><u>200 - 213</u></span>	
PS 16	Conserving <del>and</del> <u>or</u> enhancing the natural environment
New Policy	Area of Outstanding natural Beauty management plans
AMG 1	Special Landscape Areas
AMG 2	Protecting and enhancing features and qualities that are distinctive to the local landscape character
AMG 3	Coastal Protection
AMG 4	Local Biodiversity Conservation
AMG 5	Protecting Sites of Regional or Local Significance
<b>Preserving and enhancing heritage assets</b> <span style="float: right;"><del>180 – 187</del><u>214 - 224</u></span>	
PS 17	Preserving <del>and</del> <u>or</u> enhancing heritage assets
AT 1	Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens
AT 2	Enabling development
AT 3	Locally or regionally significant non-designated heritage assets
AT 4	Protection of non-designated archaeological sites <b><u>and their setting</u></b>

<b>Waste management</b>		<del>189 – 191</del> <b>224 - 228</b>
PS 18	Waste management	
GWA 1	Provision of waste management and recycling Infrastructure	
GWA 2	Waste management <del>outside development boundaries and allocated sites</del>	
GWA 3	<del>Low and very low level</del> Radioactive waste <del>treatment and storage</del> <u>management</u>	

<b>Minerals</b>		<del>192 – 200</del> <b>229 - 238</b>
PS 19	Minerals	
MWYN 1	Safeguarding mineral resources	
MWYN 2	Preferred areas	
MWYN 4	Mineral developments	
MWYN 5	Local building stone	
MWYN 6	Buffer zones around mineral sites	
MWYN 7	Railhead and wharf facilities	
MWYN 8	Exploration works	
MWYN 9	Borrow pits	
MWYN 10	Restoration and after care	

## Appendix 9 Schedule of proposed Supplementary Planning Guidance

NMC	Policy/Para/ Map	Matters Arising Changes
343	Appendix 9	<i>Update the schedule of proposed Supplementary Planning Guidance:</i>

The following table provides a schedule of proposed Supplementary Planning Guidance to be prepared at different stages **and the anticipated timetable for their adoption**. Since the following Supplementary Planning Guidance will support policies included in the adopted Joint Local Development Plan they will not be adopted until the Plan's adoption in accordance with an agreed work programme.

Title	Relevant Deposit Plan Policies	Timescale to adoption
Planning obligations, incorporating developer contributions for a range of infrastructure	PS 2 and ISA 1 plus use specific policies, e.g. ISA 5 (open spaces), TA1 <del>98</del> (affordable housing)	<del>Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended. Draft version to be submitted prior to/ at Examination.</del> <b><u>Quarter 1 2017/ 18</u></b>
Maintenance and creation of distinctive and sustainable communities	PS 1, ISA 1, PS 5, TAI 1	<del>Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended. Draft version may need to be submitted prior to/ at Examination.</del> <b><u>Quarter 1 2017/ 18</u></b>
Affordable housing	PS 13, PS 14, TAI 9, TAI 10	<del>Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended. Draft version may need to be submitted prior to/ at Examination. Commuted sum issues to be included in Planning Obligations SPG.</del> <b><u>Quarter 1 2017/ 18</u></b>
Local market housing	TAI 5	<del>New SPG. Draft version may need to be submitted prior to/ at Examination.</del> <b><u>Quarter 1 2017/ 18</u></b>
Type and mix of housing	TAI 1	<del>New SPG. To be prepared within 18 months of the Plan's adoption.</del> <b><u>Quarter 1 2017/ 18</u></b>
Open spaces in new residential development	ISA 5	<del>Current adopted SPG (Gwynedd) will be revised, updated and extended within 18 months of the Plan's adoption. Planning obligations SPG to pick up Section 106 issues.</del> <b><u>Quarter 4 2017/ 18</u></b>

## Appendix 9 Schedule of proposed Supplementary Planning Guidance

Title	Relevant Deposit Plan Policies	Timescale to adoption
Tourism development – attractions and accommodation	TWR 2, TWR 3, TWR 4, TWR 5	<del>Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended within 18 months of the Plan's adoption. <b>Quarter 2 2018/ 19</b></del>
Design, incorporating carbon management, accessibility, infill sites, lighting (this list is not exhaustive)	PS 5, PS 6, PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PCYFF 5	<del>Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended within 18 months of the Plan's adoption. <b>Quarter 4 2017/ 18</b></del>
Site/ area specific development briefs	TAI 1, PCYFF 1, CYF 7	<del>New SPGs. To be prepared within 18 months of the Plan's adoption. <b>Quarter 4 2017/ 18 – Quarter 2 2018/ 19</b></del>
Conversion of buildings into self-contained flats or housing in multiple occupation	TAI 2, PCYFF 1, PCYFF 2	<del>New SPG. To be prepared within 12 months of the Plan's adoption. <b>Quarter 4 2017/ 18</b></del>
Conversion of buildings in the countryside	TAI 19, CYF 5	<del>Current adopted SPG (Gwynedd and Anglesey) will be revised and updated within 18 months of adoption. Design SPG to pick up on aesthetic issues. <b>Quarter 2 2018/ 19</b></del>
Change of use of community facilities and services, employment sites, retail units	ISA 2, CYF 2, CYF 3, MAN 2, MAN 4	<del>New SPG. To be prepared within 18 months of the Plan's adoption. <b>Quarter 2 2018/ 19</b></del>
<b><u>Best Practice in Biodiversity Conservation in Planning and Development</u></b> Biodiversity in planning	AMG 4, AMG 5	<del>Current adopted SPG (Gwynedd) will be revised, updated and extended within 18 months of the Plan's adoption. Planning obligations SPG to pick up Section 106 issues. <b>Quarter 4 2017/ 18</b></del>
Heritage assets	AT 1	<del>New SPG. To be prepared within 18 months of the Plan's adoption. <b>Quarter 2 2018/ 19</b></del>
Locating Stand- alone renewable energy development	PS 7, ADN 1, ADN 2	<del>Current adopted SPG (Gwynedd and Anglesey) will be revised and updated within 18 months of the Plan's adoption. <b>Quarter 2 2018/ 19</b></del>
Wylfa Newydd	PS 9, <b><u>PS 9A, PS 9B, PS 9C, TAI 3</u></b>	<del>Current adopted SPG (Anglesey) to be revisited after the Plan's adoption. Planning obligations SPG to pick up Section 106 issues. Other SPGs likely to</del>

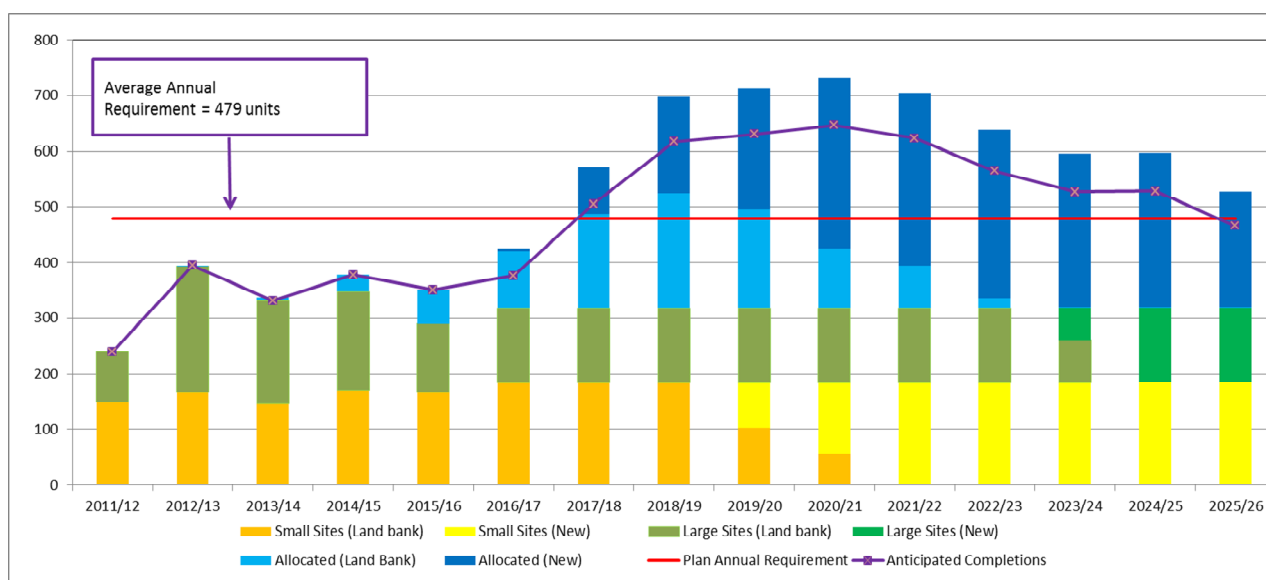
**Appendix 9 Schedule of proposed Supplementary Planning Guidance**

<b>Title</b>	<b>Relevant Deposit Plan Policies</b>	<b>Timescale to adoption</b>
		<del>pick up theme based issues.</del> <b><u>Quarter 1 2017/ 18</u></b>
<b><u>Parking standards</u></b>	<b><u>TRA 2</u></b>	<b><u>Quarter 2 2018/ 19</u></b>

NMC	Policy/Para/Map	Matters Arising Changes
344	Appendix 10	<i>Include additional appendix (Appendix 10) that refers to the Housing Delivery Trajectory</i>

The Councils prepared a Housing Trajectory as part of the supporting evidence base. This sets out the past performance on housing supply and anticipated rates of supply over the entire lifespan of the Joint Local Development Plan. The annual monitoring report will allow the Councils to review the actual completion rates seen against the anticipated rates of supply in the Housing Trajectory.

**Graph 1 – Housing Supply Bar Chart**



**Terms used in Housing Supply Bar Chart**

<u>Term</u>	<u>Definition</u>
<u>Total Completions</u>	<u>The number of Housing Units completed in the period 1-4-2011 to 31-3-2015.</u>  <u>For the purpose of the Trajectory Graph these Completions have been split down to the relevant Land Bank categories listed below to help identify from which category they have been delivered.</u>
<u>Small Sites (Land bank)</u>	<u>Sites below 5 units either completed prior to April 2015 or with an existing planning permission at April 2015.</u> <u>None of these sites are allocated in the JLDP.</u>
<u>Small Sites (New)</u>	<u>Sites below 5 units without planning permission at April 2015.</u> <u>None of these sites are allocated in the JLDP.</u>
<u>Large Sites (Land bank)</u>	<u>Sites of 5 or more units either completed prior to April</u>



## Appendix 10 Housing Delivery Trajectory

<u>Term</u>	<u>Definition</u>
	<b><u>2015 or with an existing planning permission at April 2015.</u></b> <b><u>None of these sites are allocated in the JLDP.<sup>1</sup></u></b>
<b><u>Large Sites (New)</u></b>	<b><u>Sites of 5 or more units without planning permission at April 2015.</u></b> <b><u>None of these sites will be allocated in the JLDP.</u></b>
<b><u>Allocated (Land bank)</u></b>	<b><u>Sites Allocated as Housing Sites in the JLDP either completed prior to April 2015 or with an existing planning permission at April 2015.</u></b>
<b><u>Allocated (New)</u></b>	<b><u>Sites Allocated as Housing Sites in the JLDP without planning permission at April 2015.</u></b>
<b><u>Anticipated Completions</u></b>	<b><u>The level of completions without the slippage allowance</u></b>

<sup>1</sup> These are mainly sites within Villages where the Plan has not allocated housing sites.

**Table 1 – Housing Development Indicative Trajectory and housing Land Supply 2011-26**

Housing development indicative trajectory and housing land supply 2011-26										
LDP Year/ JHLAS period	JLDP housing requirement	Year end completions	Anticipated completions	Total cumulative completions	JLDP years remaining	Residual requirement without slippage allowance	5 year requirement	Annual building requirement	Total land available	Total land supply in years
	a			b	c	d = (a - b)	e = (d/c)*5	f = e/5	g	h = g/f
2011/12	7,184	240		240	15	6944	2315	463		
2012/13	7,184	394		634	14	6550	2339	468		
2013/14	7,184	337		971	13	6213	2390	478		
2014/15	7,184	377		1348	12	5836	2432	486		
2015/16	7,184	351		1699	11	5485	2493	499		
2016/17	7,184		376	2075	10	5109	2555	511	2776	5.4
2017/18	7,184		505	2580	9	4604	2558	512	3023	5.9
2018/19	7,184		617	3197	8	3987	2492	498	3083	6.2
2019/20	7,184		631	3828	7	3356	2397	479	2993	6.2
2020/21	7,184		647	4475	6	2709	2258	452	2890	6.4
2021/22	7,184		623	5098	5	2086	2086	417	2709	6.5
2022/23	7,184		565	5663	4	1521	2565*	513*	2565**	5
2023/24	7,184		527	6190	3	994	2480*	496*	2479**	5
2024/25	7,184		528	6718	2	466	2430*	486*	2431**	5
2025/26	7,184		466	7184	1	0	2380*	476*	2382**	5

\* - Building requirement based on the guidance noted in paragraph 5.2 of TAN 1 .

\*\* - From 2022/23 onwards, the total land available for a 5 year period cannot be established. As such, to calculate the land available, for any subsequent year beyond the end of the Plan period, the figure of 479 units per annum is used i.e. the average annual requirement figure for the Plan period.

## Glossary of Terms

NMC Number	Policy/Para/Map	Matters Arising Changes
345 - 357	Glossary of Terms	<i><b>Amend to include additional terms and amend existing terms to improve clarity:</b></i>

NMC Number	TERM	ACRONYM (where appropriate)	Description
	5 year supply		Technical Advice Note (TAN) 1 states that Local Planning Authorities must ensure that sufficient land is genuinely available to provide a 5 year supply of land for housing. This land supply must inform the strategy contained in the development plan.
	A1, A2 and A3 Use Class		These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. A1 refers to establishments categorised as shops, A2 are establishments categorised as Financial and professional services and A3 are categorised in Wales as restaurants, cafés, drinking establishments and hot food takeaways.
	Adoption		The final confirmation of a development plan status by a local planning authority (LPA). All previous structure, local plans, unitary development plans and interim planning policies are then superseded.
NMC 345	Affordable housing <u>(In accordance with the definition of TAN 2)</u>		<p>Housing provided to those whose needs are not met by the open market.</p> <p>Affordable housing should:</p> <ul style="list-style-type: none"> <li>• meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and</li> <li>• include provision for the home to remain affordable for future eligible households.</li> </ul> <p>This term breaks down into two sub-categories:</p> <ul style="list-style-type: none"> <li>• social rented housing - provided by local authorities and registered social landlords where rent levels have regard to the Welsh</li> </ul>

## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
			<p>Government's guideline rents and benchmark rents; and</p> <ul style="list-style-type: none"> <li>• intermediate housing - where prices or rents are above those of social rented housing but below market housing prices or rents.</li> </ul> <p><b><u>A planning mechanism e.g. a Section 106 agreement, is used to control the price and occupancy of the houses.</u></b></p>
NMC 346	<p><b><u>Affordable Housing for Local Need (In Local, Coastal, Rural Villages or Clusters)</u></b></p>		<p><b><u>The Affordable Housing element will be consistent with the definition of 'Affordable Housing (In accordance with the definition of TAN 2)' which is in this glossary of terms.</u></b></p> <p><b><u>Local Need in a Local, Coastal or Rural Village - People in need of an affordable house who have resided within the Village or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past.</u></b></p> <p><b><u>Local Need in Clusters - People in need of an affordable house who have resided within the Cluster or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past.</u></b></p> <p><b><u>This is to ensure that growth in these settlements will not draw people with no connection to the settlement out of Service Centres / Villages.</u></b></p>
	Affordable Housing Viability Study		A study that identifies the level of affordable housing that is viable to be provided on open market housing sites within different Housing Price Areas in the plan Area.
	After-Use		The ultimate land-use to which former mineral or waste sites are returned.
	Aggregates		Sand, gravel, crushed rock and other bulk materials used by the construction industry.
	Aggregates Safeguarding		The protection of aggregate resources from unnecessary sterilisation by other types of

## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
			development.
	Anglesey Energy Island Programme		The Anglesey Energy Island Programme is a collective effort between several stakeholders within the public and private sector working in partnership to put Anglesey at the forefront of energy research and development, production and servicing, in order bring significant economic rewards.
	Annual Monitoring Report	AMR	A report submitted to the Welsh Government by the local planning authorities which assess the effectiveness of the Plan against a set of indicators and targets.
	Appropriate Assessment	AA	A more detailed assessment that needs to be carried out if the Habitat Regulations Assessment Screening Report finds that there is likelihood that the LDP will have a significant effect on an International site, alone or in-combination with other plans or projects.
	B1, B2 and B8 Use Class		These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. B1 refers to establishments categorised as 'business', B2 are establishments categorised as 'general industry' and B8 refers to establishments categorised as 'storage or distribution'.
	Baseline		A description of the present state of the area against which to measure change.
	Biodiversity		A term used to describe the variety of life on Earth, including the wide variety of ecosystems and living organisms, animals, plants, their habitats and their genes.
	Bond		A security payment to ensure that any maintenance or restoration of a site is secured.
	Borrow Pits		Temporary mineral workings developed to supply a particular construction project.
	Brownfield land/sites		Land which is, or was, previously occupied by a permanent structure (excluding agriculture or forestry buildings) and associated fixed surface infrastructure. This includes the curtilage of development, defence buildings and land used

## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
			for mineral extraction and waste disposal where provision for restoration has not been made.
	Bulky Goods		A category of consumer goods that are of a large physical nature (for example DIY, furniture, carpets) that sometimes require large areas for storage or display.
	C2 and C3 Use Class		These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. C2 refers to establishments categorised as Residential Institutions and C3 are categorised as Dwelling Houses.
	Cadw		The Welsh Government's historic environment service working for an accessible and well-protected historic environment for Wales.
	Candidate Sites		The Local Development Plan Manual (Welsh Government 2006) recommends that local planning authorities engage with developers and landowners at the evidence gathering stage of the Plan process to obtain information about potential development sites that may be included in the plan. Accordingly, in October 2011, the Councils formally invited developers, landowners, agents, Council departments and others with an interest in land to submit sites they wished to be considered for development or reuse through the Plan, for a range of uses, including housing, employment, retail, leisure, waste, transport (e.g. park and ride sites), open space and other community uses.
	Caravans: Static Caravan		A caravan that can only be moved by articulated vehicle.
	Caravans: Touring Caravan		A caravan that can be towed by a motor vehicle.
	Chalet		A one storey semi-permanent construction which is still moveable. A chalet will be classed as a single unit if it can only be occupied by one person/family in a single instance despite having two axles.
	Change of Use		A change in the way that land or buildings are used. Planning permission is usually necessary in order to change from one 'use class' to another.

## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Climate change		Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
	Clusters		Settlements with at least 10 housing units in a group that is sufficiently tightly placed to be easily defined and with links to settlements higher up in the settlement hierarchy.
	Coastal Change Management Area		An area defined where the accepted shoreline management plan policy is for 'no active intervention' or 'managed realignment' during the Plan period.
NMC 347	<p>Commitments (or committed development)</p> <p><b><u>Commitments ( Land Bank) (Housing)</u></b></p>		<p><del>All land with current planning permission for development (particularly residential development).</del></p> <p><b><u>The amount of units with current planning consent for housing (units in the process of being built or units that have not been started).</u></b></p> <p><b><u>This figure does not include units that are unlikely to be completed.</u></b></p>
	Community		People living in a defined geographical area, or who share other interests.
	Community Infrastructure Levy	CIL	CIL is a method of securing generalised contributions from developers. The Government legislated for CIL in the 2008 Planning Act. Implementing Regulations followed, and CIL came into force in England and Wales on 6 April 2010.
	Community Involvement Strategy	CIS	The CIS identifies how the Councils intend to involve consultation bodies and the public in the preparation of the LDP. The CIS is submitted to the Welsh Government as part of the Delivery Agreement for its support.

## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Community Land Trust		Is a not-for-profit, community organisation run by local people to develop housing and other assets at permanently affordable levels for long-term community benefit. It is a constituted, legal entity with the ability to hold and manage assets, and is defined in law.
	Compensation		Providing for the equivalent of what has been lost. In biodiversity, compensation may be bigger or more than the actual original habitat due to the time delay, often years, for the compensation habitat to reach the size/quality of the original habitat.
NMC 348	<b><u>Completed housing units</u></b>		<b><u>Total of all completed residential units since the Plan's base date (1/4/11). These units contribute to the housing need noted in the Joint Local Development Plan; however, planning permission was granted for them based on previous development plans.</u></b>
	Conservation Area		Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance
	Conservation Area Character Appraisals		A published document defining the special architectural or historic interest that warranted the area being designated.
	Consultation		Formal process where comments are invited on a particular topic or set of topics, or a draft document.
	Convenience Goods		A category of consumer goods which are bought frequently, quickly and with a minimum of emotional involvement; the category includes goods such as sweets, cigarettes, prescription drugs, magazines, and most grocery products.
	Conversions		Generally means the physical work necessary to change of use of a building from a particular use, classified in the use classes order, to another use. Can also mean the sub-division of residential properties into self-contained flats or maisonettes.

## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Cultural Heritage		Relates to both the physical artefacts and intangible attributes of a group or society that are inherited from past generations, maintained in the present for the benefit of future generations.
	D1 and D2 Use Class		These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. D1 refers to establishments categorised as Non-residential institutes and D2 are establishments categorised as Assembly and Leisure.
	Delivery Agreement	DA	A document comprising the local planning authorities' timetable for the preparation of the Plan together with its Community Involvement Strategy, submitted to the Welsh Government for agreement.
	Deposit		A formal stage of consultation in which comments are invited on the full draft Plan.
	Deposit Plan		A full draft of the Joint Local Development Plan which undergoes a formal consultation period.
	Development		Development, as it is defined in planning law is the 'carrying out of building, engineering, mining or other operations in, on, over or under land.' (Section 55 of the 1990 Planning Act as amended).
	Elderly Mentally Infirm		Is an umbrella term to help classify a range of illnesses mainly affecting the elderly.
	Employment land/site		Land used for employment purposes by one or more of the following: offices, manufacturing, research and development, storage and distribution.



## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Enhancements		Biodiversity enhancements are an improvement to a habitat/species population over and above what is already there. This could be through increasing/restoring habitats or increasing/improving opportunities for species.
	Enterprise Zone		A specially designated area within which businesses are granted numerous advantages and incentives such as income tax credits, equipment tax refunds and property tax credits. At its core, the enterprise zone is a means to targeting a specific geographical area for economic revitalisation. Creating an enterprise zone encourages investment and promotes economic growth in that area.
	Evidence Base		The information and data gathered by the Councils to justify the "soundness" of the policy approach set out in the Plan, including physical, economic, and social characteristics of an area.
	European Directive		A legislative act of the European Union which requires member states to achieve a particular outcome/target.
	European/ international Sites		Any site that has been designated as a site of international nature conservation importance either as a Special Protection Area (SPA), a Special Area of Conservation (SAC) or a Ramsar Site.
	Exception Site		Small scale sites either within or immediately adjacent to the development boundary which provides 100% affordable housing. Enabled exception sites will have the minimum amount of open market housing to make the proposal viable.
	Extra Care Homes		Similar to sheltered housing, offering independent living but with the benefit of on-site care provision.
	Geodiversity		The range of rocks, fossils, minerals, soils, landforms and natural processes that go to make up the Earth's landscape and structure.

## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Green / Blue Infrastructure		A green/ blue infrastructure can be defined as an interconnected network of land and water features that support native species, maintains natural ecological processes, prevents flooding, sustains air and water resources, and contributes to the health and quality of life of local communities.
NMC 349	Gypsies and Travellers		<p><del>Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or family's or dependants education or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.</del></p> <p><b><u>(a) persons of a nomadic habit of life, whatever their race or origin, including—</u></b></p> <p><b><u>(i) persons who, on grounds only of their own or their family's or dependent's educational or health needs or old age, have ceased to travel temporarily or permanently, and</u></b></p> <p><b><u>(ii) members of an organised group of travelling show people or circus people (whether or not travelling together as such), and</u></b></p> <p><b><u>(b) all other persons with a cultural tradition of nomadism or of living in a mobile home.</u></b></p>
	Habitats Regulation Assessment	HRA	A HRA is a requirement of European Directive 92/43/EEC which assesses the potential effects a Local Development Plan may have on one or more European sites (Natura 2000 sites). The assessment should conclude whether or not a proposal or policy in a Plan would adversely affect the integrity of the site in question.
	Habitats Regulation Assessment Screening Report		An assessment which looks at whether the Deposit Plan is likely to have a significant effect on an International site, alone or in-combination, and therefore whether an Appropriate Assessment (AA) is required to see

## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
			whether the Plan would have an adverse effect on site integrity.
	Heritage Assets		Encompasses, structures and open spaces considered to be of special historic, archaeological, architectural or artistic interest (Listed Buildings, Historic Parks and Gardens and Scheduled Ancient Monuments) along with World Heritage Sites.
	Historic Landscape		Landscapes thought to be of national historic value and importance which have been included on Cadw/ Countryside Council for Wales (CCW)/ ICOMOS Register of Landscape of Historic Interest in Wales. In two volumes, it identifies 58 landscapes of outstanding or special historic interest, which are considered to be the best examples of different types of historic landscapes in Wales.
	Historic Parks and Gardens		These are parks and gardens which are thought to be of national importance and have been included on the Cadw/ICOMOS Register of Parks and Gardens of Special Historic Interest in Wales. The Register was compiled in order to aid the informed conservation of historic parks and gardens by owners, local planning authorities, developers, statutory bodies and all concerned with them. It is non-statutory and has been issued in six volumes.
	Houses in Multiple Occupation	HMO	Planning legislation defines neither multiple occupation nor HMOs, as such, but relies on both the concept of a “single household” and “family” in making distinctions for land-use purposes.
	Housing Land Availability		The total amount of land reserved for residential use awaiting development
	Housing Market Areas		The North West Wales Local Housing Market Assessment identified housing market areas within the sub-region based upon travel to work areas and local knowledge to be able to

## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
			understand the levels of demand and need within these areas.
	Housing Needs Study		A survey of a particular area or settlement to support a reasonable mix and balance of house types and sizes so as to cater for a range of housing needs within the locality.
	Housing Price Areas		Different house price areas within the plan area identified in the Affordable Housing Viability Study.
	ICOMOS		International Council on Monuments and Sites.
	Infrastructure		Infrastructure includes services such as roads, transport facilities, water supplies, sewerage and associated waste water treatment facilities, waste management facilities, energy supplies (electricity and gas) and distribution networks and telecommunications infrastructure. Soft infrastructure includes ICT and telecommunications.
	International Sites		For the purpose of the HRA and the LDP International sites comprise Special Areas for Conservation (SACs), candidate SACs (cSACs), Special Protection Areas (SPA) and Ramsar sites.
	Key diagram		The diagrammatic interpretation of the Plan's spatial strategy.
	LANDMAP		LANDMAP is the national information system, devised by the Countryside Council for Wales (now known as Natural Resources Wales), for taking landscape into account in decision-making.
	Landbank (Minerals):		A stock of planning permissions (usually relating to non-energy minerals) to provide for continuity of production in spite of fluctuations in demand. Normally expressed in terms of the number of years reserves based on recent rates of supply.
NMC 350	<del>Landbank (housing)</del>		<del>The amount of units with planning consent for housing.</del>

## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Land Use Planning		The framework for how land is used and developed is largely provided by the planning system, which aims to secure the most efficient and effective use of land in the public interest, and to ensure that necessary services and facilities are built where they are most needed.
	Listed Buildings		A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures.
	Local Development Plan	LDP	The required statutory development plan for each local planning authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004. A land use plan that is subject to independent examination, which will form the statutory development plan for a local authority area. It should include a vision, strategy, area wide policies for development types, land allocations, and where necessary policies and proposals for key areas of change and protection.
	Local Housing Market Assessment	LHMA	A study that identifies evidence about housing need and demand in the area.
NMC 351	Local Market Housing ( <u><b>in accordance with paragraph 9.2.4 Planning Policy Wales)</b></u>		<del>Housing units either to rent or for sale within the defined settlements listed in Policy TAI 5. where evidence shows that severe problems exist within the housing market, that are only eligible to be inhabited by people who demonstrate a particular local connection. Further information can be seen in paragraph 7.4.40 in the explanation to Policy TAI5. A <b>planning mechanism, e.g. a planning condition, is used to control the occupancy of a house to households that have a specific local connection but a mechanism is not used to control the price of the house.</b></del>

## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Local Nature Reserve		Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.
	Local planning authority	LPA	A planning authority responsible for the preparation of the LDP.
	Local / Rural / Coastal Villages		There are generally fewer services and facilities offered within them, which means they have less influence. Some Coastal Villages have comparatively more services and facilities, but the existence of a higher proportion of holiday homes or second homes means there is a need to control further change in them.
	Local Service Centres		These are recognized as centres for facilities and services meeting the needs of their own populations and their direct catchment areas. They have some employment and retail opportunities and very good links with either an Urban Service Centre or the Sub-Regional Centre, whichever is nearest.
	Low Impact Development		Development associated with lifestyles that, through low negative environmental impact, either enhance or do not significantly diminish environmental quality and are integrally connected with sustainable land management. This is also known as One Planet Development.
	Micro-generation		The small-scale production of heat and/or power from low carbon sources.
	Mineral Buffer Zone		Areas of protection around permitted and proposed mineral workings where new developments which would be sensitive to adverse impact, including residential areas, hospitals and schools should be resisted.
	Mineral resource		A mineral deposit (the basic raw materials of the Earth) that has a value to society and is capable of being extracted economically, or which may

## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
			be viable in the foreseeable future.
	Minerals Safeguarding		The protection of mineral resources from unnecessary sterilisation by other types of development.
	Mitigation		Measures to avoid, reduce or offset significant adverse effects.
	Mixed use		Developments or proposals comprising more than one land use type on a single site.
	Natura 2000		A network of protected areas across the European Union, comprising SACs, SPAs and Ramsar Sites.
	Need (in retail terms)		The balance of supply and demand between retailers and consumers. Often expressed as personal expenditure available to support additional shops and/or extensions to existing shops.
	Nursing Homes		Setting which provides residential accommodation with health care, especially for elderly people.
	Objective		A statement of what is intended, specifying the desired direction of change in trends.
NMC 352	Open Market Housing ( <u>in accordance with the definition of TAN2</u> )		Housing for rent or sale where the price is set by the open market. Such units will meet the housing needs of those within the Plan area who are not eligible to live in affordable housing. <b><u>A planning mechanism is not used to control the occupancy of the houses.</u></b>
	Out-of-Centre		In retailing terms, a location that is clearly separate from the primary shopping area of a town centre but not necessarily outside the town centre boundary.
	Out-of-Town		In retailing terms, an out-of-centre location is land not clearly within the current town centre boundary.

## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Permitted Development Rights		Certain types of minor changes can be made to your house or business without needing to apply for planning permission.
	Phasing		The development of a site in gradual stages over a period of time rather than all at once
	Place making		A design process aimed at creating integrated communities that are based upon high quality, distinct, accessible areas, which will help, generate strong a sense of community enabling healthy lifestyles.
	Planning agreements or obligations or contributions		Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken. For example, the provision of highways. Sometimes called "Section 106" agreements.
	Planning gain		The benefits or safeguards, often for community benefit, secured by way of a planning obligation as part of a planning approval and usually provided at the developer's expense. For example, affordable housing, community facilities or mitigation measures.
	Planning Inspectorate		An executive agency of the Government responsible for the public examination of the Plan.
	Planning Policy Wales	PPW	A document setting out the land use planning policies of the Welsh Assembly Government.
	Population and household projections		The prediction of future populations based on the present age-sex structure, and with the present rates of fertility, mortality and migration.
	Preferred Search Zone		An area of Bangor identified as the preferred area for the location of purpose built student accommodation.



## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Preferred Strategy		Part of the pre-deposit suite of documents that outlines the Councils' preferred strategy for growth or change.
	Previously Developed Land		<p>Previously developed land is that which is or was occupied by a permanent structure</p> <p>(excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The curtilage (see note 1 below) of the development is included, as are defence buildings, and land used for mineral extraction and waste disposal where provision for restoration has not been made through development management procedures.</p> <p>Excluded from the definition are:</p> <ul style="list-style-type: none"> <li>• land and buildings currently in use for agricultural or forestry purposes;</li> <li>• land in built-up areas which has not been developed previously, for example parks, recreation grounds and allotments, even though these areas may contain certain urban features such as paths, pavilions and other buildings;</li> <li>• land where the remains of any structure or activity have blended into the landscape overtime so that they can reasonably be considered part of the natural surroundings;</li> <li>• previously developed land the nature conservation value of which could outweigh there-use of the site; and</li> <li>• previously developed land subsequently put to an amenity use.</li> </ul> <p>(PPW, Edition 9, November 2016, Figure 4.4)</p>
	Primary Shopping Area		An area within the defined town centre where retailing and the number of shops is most concentrated.
	Proposals Map		A component of the Local Development Plan showing the location of proposals on an Ordnance Survey base map.

## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Protected species		Plants and animal species afforded protection under certain Acts and Regulations.
	Ramsar Sites		Sites designated under the Ramsar Convention to protect wetlands that are of international importance, particularly as waterfowl habitats.
	Reclamation (in terms of mineral operations)		Operations designed to return an area to an acceptable environmental state, whether for the resumption of the former land use or for a new use. It includes restoration, aftercare, soil handling, filling and contouring operations.
	Recycling		The recovery of materials from the waste stream for re-use or conversion into other products.
	Regionally Important Geodiversity Sites	RIGS	A non-statutory regionally important geological or geo-morphological site (basically relating to rocks, the Earth's structure and landform).
	Registered Social Landlord		Independent societies, bodies of trustees or companies established for the purpose of providing low-cost social housing for people in housing need on a non-profit-making basis. Any trading surplus is used to maintain existing homes and to help finance new ones.
NMC 353	Representation		Comments in support of, or in opposition to, the <del>deposit</del> Local Development Plan
	Residential Care Home		Setting where a number of older people live, usually in single rooms, and have access to on-site care services providing personal care only - help with washing, dressing and giving medication.
	Restoration (in terms of minerals operations):		Steps to restore land affected by mineral extraction to a high standard suitable for an agreed after-use and including the carefully managed replacement of subsoil, topsoil or soil-making material.
	Restore/achieve condition (in terms of biodiversity)		To restore a habitat that has significant relics of original habitat back to its former state. Achieving condition requires a habitat to go

## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
			from poor condition to good.
	Rural Enterprise Dwelling		Qualifying rural enterprises comprise land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site.
	Scheduled Ancient Monuments	SAM	Nationally important monuments usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
	Secured by Design		An initiative with the objective of designing out crime during the planning process and can be retrofitted to existing housing stock.
	Section 106 Agreement	S106	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
	Self-contained flat		A flat is a separate and self-contained premises constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is divided horizontally
	Serviced Plots		Plots of land that have the required services in place to allow for future development usage.
	Service Villages		They contain a number of local facilities and services, which include at least one key service or facility. They are obviously able to meet the day to day needs of households within them and in their area.
	Shared house (see policy TAI 2)		Can be either a household living as a family or consists of no more than 6 people sharing the facilities (i.e. bathroom and kitchen) and the management of the household (i.e. paying rent and eating together).

## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
NMC 354	<p><del>Shared homes (see policy TAI 3)</del></p> <p>Non-shared residential accommodation (see policy TAI 2)</p>		Homes with shared facilities occupied by more than 1 household and more than 2 people who share one or more basic amenities without sharing the management (i.e. paying rent and eating together) of the household.
	Shoreline Management Plan	SMP	A non-statutory document that sets out strategic guidance designed to assist coastal defence decision making for a defined length of coast over the next 50 years with revisions typically every 5 years.
	Single Integrated Plan	SIP	This incorporates the vision and action plan of the Local Services Board for both counties. The purpose of the Plan is to promote joint working in order to improve economic, social and environmental well-being. It seeks to tackle complex issues that cannot be solved by one organization working alone. The plan has therefore been created in partnership, taking input from partners, service users, communities and residents.
	Sites of Special Scientific Interest	SSSI	A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features
	Slippage Allowance		To allow for an element of choice, a lower than anticipated number of units on allocated sites or a delay in certain sites being implemented within the plan period a slippage allowance of 10% has been included in relation to the overall housing figure.
NMC 355	Soundness		To be considered sound, a Local Development Plan must be justified (founded on robust and credible evidence and be the most appropriate strategy) and effective (deliverable, flexible and able to be monitored). There are <del>ten</del> <b>three</b> tests of soundness set out in guidance issued by the Welsh Government and the Planning Inspectorate against which the Plan will be

## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
			assessed.
	Specialist Care Accommodation		Accommodation which provides care for those with high support needs in a particular sector e.g. dementia.
	Spatial		A characteristic that relates to a location/area
	Special Areas of Conservation	SAC	A site designated under the European Community Habitats Directive, to protect internationally important natural habitats and species.
	Special Landscape Area	SLA	A non-statutory conservation designation used by local government in some parts of the United Kingdom to categorise sensitive landscapes which are, either legally or as a matter of policy, protected from inappropriate development or other man-made influences.
	Special Protection Areas	SPA	Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.
	Stakeholders		Any individual or group with a vested interest in the outcome of the Plan.
	Strategic Environmental Assessment	SEA	Generic term used to describe environmental assessment as applied to policies, plans and programmes. The SEA Regulations require a formal "environmental assessment of certain plans and programmes, including those in the field of planning and land use."
	Strategic Search Area	SSA	An area that has been identified at a strategic level by TAN 8: Planning for Renewable Energy (WAG, 2005) as having the general characteristics that lend it to the accommodation of large wind farms.

## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Sub-Regional Centre		It plays a cross-boundary and local role in terms of employment, education, health and leisure opportunities. It is a retail centre not only for its own population but also for a wider area.
	Sui-Generis		A term given to the use of land or buildings, not falling into any of the use classes identified by the Use Classes Order, for example theatres, launderettes, car showrooms and filling stations.
	Supplementary Planning Guidance	SPG	Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan.
	Sustainable Urban Drainage System	SUDS	A drainage system developed in line with sustainable development principles that take account of quantity, quality and amenity.
	Sustainability Appraisal	SA	A tool for appraising policies and proposals to ensure they reflect sustainability development objects (i.e. social, environmental and economic factors). Each LPA is required by S62(6) of the Act to undertake an SA of the LDP. This form of SA fully incorporates the requirements of the SEA Directive. The term used in the LDP includes Strategic Environmental Assessment, unless otherwise made clear.
	Sustainable Development		Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
	Tai Teg		Tai Teg is a register of people in Gwynedd and Ynys Môn interested in homeownership who cannot currently afford to buy outright on the open market.
	Technical Advice Notes	TANs	Documents produced by the Welsh Government to supplement Planning Policy Wales, which give detailed technical guidance to Local Planning Authorities on particular planning issues. They should be taken into account by LPAs in the development plan preparation process.

## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Test of Soundness		Concept against which the Plan is examined under Section 64(5)(b) of the 2004 Act.
	Town Centres		Includes the core within a range of different-sized shopping and commercial centres.
	Transport Implementation Strategy	TIS	Required by TAN 18 'Transport' (WAG, 2007) as part of the transport assessment process providing the information necessary to assess the suitability of an application in terms of travel demand and impact. The TIS should set objectives and targets relating to managing travel demand for the development and set out the infrastructure, demand management measures and financial contributions necessary to achieve them. The TIS should set a framework for monitoring the objectives and targets, including the future modal split of transport to development sites.
	Travel Plan		A travel plan is a package of actions designed by a workplace, school or other organisation to encourage safe, healthy and sustainable travel options. By reducing car travel, Travel Plans can improve health and wellbeing, free up car parking space, and make a positive contribution to the community and the environment.
	Unacceptable harm		Where the harm from a proposed development on specific matters e.g. visual amenity, landscape character, cumulative impact etc. are at an unacceptable level that cannot be mitigated to an acceptable level to allow for the proposal to be supported.
	UNESCO		United Nations Education, Scientific and Cultural Organisation.
	Urban Capacity Study		This study establishes the capacity within the Sub-regional Centre and the Urban and Local Service Centres that have been identified within the Plan, to provide new residential units. It contributes to establishing the potential for additional housing development within these Centres.

## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Urban Service Centres		These have a sub-county role in terms of providing a wide range of services and facilities for their own population and parts of the counties. Some, i.e. Llangefni and Caernarfon also have an administrative function for their counties.
	Use Classes Order		The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not always needed for changes of use within the same use class.
	Utilities		Public services: gas, electricity, water, sewerage, telephones.
NMC 356	<u>Vacancy rates</u>		<p><u>The relationship between households and dwellings are modelled using 'vacancy rates', which come from the 2011 Census. The rate of vacancies includes second homes and holiday homes. The vacancy rate is calculated by dividing the number of places in occupied households (table KS401) with the total number of houses (QS418). In the case of part of the Plan area that is within the Gwynedd Planning Authority, it was necessary to exclude parts of Gwynedd county that are, inside the Snowdonia National Park. The total statistics for the Census Output Areas that are not within the SNP were used.</u></p> <p><u>Empty spaces in households and households that are used as second homes are described in the Census as 'places in households without regular residents'. Because there are many holiday homes and second homes in Anglesey and Gwynedd, the vacancy rates are higher than places that have fewer households of this type.</u></p>
	Vision		An agreed statement of the overall aims of the Plan.



## Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Wales Spatial Plan	WSP	A plan prepared and approved by the Welsh Government under S60 of the Act, which sets out a strategic framework to guide future development and policy interventions, whether or not these relate to formal land use planning control. Under S62 (5) (b) of the Act a local planning authority must have regard to the WSP in preparing a Local Development Plan.
	Waste		Waste is any material or object that is no longer wanted and requires disposal. If a material or object is re-usable, it is still classed as waste if it has first been discarded.
	Welsh Index of Multiple Deprivation (WIMD)		The official measure of deprivation in small areas in Wales. It is a relative measure of concentrations of deprivation at the small area level. It looks at issues such as income, housing, employment, access to services, health, environment, education and community safety.
	Wildlife Sites		Locally important sites of nature conservation adopted by local authorities for planning purposes. A designation used to protect areas of importance for wildlife at a county scale, including Section 42 species and habitats of the Natural Environment and Rural Communities Act (2006).
NMC 357	Windfall Site (non-allocated)		A site not specifically allocated for development in <del>the a</del> development Plan, but which <del>unexpectedly</del> becomes available for development during the lifetime of <del>the a</del> Plan. Most "windfalls" are referred to in a housing context.
	World Heritage Site	WHS	A site (such as a forest, mountain, lake, desert, monument, building, complex, or city) that is on the list maintained by the international World Heritage Programme administered by the UNESCO World Heritage Committee. The programme catalogues, names, and conserves sites of outstanding cultural or natural importance to the common heritage of humanity.

NMC 10

Replace Figure 2 with an alternative picture to provide a more up-to-date description of the Plan preparation process:

