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Mr Hywel Wyn Jones, Inspector, c/o Programme Officer programmeofficer@gwynedd.llyw.cymru	Gofynnwch am / Ask for: Nia Davies ☎ (01286) 679890 ✉ niahafdavies@gwynedd.llyw.cymru Ein Cyf / Our Ref: Eich Cyf / Your Ref: Dyddiad / Date: 31 May 2016	
<p>Dear Sir</p> <p>Anglesey and Gwynedd Joint Local Development Plan 2011 – 2026 Examination – Inspector’s Preliminary Note to the Councils – the Councils’ Response</p> <p>I refer to your letter dated 6th May 2016 regarding the above mentioned Note. Thank you for drawing attention to matters about which you require clarification. I welcome an opportunity to provide additional information in order to try to avoid delaying later stages of the Examination. I note that you may raise other matters in advance of the hearing sessions.</p> <p>I have considered the matters and wish to respond to them as follows:</p>		
<p>I. Sustainability Appraisal, March 2016</p> <p>i. I have consulted with Enfusion who assisted in undertaking the Sustainability Appraisal (SA). Section 2 of the SA Report February 2016 (CDLL.007) explains the approach and details the methods used for the SA process at each stage and element of the developing JLDP. At the Preferred Strategy stage in 2013, each policy was considered against the full SA Framework with an individual appraisal matrix produced for each policy. The findings of the SA at this stage informed plan-making and they are summarised in Section 5 of the SA Report February 2016 (CDLL.007) with the detailed matrices presented in Appendix 8. The method for this stage is set out in Paragraph 2.14 of the same SA Report (CDLL.007).</p> <p>ii. At the Deposit JLDP stage in 2015, a fresh appraisal of the Deposit JLDP - including policies and preferred sites - was carried out as part of the iterative and ongoing SA process. The appraisal was structured under 12 topic headings, which were linked to Objectives in the SA Framework</p>		

as well as topics in the SEA Directive. This provided a framework and structure to evaluate the likely significant effects of the Deposit Plan (including policies and site allocations) at this stage against these key topics. All Deposit JLDP policies were therefore considered through the SA, and the findings of this work are presented in Section 6 of the SA Report February 2016 (CDLL.007). The method used at Deposit JLDP stage is set out in Paragraphs 2.20 and 2.21 of the same Report (CDLL.007) and was used for the following reasons:

- To avoid the production of a large number of appraisal matrices;
- To avoid the repetition or duplication of assessment work;
- To more effectively and clearly identify synergistic and cumulative effects as well as inter-relationships between topics; and
- To more effectively evaluate the potential significant effects of the implementation of the Plan as a whole.

iii. This approach is considered to be in line with the SEA Directive and Regulations, which require the identification, description and evaluation of significant effects. The Councils consider that the method used for the SA of the JLDP, including the Deposit JLDP, meets the requirements of the SEA Directive and Regulations and is in line with extant guidance; therefore, no further SA work is required at this stage other than to address any further changes to the Plan that are deemed appropriate in response to, for example, (i) representations to Focused Changes; (ii) additional work being undertaken to identify sites to accommodate Gypsies and Travellers. The assessment of further changes to the Plan will be set out in Appendix to the current Report.

2. Housing Supply

Your comments regarding Topic Paper 20 (PT.033) are noted. You will note that the Welsh Government in responding to the relevant Focus Change has also drawn attention to matters that should be considered (representation included in CDLL.026). These are noted. As suggested in your letter, a revised Topic Paper is being prepared in order to provide more detailed information and clarification. The work programme, which accompanies this letter at Appendix I, sets out the timescale for undertaking the work.

3. Affordable Housing

Paragraph 7.4.65b in the Deposit Plan, including Focus Change, provides a table that sets out the various sources of supply of affordable housing anticipated in the Plan area. I note that further clarification is required, including the reasoning behind selecting a 2 level approach. A short statement will be prepared in accordance with the work programme included in Appendix I. I also note that it is considered that an updated Affordable Housing Viability Study could be helpful. I can advise that Andrew Golland Associates has been commissioned to undertake the work. The timescale for completion of this work is set out in the work programme included in Appendix I.

4. Gypsy and Traveller Sites

i. Table I Appendix 2 of Topic Paper 18A (PT.031) identified three sites that had been short listed in order to allocate one of them as a permanent residential site to replace the existing tolerated site near Pentraeth currently occupied by Travellers. Table I also identified sites that had been short listed to address an identified need for 1 temporary stopping site near Holyhead and 1 temporary stopping site in the centre of the Island. Public consultation about the short listed

sites took place between 11th February and 11th March 2016. The Isle of Anglesey County Council Executive Committee will consider reports about the public consultation on 31st May 2016. Here is a link to the report <http://democracy.anglesey.gov.uk/ieListDocuments.aspx?CId=134&MId=3048&Ver=4&LLL=0>. You will note that officers recommend that a site near Penhesgyn, Penmynydd is allocated in the Plan as a permanent residential site. Following careful consideration of representations made during the public consultation the report recommends that none of the short listed sites merit allocation as temporary stopping places. The report concludes that further work is required to identify the temporary stopping sites, looking at sites in private ownership on the Island. The work will involve scoring the sites against the scoring matrix, making enquiries with the relevant statutory bodies and the landowners, before going out to public consultation. The timescale is that the whole process will be completed, with recommendations to Elected Members by mid-July 2016. The work programme attached to this letter confirms which documents can be made available and the timescale for completing the work.

- ii. The Deposit Plan, including Focus Change NF 72, allocates land that forms an extension to an existing site at Llandygai, occupied by Gypsies, to address the acknowledged need for additional residential pitches in Gwynedd during the Plan period. Since the Plan was submitted for Examination, detailed discussions have taken place regarding identifying a temporary stopping site to accommodate caravans that need to stop in the Caernarfon area. The work programme attached to this letter sets out the timescale for reaching a final decision about the matter.

5. Employment

The Councils contend that there is not an over-provision of employment land in the Plan area and the approach is in accordance with the Councils' economic/ corporate strategies, particularly the Anglesey Energy Island Programme. The Plan's policies provide the policy framework to enable the economic growth anticipated with this Programme. The Plan seeks to ensure that land availability is not a constraint on economic objectives. Nonetheless, in order to address the matters raised by the Inspector and the Welsh Government (in their objections to the Deposit Plan, including Focussed Changes), the Councils are preparing an Employment Land Topic Paper. The attached work programme sets out the timescale to complete this Topic Paper.

6. Renewable Energy

I can advise that LUC (in association with Carbon Smart) has been appointed to apply the methodology set out in Welsh Government's updated "Practice Guidance: Planning for Renewable and Low Carbon Energy – a Toolkit for Planners". This work will focus on undertaking a strategic assessment of the potential solar farm resource in the Plan area. The published Renewable Energy Capacity Studies (DC.012 & DC.013) have already undertaken a strategic assessment of potential wind farm resource in the Plan area. Potential locations for solar farms and wind farms will then be considered against acknowledged constraints that may apply, e.g. drawing on the conclusions of the published "Landscape Sensitivity and Capacity Study" (DC.020), before conclusions are drawn. The attached work programme sets out the timescale to complete this Topic Paper.

7. Additional documents

I welcome the opportunity to add documents to the Examination Library. The attached work programme sets out the timescale to add bilingual versions of the documents that were requested in your letter.

8. Supplementary Planning Guidance

Appendix 9 to the Deposit Plan provides a schedule of all envisaged SPGs. I welcome the opportunity to improve clarity in terms of the timescale for adopting the SPGs, as well as provide a summary of their content. The attached work programme sets out the timescale to complete preparation of this additional paper.

9. Monitoring

Comments regarding the monitoring framework included in Chapter 8 of the Deposit Plan as amended by Focus Changes are noted. The attached work programme sets out the timescale to complete preparation of this additional paper.

I trust the above, the attached work programme and the additional material we intend to provide will be of assistance to you in preparing for the Hearing Sessions. Please do not hesitate to contact me through the Programme Officer should you require clarification.

Yours sincerely



Nia H Davies
Planning Manager (Policy)