

SYLWADAU NMC315 COMMENTS

CEFNOGI / SUPPORT



The Coal
Authority

Anglesey & Gwynedd Joint Local Development Plan - Matters Arising Changes Schedule

Consultation Deadline – 9 March 2017

Contact Details

Planning and Local Authority Liaison Department
The Coal Authority



Planning Email:
Planning Enquiries:



Person Making Comments

Anthony B Northcote *HNCert LA(P), Dip TP, PgDip URP, MA, FGS, ICIOB, MInstLM, MCMI, MRTPI*
Consultant Planning Advisor to The Coal Authority

Date of Response

24 February 2017

Thank you for consulting The Coal Authority on the above document.

Having reviewed the document, I confirm that we have only a few specific comments to make at this stage.

NMC 298 (Policy MWYN1) – The Coal Authority supports the proposed change
NMC 299 (Paragraph 7.5.62) – The Coal Authority supports the proposed change
NMC 300 (Paragraph 7.5.62a) – The Coal Authority supports the proposed change

NMC 311 (Policy MWYN6) – The Coal Authority supports the proposed change

These changes address some parts but not all of our original deposit plan objections.

Should you require any assistance please contact a member of Planning and Local Authority Liaison at The Coal Authority on our direct line (01623 637 119).

Yours sincerely



Mark Harrison *BA(Hons), DipTP, LLM, MInstLM, MRTPI*
Principal Manager

SYLWADAU NMC315 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,

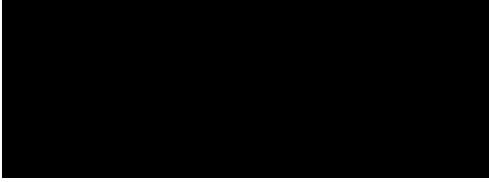
Cynllun Datblygu Lleol ar y Cyd Gwynedd ac Ynys Môn – Ymgynghoriad ar yr Amserlen o Newidiadau Materion sy'n Codi (NMCau)

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 modiwlar, 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
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Nia Davies
Yr Uned Polisi Cynllunio ar y Cyd
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Neuadd y Dref
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20th February 2017

Dear Nia,

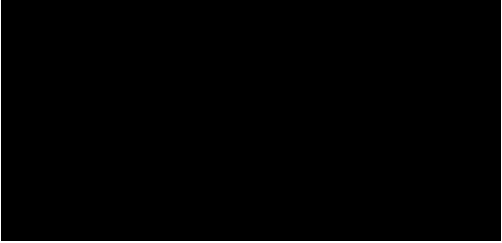
Gwynedd and Ynys Mon's Joint Local Development Plan (JLDP) – Consultation on the Schedule of Matters Arising Changes (MACs)

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.