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EXAMINATION	Swyddfa'r Cyngor, Stryd y Jêl, Caernarfon LL55 1SH

Hearing Session 9

WYLFA

1.30 pm, Thursday 15 September 2016

Matters & Issues Agenda

- 1 Introduction**
- 2 Procedural Matters**
- 3 Does the Plan make adequate provision to deal with the implications of the Wylfa Newydd development?**
 - a. Is the planned level of growth of housing and employment land aligned to the increase in demand anticipated to arise as a consequence of the Wylfa Newydd project? Does the Plan make provision for an increase in demand for other facilities, such as retailing and leisure?
 - b. Does the Plan make adequate provision for associated infrastructure development to facilitate the project, including transportation
 - c. Does the Plan make adequate provision for construction workers housing and associated facilities, during the construction phase? Does the Plan deal effectively with these developments post-construction?
 - d. Does the Plan take into account the potential effect on the local housing supply during and after the construction phase (eg increased competition for rental housing and tourist accommodation during construction, and increased supply of housing after construction)?
 - e. Should the Plan contain a suite of specific policies to deal with the Wylfa Newydd project? Does Plan, supported by the proposed revised Wylfa NNB Supplementary Planning Guidance, provide an appropriate and effective framework for decision making on developments connected to the Wylfa Newydd project?
- 4 Is the Plan sufficiently flexible to respond to a failure to undertake the Wylfa Newydd project in the envisaged timescale?**

- a. What are the implications to the Plan's strategy of any such failure?
- b. What are the implications of the higher housing and employment land growth provided in the latter period of the Plan in the event that the Wylfa project does not materialise?

5 Any other matters