

SYLWADAU NMC148 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

	<ul style="list-style-type: none"> • Paragraff 7.4.26 yn galw am asesiadau i gyd-fynd â'r cynnig am Lety Dros Dro i Weithwyr; • Paragraff 7.3.18 yn rhoi amlinelliad o'r chwilio sydd angen ei wneud cyn cynnig llety modiwlwr, a • Paragraff 7.3.18B sy'n galw am sicrhau bod y LHMA yn cyd-fynd ag unrhyw gynigion am lety preswyl parhaol wedi i'r adeiladu ddod i ben.
NMC 144	<u>Polisi PS 9B & C – Datblygiad Cysylltiedig â Wylfa Newydd – Parcio a Theithio/ Canolfannau Logisteg</u>
Gwrthwynebiad	Golyga bolisiâu PS 9B & PS 9C y gallai canolfannau logisteg/cyfleusterau parcio a theithio gael eu sefydlu unrhyw le ar hyd coridor yr A5/A55. A yw hyn yn gywir ac yn briodol? Pa mor llydan yw'r coridor? A fyddai hyn yn cynnwys Llangefni?
Mwynau	
NMC 311	<u>Polisi MWYN 6 – Clustogfeydd o Amgylch Safleoedd Mwynau</u>
Gwrthwynebiad	Ardal atgyfeirio glo. Os yw Polisi MWYN 6 yn cyfeirio at ardaloedd o'r fath dylid eu dangos ar y Map Cynigion, gan eu bod yn rhan o'r cynllun. Os ydynt ar y Map Cyfyngiadau yna ni ddylid cyfeirio atynt yn y polisi.
Diogelu Tir Cyflogaeth	
NMC147 NMC148	<u>Polisi PS10: Cynnig Cyfleoedd ar gyfer Economi Ffyniannus / CYF 1: Diogelu, Dyrannu a Chadw Tir ac unedau at Ddefnydd Cyflogaeth</u>
Gwrthwynebiad	Mae Polisi PS10 wedi ei addasu i nodi bod 55.1ha o dir wedi ei neilltuo at ddibenion cyflogaeth gyda 643.8ha o'r tir presennol wedi ei ddiogelu. Fodd bynnag mae'r safleoedd a ddiogelwyd sydd wedi'u rhestru yn y Polisi CYF 1 cyfatebol (fel a ddiwygwyd drwy NMC148) yn cynnig cyfanswm o 633.3ha, 10.5ha yn llai na'r hyn a nodwyd ym Mholisi PS10. Dylai'r Cyngor sicrhau bod cyfansymiau cyflogaeth yn cyd-fynd â Pholisi PS10 a Pholisi CFY1.

Department for Natural Resources
Adran Adnoddau Naturiol



Llywodraeth Cymru
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,

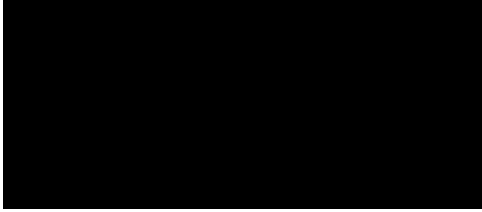
Gwynedd and Ynys Mon's Joint Local Development Plan (JLDP) – Consultation on the Schedule of Matters Arising Changes (MACs)

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.

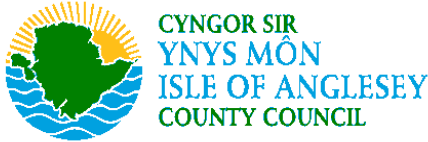
The proposed MACs in respect of the level, justification and clarity of housing provision are welcome. It is now clear what components underpin the housing provision and how they relate to the settlement hierarchy. This work has been translated into a housing trajectory and land supply tables that are 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,



	permanent residential legacy.
NMC 144 Objection	<u>Policy PS 9B & C – Wylfa Newydd Associated Development – Park & Ride/Logistics Centres</u> Policies PS 9B & PS 9C effectively means that logistic centres/park and ride facilities could occur anywhere along the A5/A55 corridor. Is this correct and appropriate? How wide is the corridor? Would this include Llangefni?
Minerals	
NMC 311 Objection	<u>Policy MWYN 6 – Buffer Zones Around Mineral Sites</u> Coal referral areas. If Policy MWYN 6 refers to such areas they should be shown on the Proposals Map, as they are part of the plan. If they are shown on the Constraints Map then there should be no reference to them in the policy.
Employment Land Safeguarding	
NMC147 NMC148 Objection	<u>Policy PS10: Providing Opportunity for a Flourishing Economy / CYF 1: Safeguarding, Allocating and Reserving Land and units for Employment Use</u> Policy PS10 has been amended to identify that 55.1ha of land has been allocated for employment purposes with 643.8ha of existing land safeguarded. However, the safeguarded sites listed in corresponding Policy CYF1 (as amended through NMC148) total 633.3ha, 10.5ha less than identified in Policy PS10. The Council's should ensure employment totals align in both Policy PS10 and Policy CFY1.



Defnydd swyddfa yn unig/ Office use only

Rhif Cyn./Rep No.:

SNMC038

Derbyniwyd/Received:

Cydnabod/Acknowledged

**Cynllun Datblygu Lleol ar y Cyd Ynys Môn a Gwynedd 2011-2026
FFURFLEN SYLWADAU I NEWIDIADAU MATERION SY'N CODI/
Anglesey and Gwynedd Joint Local Development Plan 2011-2026
MATTERS ARISING CHANGES COMMENTS FORM
26/1/17.**

Mae'r Cynghorau yn ymgynghori ar nifer o Newidiadau Materion sy'n Codi o ganlyniad i Sesiynau Gwrandawriad o Archwiliad Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn. Mae'r newidiadau hyn wedi eu rhoi yn y ddogfen ymgynghori: 'Cofrestr Newidiadau Materion sy'n Codi' (Ionawr 2017).

Sylwer bod RHAID i sylwadau ymwneud â'r Newidiadau Materion sy'n Codi yn unig, ac nid am agweddau eraill o'r Cynllun Datblygu Lleol ar y Cyd. Mae'r sylwadau a wnaethpwyd yn ystod y cyfnod Adnau, ynghyd â'r Newidiadau â Ffocws, eisoes wedi cael eu cyflwyno i'r Arolygydd ac felly dim ond ar gyfer gwneud sylwadau am y Newidiadau Materion sy'n Codi dylid defnyddio'r ffurflen hon. Bydd pob sylw arall yn cael eu hanwybyddu.

Dylid defnyddio'r ffurflen hon ar gyfer yr holl sylwadau (h.y. sylwadau neu wrthwynebiadau). Mae fersiynau electronig ar gael ar www.gwynedd.llyw.cymru/cdll neu www.ynysmon.gov.uk/cdll. Os ydych yn cyflwyno copi papur, dylech atodi tudalennau ychwanegol lle bod angen, gan nodi rhif y dudalen yn glir. **Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw** yr hoffech ei wneud.

Mae'n rhaid derbyn eich sylwadau ddim hwyrach na hanner nos ar y 9 Mawrth 2017. NI FYDD SYLWADAU A DDERBYNNIR AR ÔL Y DYDDIAD YMA YN CAEL EU HYSTYRIED

Dychwelwch y ffurflenni i: **Uned Polisi Cynllunio ar y Cyd, Llawr 1af Swyddfa Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT** neu polisicynllunio@gwynedd.llyw.cymru

Diogelu Data - Bydd yr holl sylwadau ar gael i'w harchwilio gan y cyhoedd ac ni ellir eu hystyried yn gyfrinachol. Serch hynny, i sicrhau diogelwch data bydd manylion personol yn cael eu tynnu allan o'r dogfennau fydd ar gael yn gyhoeddus.

Mae'n bosib derbyn ffurflenni sylwadau ychwanegol gan yr Uned Polisi Cynllunio ar y Cyd drwy ffonio 01286 685003/ 679668 neu gellir eu llawr lwytho o wefan y Cyngor yn: www.gwynedd.llyw.cymru/cdll neu www.ynysmon.gov.uk/cdll neu gallwch lungopio'r ffurflen hon.

The Councils are consulting on a number of Matters Arising Changes as a result of the Hearing Sessions from the Examination of the Anglesey and Gwynedd Joint Local Development Plan. These changes are set out in the consultation document: 'Schedule of Matters Arising Changes (January 2017).

Please note that representations MUST relate only to the Matters Arising Changes, and not to other aspects of the Joint Local Development Plan. All comments made at the Deposit stage, together with the Focus Changes, have already been submitted to the Inspector, therefore this form can only be used to comment on the Matters Arising Changes. All other representations will be disregarded.





This form should be used for all representations (i.e. comments or objections). Electronic versions are available at www.gwynedd.llyw.cymru/ldp or www.anglesey.gov.uk/ldp. If you are submitting a paper copy, attach additional sheets as necessary, clearly numbering each consecutive sheet. **Separate forms should be completed for each comment** that you wish to make.

Your representations must be received by no later than midnight on the 9 March 2017. REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED

Please return forms to: **Joint Planning Policy Unit, 1st Floor Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT** or planningpolicy@gwynedd.llyw.cymru

Data Protection – All representations will be made available for public inspection and cannot be treated as confidential. However to ensure data protection personal details from publically accessible documents will be removed.

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003/ 679668 or may be downloaded from the Council's web site at: www.gwynedd.llyw.cymru/ldp or www.anglesey.gov.uk/ldp or you may photocopy this form.

RHAN 1/PART 1: Manylion cyswllt : Contact details:		
	Eich manylion neu manylion eich cleient <i>Your details or your client's details</i>	Manylion yr Asiant (os yn berthnasol) <i>Agent's details (If relevant)</i>
Enw <i>Name</i>	Arthur Owen	
Sefydliad (os yn berthnasol) <i>Organisation (If relevant)</i>		
Cyfeiriad <i>Address</i>		
Côd Post <i>Postcode</i>		
Ffôn <i>Tel:</i>		
E-bost <i>Email:</i>		
Llofnodwyd <i>Signed</i>		
Dyddiad <i>Date</i>	10 March 2017	

Rhowch eich sylwadau yn Rhan 2 y ffurflen hon. Defnyddiwch dudalennau ychwanegol os oes angen, gan nodi rhif y dudalen yn glir.


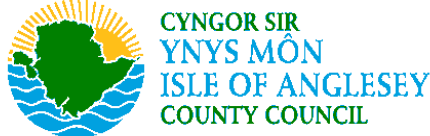
Please set out your comments in Part 2 of this form. Use additional sheets of paper where necessary, clearly numbering each consecutive sheet.

Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud.

Separate forms should be completed for each comment that you wish to make.

Os yw grŵp yn rhannu barn gyffredin ynghylch Newid Materion sy'n Codi, bydd y Cyngorau'n derbyn deiseb wedi'i llofnodi. Wrth gyflwyno ffurflen sylwadau ar ran grŵp, dylai'r ffurflen sylwadau gynnwys manylion cyswllt unigolyn arweiniol yn Rhan 1 a dylid nodi'r sylwadau'n glir ar y ffurflen sylwadau. Dylai'r ddeiseb sydd wedi'i llofnodi nodi'n glir faint o bobl sy'n cael eu cynrychioli a sut mae'r sylwadau wedi'u hawdurdodi. Nid yw llofnodi deiseb yn atal neb rhag cyflwyno ffurflenni unigol.

Where a group shares a common view on Matters Arising Changes, the Councils will accept a signed petition. In submitting a representation form on behalf of a group, the representation form should include the contact details of a lead individual at Part 1 and the comments should be clearly set out on the representation form. The signed petition should state clearly how many people are being represented and how the representation has been authorised. Signing a petition does not prevent the submission of individual forms.

		Defnydd swyddfa yn unig/ Office use only Rhif Cyn./Rep No.: Derbyniwyd/Received: Cydnabod/Acknowledged
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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:	Arthur Owen

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)

Rhif y Newid Materion sy’n Codi (NMC) <i>Matters Arising Change Number (NMC)</i>	<input type="text" value="CYF1 & 4"/>	Cefnogi/ <i>Support</i>	<input type="checkbox"/>	Gwrthwynebu/ <i>Object</i>	<input checked="" type="checkbox"/>
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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	<input type="checkbox"/>	Dim yn gadarn a dylid ei newid <i>/Unsound and should be changed</i>	<input type="checkbox"/>
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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.

Rhosgoch is considered a Reserved Industrial site within CYF1 which should only be considered for release is needed for either the New Nuclear Build or other related Energy Island proposals but only for a B1, B2 or B8 use.

The existing wording needs to be improved to ensure clarity on this point. Horizon Nuclear Power, the Wylfa Newydd developer has already indicated, within their PAC 2 Consultation, their desire to use the land for residential purposes to accommodate their workforce.

A Reserved Employment Site identified in CYF1 is neither a Safeguarded or Allocated site. CYF4 seems only to be focused on existing employment sites which are safeguarded. The wording should be changed to reinforce this point.

Defnyddiwch dudalennau ychwanegol os bydd angen.
Nodwch faint o dudalennau ychwanegol rydych wedi'u defnyddio.....
Please use additional sheet if necessary.
Please state how many additional sheets have been used.....

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).

RHAN 3: Beth sy'n digwydd nesaf**PART 3: What happens next?**

Bydd pob un o'r sylwadau a dderbyniwyd o fewn y cyfnod ymgynghori yn cael eu hanfon ymlaen yn syth i'r Arolygydd. Rhag ofn bydd yr Arolygydd yn penderfynu dylid cynnal sesiynau gwrandawriad pellach mae angen i chi nodi isod os ydych yn dymuno ymddangos gerbron yr Arolygydd a siarad mewn 'sesiwn gwrandawriad'. Serch hynny, mae'n bwysig nodi y bydd yr Arolygydd yn rhoi'r un pwysau i'r sylwadau ysgrifenedig yr ydych chi wedi eu cyflwyno ar y ffurflen hon â'r rheiny a wneir ar lafar mewn sesiwn gwrandawriad.

All comments received by the closing date will be forwarded directly to the Inspector for consideration. Just in case the Inspector decides that further hearing sessions are necessary please indicate whether you would want to speak at a session. It is important to note that written comments will be given the same weight by the Inspector as those made verbally at a hearing session.

5. A ydych am i'ch sylwadau gael eu hystyried fel 'sylwadau ysgrifenedig' neu a hoffech siarad mewn sesiwn gwrandawriad yn yr Archwiliad Cyhoeddus? (Ticiwch un o'r isod)

5. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwyf yn fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygydd.

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.



Hoffwn siarad mewn sesiwn gwrandawriad.

I want to speak at a hearing session.



6. Os hoffech siarad, cadarnhewch pam rydych yn ystyried ei bod hi'n angenrheidiol i chi siarad yn y Gwrandawriad.

6. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.

7. Os ydych am siarad, byddai'n ddefnyddiol pe gallech nodi ym mha iaith hoffech chi gael eich clywed? (Ticiwch un o'r isod)

7. If you wish to speak, it would be helpful if you could indicate in which language you would like to be heard. (Please tick one of the following boxes)

Hoffwn i gael fy nghlywed yn Gymraeg

I wish to be heard in Welsh



Hoffwn i gael fy nghlywed yn Saesneg

I wish to be heard in English



DIOLCH AM EICH SYLWADAU / THANK YOU FOR YOUR COMMENTS

Nodiadau cyfarwyddyd	Guidance notes
<p>Mae Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn yn cael ei archwilio ar hyn o bryd gan Arolygwyr annibynnol a benodwyd gan Lywodraeth Cymru. Gwaith yr Arolygwyr yw ystyried a yw'r Cynllun yn bodloni gofynion gweithdrefnol ac a yw'n gadarn.</p> <p>Gellir ystyried 'Cadarn' yn y cyd-destun hwn o fewn ei ystyr arferol o 'dangos barnu da' a 'gellir ymddiried ynddo'. Y cwestiynau neu'r 'profion' y bydd yr Arolygydd yn eu hystyried wrth benderfynu a yw'r Cynllun yn gadarn yw:</p> <ol style="list-style-type: none"> 1. A yw'r cynllun yn ffitio? (h.y. a yw'n gyson â chynlluniau eraill?) 2. A yw'r cynllun yn briodol? (h.y. a yw'n briodol ar gyfer yr ardal yng ngoleuni'r dystiolaeth?) 3. A fydd y cynllun yn cyflawni? (h.y. a yw'n debygol o fod yn effeithiol?) <p>Darperir rhagor o wybodaeth am y profion cadernid a'r gofynion gweithdrefnol yn Arweiniad Gweithdrefnol ar Archwiliadau Cynllun Datblygu Lleol yr Arolygiaeth Gynllunio.</p> <p>Os ydych yn gwrthwynebu Newid Materion sy'n Codi, dylech ddweud pam nad yw'n gwneud y Cynllun yn gadarn a nodi pa newid y dylid ei wneud er mwyn sicrhau fod y Cynllun yn gadarn.</p> <p>Lle rydych yn cynnig diwygiad i'r Newidiadau Materion sy'n Codi byddai'n ddefnyddiol egluro pa brawf (profion) cadernid rydych yn credu ei fod yn methu. Fydd methu adnabod prawf ddim yn golygu na chaiff eich sylw ystyriaeth, cyn belled â'i fod yn ymwneud a'r Newid Materion sy'n Codi. Dylech gynnwys eich holl sylwadau ar y ffurflen, gan ddefnyddio dogfennau ychwanegol a thystiolaeth ategol lle bod angen.</p>	<p><i>The Joint Anglesey and Gwynedd Local Development Plan (LDP) is being examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound.</i></p> <p><i>'Sound' may be considered in this context within its ordinary meaning of 'showing good judgement' and 'able to be trusted'. The questions or 'tests' which the Inspector will consider in deciding whether the Plan is sound are:</i></p> <ol style="list-style-type: none"> 1. <i>Does the plan fit? (i.e. is it consistent with other plans?)</i> 2. <i>Is the plan appropriate? (i.e. is it appropriate for the area in the light of the evidence?)</i> 3. <i>Will the plan deliver? (i.e. is it likely to be effective?)</i> <p><i>More information on the soundness tests and procedural requirements is provided in the Planning Inspectorate's Local Development Plan Examinations Procedural Guidance.</i></p> <p><i>If you are objecting to a Matters Arising Changes, you should say why you think it makes the Plan unsound, and which change should be made to make the Plan sound.</i></p> <p><i>Where you propose an amendment to a Matters Arising Changes it would be helpful to make clear which test(s) of soundness you believe it fails. Failing to identify a test will not mean that your comment will not be considered, providing it relates to the Matters Arising Changes. You should include all your comments on the form, using accompanying documents and supporting evidence where necessary.</i></p>
<p>Dychwelwch y ffurflen i: Uned Polisi Cynllunio ar y Cyd, Llawr 1af Swyddfa Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT neu polisicynllunio@gwynedd.llyw.cymru erbyn hanner nos ar 9/3/17</p>	<p>Please return the form to: Joint Planning Policy Unit, 1st Floor Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT or planningpolicy@gwynedd.llyw.cymru by midnight on 9/3/17</p>



Your ref:

Our ref:

09 March 2017

Anglesey and Gwynedd Joint Planning Policy Unit
1st floor Bangor City Council Offices
Ffordd Gwynedd
Bangor
Gwynedd
LL57 1DT

By Post and Email: planningpolicy@gwynedd.llyw.cymru

Dear Sir or Madam

**REPRESENTATIONS TO THE ANGLESEY AND GWYNEDD JOINT LOCAL DEVELOPMENT PLAN:
MATTERS ARISING CHANGES CONSULTATION (JANUARY 2017)**

These representations have been prepared by HOW Planning on behalf of Land & Lakes (Anglesey) Ltd ("Land & Lakes") in response to the consultation on the Anglesey and Gwynedd Joint Local Development Plan Matters Arising Changes document (January 2017).

The Matters Arising Schedule provides details of the relevant changes that have emerged from the Public Examination into the Local Plan. We understand that comments made at this stage can only address and relate to the 'Matters Arising Changes' as detailed in the Schedule. We also understand that all comments made (by the closing date) will be forwarded by Anglesey and Gwynedd Councils ("the Councils") to the Inspector and that the Councils will prepare a report responding to the comments.

We respectfully request that these representations are considered by the Councils in the preparation of their report responding to the consultation comments and the Inspector in assessing the Local Plan. We would also like to request to speak at a hearing session at the Public Examination about the representations set out in this letter. At the hearing session I wish to be heard in English.

BACKGROUND

Isle of Anglesey County Council ("IoACC") has prepared a range of policy statements relating to construction workers' accommodation associated with Wylfa Nuclear New Build. The policy statements establish IoACC's objectives for various accommodation solutions for construction workers including purpose built permanent accommodation situated in accessible locations and which will deliver future and legacy uses.

The Wylfa Nuclear New Build Construction Workers Accommodation Position Statement (March 2011) sets out IoACC's objectives for the provision of accommodation through an equal mix of purpose built accommodation, private rented (new and existing) and tourist accommodation (new and existing).

settlement hierarchy which can re-use existing buildings or deliver permanent buildings capable of being adapted for permanent future and / or legacy use; and.

- (iv) *It is not feasible to deliver a future or legacy use for the temporary development on the proposed site”.*

Policy CYF 1

Policy CYF1 safeguards, allocates and reserves land and units for employment use. In the policy, three tables are provided identifying the existing employment sites safeguarded for employment, land allocated for employment and reserve employment sites.

Under reference NMC 148, changes to the policy wording relating to reserve sites has been incorporated which with the proposed changes states:

“The following sites are identified as ‘reserve employment sites’ 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 these sites would need to demonstrate that there was no suitable safeguarded or allocated employment site or the supply is insufficient to meet the need”

Land & Lakes understands following a meeting with Senior Officers at IoACC and the Joint Planning Policy Unit (JPPU) on 27 February 2017 that the following is IoACC’s intention with regards to the future use of the reserved sites:

- (i) The reserved sites are not for local market demand for general industrial or business uses;
- (ii) The reserved sites are for B1, B2 or B8 uses associated with the needs of Wylfa Newydd or other Energy Island / Enterprise Island development;
- (iii) Proposals on the reserved sites for B1, B2 or B8 uses associated with the needs of Wylfa Newydd or other Energy Island / Enterprise Island development would only be acceptable if it has been demonstrated that there was no suitable safeguarded or allocated employment site or the supply is insufficient to meet the need.

It is Land & Lakes view that the policy as drafted does not reflect the Councils’ intention as set out above. The reserve site policy wording could allow a wide ranging interpretation allowing an initial phase of uses specifically for the needs of Wylfa Newydd or other Energy Island / Enterprise Island development. We understand that this is not the intention of IoACC and to address this, Land & Lakes propose amended wording as shown in red below:

*“The following sites are identified as ‘reserve employment sites’ not for local market demand for general industrial or business uses, but rather **for B1, B2 or B8 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 these sites **that would cater specifically for the needs of Wylfa Newydd or other ‘Energy Island’ / ‘Enterprise Island’ development** would need to demonstrate that there was no suitable safeguarded or allocated employment site or the supply is insufficient to meet the need”*

In addition to the changes set out above, a change would also be required to the reserve sites table in the policy which makes it clear that the use of the sites is for B1, B2 or B8 uses associated with the Wylfa Newydd or other Energy Island / Enterprise Island development.

Paragraph 7.3.25 defines the different strata within the hierarchy under reference NMC 149. In relation to reserve sites it states:

Reserve Sites

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.

To relate more closely to what we understand are the Councils intentions for the reserve sites, the following changes to the wording of this paragraph are proposed in red below:

Reserve Sites

*Sites that have the potential to meet the **B1, B2 or B8** demand resulting from Wylfa Newydd as well as the rest of the Anglesey Energy Island Programme / Enterprise Island.*

Policy CYF 4

Policy CYF 4 states that *“Proposals to release employment land on existing employment sites safeguarded 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 one or more of the following criteria...”*

It is also understood following the meeting with Senior Officers at IoACC and the JPPU on 27 February 2017 that it is IoACC;s intention that proposals for alternative uses on existing employment sites safeguarded for Use Classes B1, B2 or B8 and only those sites in accordance with Policy CYF1 will be assessed against this policy. The existing employment sites safeguarded for Use Classes B1, B2 or B8 are identified in the first table in Policy CYF1. Confirmation on this matter from the IoACC is sought by Land & Lakes and specifically that proposals for alternative uses on reserve employment sites in accordance with Policy CYF1 will not be assessed against this policy.

We would be grateful if you could confirm safe receipt of this letter and we respectfully request that these representations are considered by the Councils in preparing its report responding to the consultation comments and by the Inspector in assessing the Local Plan.

Should you require further information or wish to discuss then please don't hesitate to contact me.

Yours faithfully

