

SYLWADAU NMC083 COMMENTS

GWRTHWYNEBU / OBJECT



Llywodraeth Cymru
Welsh Government

Department for Natural Resources
Adran Adnoddau Naturiol

Nia Davies
Yr Uned Polisi Cynllunio ar y Cyd
Gwynedd a Môn
Neuadd y Dref
Bangor
Gwynedd
LL57 1DT

Our ref:
Your ref:

20^{fed} Chwefror 2017

Annwyl Nia,

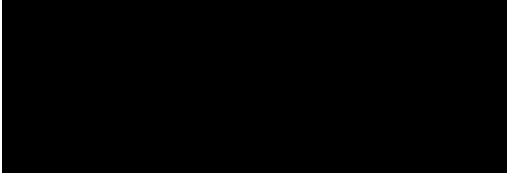
Cynllun Datblygu Lleol ar y Cyd Gwynedd ac Ynys Môn – Ymgynghoriad ar yr Amserlen o Newidiadau Materion sy'n Codi (NMCau)

Diolch am eich gohebiaeth ynghylch yr ymgynghoriad ar y NMCau arfaethedig. Rydym yn cydnabod ymrwymiad eich Awdurdod i sicrhau Cynllun Datblygu Lleol cadarn a'r gwaith sydd wedi'i wneud gan y tîm cynllunio ymlaen llaw er mwyn cyrraedd y cam hwn.

Mae'r Newidiadau i'r Materion sy'n Codi arfaethedig ar gyfer nifer y tai sydd ar gael, y cyfiawnhad drostynt a pha mor eglur yw'r sefyllfa, i'w croesawu. Mae bellach yn amlwg pa elfennau sy'n sylfaen i'r ddarpariaeth dai a sut y maent yn berthnasol i'r hierarchiaeth setliadau. Mae'r gwaith hwn bellach wedi roi ar ffurf tablau trywydd tai a chyflenwad tir sydd bellach wedi'u cynnwys yn y cynllun. Mae'r Newidiadau i'r Materion sy'n codi o ran yr angen am dai fforddiadwy a'u deiliadaeth, a tharged diwygiedig tair ffordd yn seiliedig ar gefnogi gwaith hyfywedd wedi'i ddiweddarau. Mae'r diffiniadau diwygiedig o ran y farchnad, y farchnad leol a thai fforddiadwy yn rhoi'r eglurder sydd ei angen i fframwaith y polisi. Hefyd, mae Llywodraeth Cymru yn cefnogi'r NMCau ar gyfer Sipsiwn a Theithwyr ac nid oes unrhyw wrthwynebiadau yn weddill o ran hyn. Ystyriwch bod **y NMCau arfaethedig, ar y cyfan, wedi mynd i'r afael â mwyafrif ein pryderon o ran strategaeth, tai, tai fforddiadwy a'r ddarpariaeth ar gyfer Sipsiwn a Theithwyr.**

Yr Arolygydd/Arolygwyr sydd wedi'u penodi sydd i benderfynu a yw cynllun yn cael ei ystyried yn gynllun 'cadarn'. Er ein bod yn credu bod y Cyngor wedi mynd i'r afael â mwyafrif y pryderon a nodir yn ein sylwadau ac mewn datganiadau mewn gwrandawiadau i ddilyn, rydym yn **ystyried bod rhai materion pwysig sy'n parhau heb eu datrys wedi eu nodi yn yr Atodiad.**

Yn gywir,



Atodiad

Rhif NMC	Sylw Llywodraeth Cymru
Strategaeth	
NMC 83	<u>Polisi Newydd – Ffiniau Datblygu</u>
Gwrthwynebiad Rhannol	Mae Llywodraeth Cymru yn cefnogi'r eglurhad ychwanegol sy'n cael ei gynnig gan y polisi newydd hwn a'r cyfiawnhad rhesymegol y mae'n ceisio ei sicrhau, fodd bynnag; nid yw'n glir beth yw ystyr "cefnogaeth benodol o fewn iddynt"? Ni ystyrir y byddai hwn yn rheswm dilys ar gyfer cynllunio wrth ystyried ceisiadau cynllunio.
Tai	
NMC 198	<u>Polisi TAI 5: Tai y Farchnad Leol</u>
Gwrthwynebiad	<p>Mae'r polisi wedi gwella llawer ac mae'r diffiniad o'r farchnad dai leol o fewn y rhestr termau o gymorth mawr (NMC 351). Fodd bynnag, mae Llywodraeth Cymru yn parhau i fod yn ansicr pa fath o dai fforddiadwy fydd yn cael eu sicrhau drwy'r polisi hwn, a sut y byddai'n berthnasol i'r trothwyon a'r targedau o dan Polisi TAI 9: Trothwy a Dosbarthiad Tai Fforddiadwy. Mae'r cymal 'fodd bynnag' yn y polisi hwn yn ychwanegu at y dryswch. Mae Llywodraeth Cymru yn ystyried bod angen eglurhad o'r pwyntiau canlynol.</p> <ul style="list-style-type: none"> • A yw'r trothwyon o fewn y Polisi TAI 9 yn berthnasol i'r polisi hwn? • O dan y trothwyon penodedig yn TAI 9, ai dim ond tai y farchnad leol fyddai'n cael eu caniatáu? • Er enghraifft byddai disgwyl i gynllun 10 uned ym Miwmares ddarparu 30% o dai fforddiadwy (3 uned fforddiadwy). Pa fath o dai fforddiadwy fyddai'n cael eu darparu yma? I gydymffurfio â TAN 2? Neu tai lleol fforddiadwy? Pa fath o farchnad dai fyddai hon? Y farchnad agored neu cartrefi y farchnad leol? <p>Mae'n hanfodol bod y polisi hwn yn cael ei fonitro yn effeithiol o ystyried yr heriau hyfywedd a'r cyllid sy'n cael ei godi yn natganiadau ein gwrandawriadu. Pam y mae'r trothwy yn y fframwaith wedi ei osod ar 10? Mae angen i'r fframwaith monitro fod yn fwy cadarn er mwyn monitro llwyddiant y polisi yn fwy effeithiol. Byddai cyfeiriad at fonitro cytundebau S016 sydd wedi eu gwrthdroi wrth apelio helpu gyda hyn er mwyn profi llwyddiant y meini prawf cyfyngu ar ddeiliadaeth.</p>
NMC 262	<u>Polisi TAI 17: Tai mewn Pentrefi Lleol Gwledig ac Arfordirol</u>
Gwrthwynebiad	<p>Mae'r diffiniad o Dai Fforddiadwy ar gyfer Anghenion Lleol (NMC 346) o gymorth. Fodd bynnag, mae gan Lywodraeth Cymru bryderon tebyg i'r rhai a restrwyd uchod o ran Polisi TAI5. Byddai o gymorth i gael eglurhad o'r canlynol:</p> <ul style="list-style-type: none"> • A yw'r trothwyon o fewn Polisi TAI 9 yn berthnasol i'r polisi hwn? • O dan drothwyon penodol TAI 9, ai dim ond tai y farchnad gyffredinol fyddai'n cael eu caniatáu? • Ai bwriad y polisi hwn yw cynllun 10 uned yn Y Fron, y mae disgwyl iddo ddarparu 10% o dai fforddiadwy (1 uned fforddiadwy). A fyddai 9 uned ar gyfer y farchnad agored, ac a fyddai'r 1 uned fforddiadwy at anghenion lleol yn unig?

Department for Natural Resources
Adran Adnoddau Naturiol



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Welsh Government

Nia Davies
Yr Uned Polisi Cynllunio ar y Cyd
Gwynedd a Mon
Neuadd y Dref
Bangor
Gwynedd
LL57 1DT

Our ref:
Your ref:

20th February 2017

Dear Nia,

Gwynedd and Ynys Mon's Joint Local Development Plan (JLDP) – Consultation on the Schedule of Matters Arising Changes (MACs)

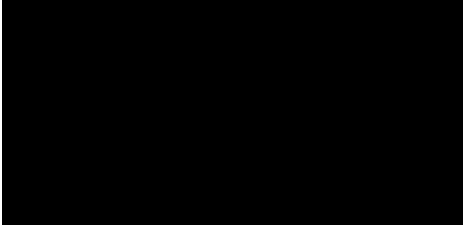
Thank you for your correspondence in relation to the consultation on the proposed MACs. We recognise your Authority's commitment to achieving a sound LDP and the amount of work undertaken by the forward planning team in reaching this stage.

The proposed MACs in respect of the level, justification and clarity of housing provision are welcome. It is now clear what components underpin the housing provision and how they relate to the settlement hierarchy. This work has been translated into a housing trajectory and land supply tables that are now embedded within the plan. The MACs in respect of affordable housing need and tenure, and a revised three way target based on updated viability work is supported. The revised definitions in respect of market, local market and affordable housing provide the necessary clarity in the policy framework. In addition, the Welsh Government supports the MACs in respect of Gypsy and Travellers and has no outstanding objections in this respect. It is considered that **the proposed MACs have in broad terms addressed the majority of our concerns in respect of strategy, housing, affordable housing and Gypsy and Traveller provision.**

The matter of whether a plan is considered 'sound' will be for the appointed Planning Inspector(s) to determine. Whilst we consider that the Council has addressed the majority of the concerns set out in our representations and subsequent hearing statements, we **consider there are some important matters that remain unresolved which are set out in the supporting Annex.**





Yours sincerely,



Annex to Welsh Government’s letter (20 February 2017) in response to Gwynedd and Ynys Mon’s proposed Schedule of Matters Arising Changes (MAC)

MAC No.	Welsh Government Comment
Strategy	
<p>NMC 83</p> <p>Partial Objection</p>	<p><u>New Policy – Development Boundaries</u></p> <p>The Welsh Government supports the additional clarity that this new policy and its reasoned justification is it trying to achieve, however; it is not clear what is meant by the phrase “specific support within them”? It is not considered that this would represent a valid planning reason when considering planning applications.</p>
Housing	
<p>NMC 198</p> <p>Objection</p>	<p><u>Policy TAI 5: Local Market Housing</u></p> <p>The policy is much improved and the definition of local market housing within the glossary of terms is helpful (NMC 351). However, Welsh Government is still unclear what type of affordable housing will be secured through this policy, and how it would relate to the thresholds and targets under Policy TAI 9: Affordable Housing Threshold and Distribution. The phrase ‘except’ in this policy adds confusion. The Welsh Government considers that the following points require clarification.</p> <ul style="list-style-type: none"> • Do the thresholds within Policy TAI 9 relate to this policy? • Under the specified thresholds in TAI 9, would only local market housing be permitted? • For example a 10 unit scheme in Beaumaris would be expected to provide 30% affordable housing (3 affordable units). What type of affordable homes would be provided here? TAN 2 compliant? Or local affordable homes? What type of market housing would this be? Open market or local market homes? <p>It is essential that the delivery of this policy is monitored effectively given the challenges in terms of viability and finance raised in our hearing statements. Why is the threshold set at 10 in the framework? The monitoring framework needs to be more robust in order to effectively monitor the success of the policy. A reference to the monitoring of overturned S016 agreements at appeal could aid in this respect in order to test the success of the occupancy restriction criteria.</p>
<p>NMC 262</p> <p>Objection</p>	<p><u>Policy TAI 17: Housing in Local Rural and Coastal Villages</u></p> <p>The definition of Affordable Housing for Local Need (NMC 346) is helpful. However, Welsh Government has similar concerns to those listed above in respect of Policy TAI5. Clarification on the following would be helpful:</p> <ul style="list-style-type: none"> • Do the thresholds within Policy TAI 9 relate to this policy? • Under the specified thresholds in TAI 9, would only general market housing be permitted? • Is the intention of this policy that a 10 unit scheme in Y Fron, expected to provide 10% affordable housing (1 affordable unit). Would the 9 units be open market, and would the 1 affordable unit be for local need only?

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p>Defnydd swyddfa yn unig/ Office use only</p> <p>Rhif Cyn./Rep No.:</p> <p>Derbyniwyd/Received:</p> <p>Cydnabod/Acknowledged</p>
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Cynllun Datblygu Lleol ar y Cyd Ynys Môn a Gwynedd 2011-2026

FFURFLEN SYLWADAU NEWIDIADAU MATERION SY'N CODI /

Anglesey and Gwynedd Joint Local Development Plan 2011-2026

MATTERS ARISING CHANGES COMMENTS FORM

26/1/17.

RHAN 2: Eich Sylwadau a Newidiadau a Awgrymir

PART 2: Your Comments and Suggested Changes

Eich enw/Sefydliad:

Your name/Organisation: Helen Ashby-Ridgway / Lichfields

1. Ar ba un o'r Newidiadau Materion sy'n Codi yr ydych chi'n gwneud sylwadau? (Cofiwch ddefnyddio un ffurflen ar gyfer pob sylw)

1. Which of the Matters Arising Changes are you commenting on? (Remember to use one form for each representation)

<p>Rhif y Newid Materion sy'n Codi (NMC)</p> <p><i>Matters Arising Change Number (NMC)</i></p>	<p>NMC 83</p>	<p>Cefnogi/ Support</p>	<p><input type="checkbox"/></p>	<p>Gwrthwynebu/ Object</p>	<p><input checked="" type="checkbox"/></p>
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2. Cyn i chi esbonio eich sylwadau'n fanwl, byddai'n dda gwybod os ydych yn credu fod y Cynllun yn gadarn ai pheidio, o ganlyniad i'r Newidiadau Materion sy'n Codi, neu a ydych o'r farn bod rhannau ohono neu bob rhan ohono ddim yn gadarn a bod angen ei newid.

I gael rhagor o wybodaeth am gadernid a gofynion gweithdrefnol, gweler y nodiadau cyfarwyddyd. Os ydych yn ansicr, gadewch y rhan yma yn wag.

2. Before you set out your comments in detail, it would be helpful to know whether you think that, as a result of the Matters Arising Changes, the Plan is sound or that all or parts of it are unsound.

For more information on soundness and procedural requirements, see the guidance notes. If you are unsure, leave this section blank.

Cadarn/Sound	■	Dim yn gadarn a dylid ei newid /Unsound and should be changed	■
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3. Rhowch eich sylwadau isod gan ddefnyddio tudalennau ychwanegol fel bo angen. Dylech roi eich sylwadau chi'n llawn. Bydd hynny'n helpu'r Awdurdod a'r Arolygydd i ddeall y materion y byddwch yn eu codi. Ni fyddwch chi'n cael cyflwyno rhagor o wybodaeth gerbron yr Archwiliad oni fydd yr Arolygydd yn eich gwahodd chi i egluro unrhyw faterion y bydd yn godi.

Rhowch wybod os ydych chi'n cyflwyno deunyddiau eraill i ategu eich sylwadau.

3. Please set out your comments below using additional sheets as necessary. Your comments should be set out in full. This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he may raise. Please indicate if you are submitting other material to support your comments.

The proposed New Policy - Development Boundaries (NMC 83) states:

“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.” (MAC in bold)

Whilst Bourne Leisure welcomes the recognition within the draft New Policy - Development Boundaries (NMC 83) that some developments will require a location outside of specified development boundaries, the Company considers that it is important that greater flexibility is provided within the policy to respond to case-by-case development proposals. The statement that the location for a development is “essential” could be overly and unnecessarily restrictive.

For holiday parks, there is a need to consider their future development in relation to factors such as the needs of the business, visitor demand and wider changes in the tourism industry. Their location in the countryside is a significant attribute that draws tourists to the area and encourages them to return. This draft policy (NMC 83) is unnecessarily restrictive and removes the ability for the local planning authority to recognise the need for flexibility in certain cases.

Bourne Leisure therefore requests that the Councils replace the term, “essential” with the previously used “specific locational requirement”. It would also be helpful for the justifying text to reference the locational

needs of holiday accommodation providers as one such example. The Company considers that this draft New Policy should be amended as follows:

“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~~ it has a specific locational requirement.” (MAC in bold, proposed amendments in bold and underlined)

Bourne Leisure considers that, as drafted, the emerging New Policy – Development Boundaries does not meet the second soundness test (is the plan appropriate?) because its wording is unclear. This draft policy also fails the third soundness test (will the plan deliver?) as it does not allow the flexibility for a case-by-case assessment of development proposals.

4. Os yw eich sylw yn 3 yn fwy na 100 o eiriau, darparwch grynodeb os gwelwch yn dda (dim mwy na 100 o eiriau).

4. If your response to 3 above exceeds 100 words, please provide a summary (no more than 100 words).

The statement that the location for a development is “essential” could be overly and unnecessarily restrictive. It is important that greater flexibility is provided within the policy to respond to case-by-case development proposals.

For holiday parks, there is a need to consider their future development in relation to factors such as the needs of the business, visitor demand and wider changes in the tourism industry. Their location in the countryside is a significant attribute that draws tourists to the area and encourages them to return.

The Councils should replace the term, “essential” with the previously used “specific locational requirement”.