



Complete Agenda



**CYNGOR SIR
YNYS MÔN**
ISLE OF ANGLESEY
COUNTY COUNCIL

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

JOINT PLANNING POLICY COMMITTEE

Date and Time

10.00 am, FRIDAY, 4TH FEBRUARY, 2022

Location

Cyfarfod Rhithiol / Virtual Meeting

Contact Point

Rebeca Jones

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(DISTRIBUTED Thursday, 27 January 2022)

JOINT PLANNING POLICY COMMITTEE

MEMBERSHIP

GWYNEDD

Councillors

Gareth Griffith, Anne Lloyd Jones, Berwyn Parry Jones,
Gareth A Roberts, John Pughe Roberts,
Paul Rowlinson, Owain Williams

ISLE OF ANGLESEY

Councillors

Richard Dew, John Griffith,
Kenneth P Hughes, Richard O. Jones, John Arwel Roberts
Nicola Roberts, Robin Williams

A G E N D A

1. APOLOGIES

To receive any apologies for absence

2. DECLARATION OF PERSONAL INTEREST

To receive any declaration of personal interest.

3. URGENT BUSINESS

To note any items that are a matter of urgency in the view of the Chairman for consideration.

4. MINUTES

4 - 6

The Chairman shall propose that the minutes of the meeting of this committee held 22 October, 2021 be signed as a true record.

5. JOINT LOCAL DEVELOPMENT PLAN REVIEW REPORT - 7 - 151 RESPONDING TO THE PUBLIC CONSULTATION PERIOD

To discuss comments received as part of the public consultation together with the Services response to the comments along with an updated Review Report.

Agenda Item 4



JOINT LOCAL DEVELOPMENT PLAN

Joint Planning Policy Committee

10:00am 22 October 2021

Virtual Meeting

Present:

Isle of Anglesey County Council

Clr Richard Dew
Clr John Griffith
Clr Kenneth P Hughes
Clr Richard Owain Jones
Clr Robin Williams

Gwynedd Council

Clr Anne Lloyd Jones
Clr Gareth Griffith
Clr Paul Rowlinson
Clr Gareth Roberts

Officers:

Dewi F Jones	Chief Planning Officer (IACC)
Gareth Jones	Assistant Head of Department (GC)
Heledd Jones	Team Leader - (JPPS)
Robyn Jones	Legal Services Manager (IACC)
Bob Thomas	Team Leader - (JPPS)

Apologies:

Clr Nicola Roberts
Clr Berwyn Parry Jones
Clr John Arwel Roberts
Clr Owain Williams (failed to join the meeting)
Rebeca Jones (Planning Policy Manager (JPPS))

1. APOLOGIES

Noted above.

2. DECLARATION OF PERSONAL INTEREST

None to note.

3. URGENT ITEMS

No urgent items were received.

4. MINUTES

The minutes of the Committee held on 8 October 2021 were accepted as a true record.

5. JOINT LOCAL DEVELOPMENT PLAN REVIEW REPORT

A presentation was given by Heledd Jones outlining the purpose and the work associated with preparing a Review Report. It was noted that the purpose of the Review Report was to examine all evidence that was relevant to the Joint LDP and to come to a conclusion regarding the type of review that would be followed. It was also noted that the purpose of the Review Report was not to detail any changes that would be made to the Plan.

The Panel's attention was drawn to the fact that the Review Report included the following:

- What information is being considered to steer the review of the Plan and why?
- How do the findings affect the vision, aims and objectives of the plan, including the implementation of the strategy?
- A review of all subject areas in the plan noting clearly what needs to change and which parts of the evidence base need to be updated to support the changes.
- Implications for sections of the Plan that are not intended to be amended in terms of coherence and efficiency of the Plan in its entirety.
- Reconsider the Sustainability Appraisal/Strategic Environmental Assessment and the Habitats Regulations Assessment.
- Examine and explain the opportunities to prepare Joint LDPs with neighbouring LPAs and increase cross-border working.
- Clear conclusions on why the full review needs to be followed (which amounts to preparing a new Plan), or the short form review procedure (which amounts to adapting sections of the existing Plan).

In addition, it was highlighted that changes had been included in the Report following feedback from the Anglesey Leadership Team. These were, including reference to the North Anglesey Regeneration Plan, an additional section for Biodiversity, minor changes to the section on Brexit and the section that refers to Wylfa Newydd.

It was confirmed that the Review Report reached a conclusion regarding the need to hold a Full Review of the Plan. Furthermore, the timetable and reporting procedure in relation to receiving approval of the Review Report were highlighted.

Matters Raised

- The importance of raising the public's awareness of the consultation period was noted, in order for as many as possible to give their input on the important matters that the area faces e.g. holiday accommodation. It was asked if a press release would be prepared?
- If the Councils make the decision, it was asked how much influence Welsh Government had on us?
- As a result of pressure to undertake the Review urgently, concern was expressed regarding the slippage of a month in the timetable. It was noted that the Review Report was meant to be submitted to the Government by the end of January 2022, however, it would be March by the

time the Councils would be in a position to do so. What was the reason for this delay and would this delay affect the entire timetable?

Response

- It was noted that a member of the press was at the meeting and therefore likely to report back that a consultation period on the Review Report was likely to take place. The JPPS would engage with all Councillors, Community Councils, Key Stakeholders together with all organisations/individuals who have expressed an interest in the process of preparing the Development Plan as well as raising further awareness of this consultation process.
- It must be remembered that the purpose of the Review Report is to reach a conclusion regarding what type of review is needed of the Plan, namely a Full Report in this case.
- There has been delay due to the need to include the findings of the 3rd Annual Monitoring Report in the Review Report. In addition, several internal meetings have taken place and scheduled in order to ensure that the report is scrutinised internally and that there is appropriate input to it. We do not anticipate that this delay of a month will affect the timetable of preparing the Plan. Next year's elections will affect the timetable and one of the first tasks for both Councils will be to consider the Delivery Agreement for the amended Plan.

Decision

The Committee resolved to accept the recommendation to hold a public consultation on the Review Report.

End

MEETING	Joint Local Development Plan Committee
DATE	4 February 2022
NAME	Review Report – Public Consultation Responses
PURPOSE	Submit comments received as part of the public consultation together with the Services response to the comments along with an updated Review Report
RECOMMENDATION	<ul style="list-style-type: none"> i) That the Committee accepts the proposed changes to the Review Report as shown in Appendix 2. ii) That the Committee approves the Review Report (Appendix 2, including the proposed changes) as the final report which will be published and submitted to the Welsh Government subject to the approval of The Full Council of Gwynedd Council and the Isle of Anglesey County Council.
AUTHOR	Rebeca Jones, Joint Planning Policy Service Manager,

1.0 BACKGROUND

1.1 Before commencing the preparation of a revised Local Development Plan, a Review Report must be prepared and submitted to the Welsh Government, indicating what type of review will be undertaken. Committee members will recall discussing the Review Report in October 2021 and agreeing for the Review Report to be subject to a period of public consultation.

1.2 The Draft Review Report was released for a period of public consultation between 5th November and 20th December 2021. 329 comments were received from 48 individuals.

2.0 Overview of comments received.

2.1T The comments received on the Review Report together with the Service's response can be found at Appendix 1. A large number of the representations received were not specifically relevant to the purpose of the consultation on the Review Report, as they requested specific changes to the Joint Local Development Plan. However, there will be an opportunity to consider these changes as the process of preparing the Replacement Plan. All relevant comments in response to the public consultation have been considered which have led the Service recommending changes to the Review Report. The exact changes that have been recommended can be found in Appendix 1 and 2. The main changes are set out below.

1. Include a reference in part 2 of the document to:

- a. Active Travel Act Guidance (July 2021) (Welsh Government publication)
- b. Welcome to Wales: Priorities for the Visitor Economy 2020-2025 (Welsh Government Publication)
- c. Marine Area Statement (Natural Resources Wales publication)
- d. Welsh National Marine Plan

2. Include text providing an update on and delay in publishing a revised TAN 15 in Part 2

3. Minor changes to the text for accuracy.

2.2 Noting that the main purpose of the Review Report is to reach a conclusion as to what type of review should be undertaken (short form or full review), following the public consultation, it can be confirmed that the relevant evidence still concludes that a full review should be undertaken, namely the preparation of a Replacement Local Development Plan.

3.0 Next Steps and timetable

3.1 The next steps have been set out in the table below.

Final Review Report submitted to Full Council– Gwynedd Council for agreement to publish the final Reivew Report and submit to Welsh Government	3rd March 2022
Final Review Report submitted to Full Council - Isle of Anglesey County Council for agreement publish the final Reivew Report and submit to Welsh Government	10th March 2022

4. Recommendation

- i) That the Committee accepts the proposed changes to the Review Report as shown in Appendix 2.
- ii) That the Committee approves the Review Report (Appendix 2, including the proposed changes) as the final report which will be published and submitted to the Welsh Government subject to the approval of The Full Council of Gwynedd Council and the Isle of Anglesey County Council.

Appendices

Appendix 1: Consultation Report and Officer's Recommendations

Appendix2: Updated Review Report

Question 1 – Part 2 of the Review Report refers to relevant documents (legislation, policies, strategies) that have come into force since the adoption of the current Plan. Is there any additional document that should be referred to?

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
Dafydd Griffiths Page 9	4	4/1a	Active Travel Act Guidance July 2021.	<p>Accept the comment Whilst active travel is covered in the latest version of Planning Policy Wales in Chapter 4 'Active and Social Places', it is considered relevant to also mention the Active Travel Act and associated guidance published in July 2021. Consideration will be given to Planning Policy Wales and all other relevant strategies, plans, policies and guidance that relate to transport and active travel in the preparation of the Replacement JLDP.</p> <p>Recommendation Add the following text after para 2.29 <u>Active Travel Act Guidance 2021</u> <u>This guidance provides important information with regards to how Local Planning Authorities should consider Active Travel Network Maps when preparing Local Development Plans. Active travel Network Maps which are produced by Local Authorities should be used to inform site allocations to ensure that priority is given to sites that can be connected to existing and future travel routes.</u></p>
Dafydd Griffiths	4	4/1b	There is no reference to the document sent to the Minister of Energy and published by PINS (Planning Inspectorate) at the end of the DCO process.	<p>Note the comment Section 2.63 to 2.67 of the Review Report refers to the situation in relation to Wylfa Newydd. This is an important issue to consider when preparing the revised Plan and therefore all background information and associated documents, including the document that is referred to, will be relevant to consider. It is not considered necessary</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
				<p>however to specifically refer to this document within the Review Report.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p>Councillor Robert Llewelyn</p> <p>Page 10</p>	8	8/1	<p>The new plan has to take account of all the new information that has been given by the Welsh Government on the need for Wales to become A GLOBAL RESPONSIBLE COUNTRY TO SAFEGUARD OUR FUTURE GENERATIONS. THIS MEANS A COMPLETE RE- WRITING OF THE PLAN - A REHASHING OF THE OUTDATED PLAN WILL NOT SERVE THIS PURPOSE.</p>	<p>Note the comment</p> <p>It is not the purpose of the Review Report to detail any specific changes that will be made to the Plan. Climate change and sustainable development considerations are central to the review process. Consideration will be given to all Welsh Government strategies, plans, policies and guidance relating to climate change that are current when preparing the Replacement JLDP. It is noted that the principles of the Well-being of Future Generations (Wales) Act 2015 are set out in part 2.6 to 2.8 of the Review Report. The principles of the Well-being Act will certainly be taken fully into account within the preparation of the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p>Councillor Mike Stevens</p>	12	12/1	<p>The Well-being of Future Generations (Wales) Act 2015. The 2010 JLDP reviewed but not changed in 2017 is completely outdated. Given the changes the World and Gwynedd has undergone since March 2020 owing to the Covid-19 pandemic. To base the future of lives, hopes and aspirations of people and the development of Gwynedd on a plan which is 21 years old is preposterous and completely contrary to the 2015 Well Being Act.</p>	<p>Note the comment</p> <p>The Well-being Act will be a central theme in the review process. There is the requirement for Local Development Plans to have regard to the Act in the review process. The Replacement JLDP will be required to reflect the aspirations of the Act. A key aspect of the Well-being Act is public health and as such, the latest version of Planning Policy Wales gives reference to 'Building Better Places', which pinpoints the most relevant policy priorities and actions to aid in the recovery from the Covid 19 pandemic. Due regards will be</p>

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				<p>given to the relevant Welsh Government publications on addressing the Covid 19 recovery when reviewing the Plan.</p> <p>It is noted that the principles of the Well-being Act are set out in part 2.6 to 2.8 of the Review Report. The principles of the Well-being Act will certainly be taken fully into account within the preparation of the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 11</p> <p>Ifan Hughes, Isle of Anglesey County Council</p>	14	14/1a	<p>Point 2.15 of the report – Need to change the TAN 15 date following the announcement by the Welsh Government.</p>	<p>Accept the comment</p> <p>The adoption date of the revised TAN 15 has been delayed until the middle of 2023. This change in timescale for adoption will be taken into consideration.</p> <p>Recommendation Revise paragraph 2.15 as set out below.</p> <p>A new version of TAN 15 was due to come into force on 1st December 2021. Flood zones are outlined within the document and there will be different zones for flood risk from rivers, sea and surface water. The TAN puts much more emphasis on climate change and how to ensure that issues associated with this are avoided, restricted or mitigated. The updates and changes to TAN 15 include a greater focus on the development plan, and details on how to prepare effective Strategic Flood Consequences Assessments. Development advice maps will be replaced with a new Flood Map of Wales. In November 2021 it was announced by the Welsh Minister that the coming into force of the new TAN15 and Flood Map for Planning would be delayed until 1st June 2023. The Minister also outlined the requirement for every LPA to complete work to review, within the next 12 months,</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
				<p>the Strategic Flood Consequences Assessments (SFCA) for their area, either individually or on a regional basis. Once published the new TAN 15 and Flood Map for Planning will be used to inform the Replacement Plan and the reviewed SFCA will inform the LDP's strategy, policies and proposals.</p>
<p>Ifan Hughes, Isle of Anglesey County Council</p>	<p>14</p>	<p>14/1b</p>	<p>Point 2.18 – Following discussion with Waste Section, the need to regularly update TAN 21 is emphasized.</p>	<p>Note the comment</p> <p>The Welsh Government are responsible for updating Technical Advice Notes, not the Local Authority. The Replacement Plan will take into account any updates to national guidance.</p> <p>Recommendation</p> <p>No changes to the Review Report in light of this comment</p>
<p>Ifan Hughes, Isle of Anglesey County Council</p>	<p>14</p>	<p>14/1c</p>	<p>Point 2.26 – We consider that Councils need to update their Local Flood and Coastal Erosion Risk Management Strategies.</p>	<p>Note the comment</p> <p>The revision of the Local Flood and Coastal Erosion Risk Management Strategy is a matter for the Lead Flood Authority (Gwynedd Council and The Isle of Anglesey County Council). If an update were to be carried out it would be an important evidence base in the preparation of the Replacement Plan.</p> <p>Recommendation</p> <p>No changes to the Review Report in light of this comment</p>
<p>Richard Evans-Snarr, Welsh Government</p>	<p>15</p>	<p>15/1</p>	<p>Should the document review Active Travel Wales Act and the associated mapping works which are recently being reviewed as part of the Act.</p>	<p>Accept the comment</p> <p>Whilst active travel is covered in the latest version of Planning Policy Wales in Chapter 4 'Active and Social Places', it is considered relevant to also mention the Active Travel Act and associated guidance published in July 2021.</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
				<p>Consideration will be given to Planning Policy Wales and all other relevant strategies, plans, policies and guidance that relate to transport and active travel in the preparation of the Replacement JLDP.</p> <p>Recommendation Add the following text after para 2.29 <u>Active Travel Act Guidance 2021</u> <u>This guidance provides important information with regards to how Local Planning Authorities should consider Active Travel Network Maps when preparing Local Development Plans. Active travel Network Maps which are produced by Local Authorities should be used to inform site allocations to ensure that priority is given to sites that can be connected to existing and future travel routes.</u></p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 13</p> <p>Peter Nicholas Horsley, Mineral Product Association Cymru/Wales</p>	18	18/1a	<p>Whilst this section reflects changes to Technical Advice Notes, it is important to remember that documents such as MTAN1 are also relevant. We would also recommend that this section refers to the Second Review of the Regional Technical Statements.</p>	<p>Note the comment</p> <p>MTAN 1 is certainly a document that will have to be considered when preparing the Replacement Plan. This document has not been updated since the adoption of the Joint LDP and that is therefore the reason why there is no specific reference to it in the Review Report.</p> <p>Section 3.117 to 3.119 refers to the 2nd RTS Review and the fact that it is in the process of being adopted by the authorities. Paragraph 3.119 states that the Replacement Plan will need to consider the implications of the recommendations in the 2nd RTS Review for the minerals strategy set out in the LDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Peter Nicholas	18	18/1b	We note and support the references to the Wylfa Newydd Power Station DCO withdrawal. We would add,	Note the comment

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
Horsley, Mineral Product Association Cymru/Wales			however that North Wales is likely to play an important role in the role out of alternative fuels such as hydrogen and particularly the proposals for CCUS (Carbon Capture, Utilisation and Storage).	<p>Full consideration will need to be given to energy provision within the Plan area, also bearing in mind the requirements of the Well-being of Future Generations (Wales) Act 2015. The assessment of Section 6.2 of the Plan in the Review Report refers to renewable energy and the fact that the target of 50% renewable energy potential being achieved by 2021 has not been achieved (Indicator D21). Whilst aspects such as those noted in this comment should be considered within the preparation of the replacement Plan, it is not considered necessary to refer specifically to them in the Review Report.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Page 14 Peter Nicholas Horsley, Mineral Product Association Cymru/Wales	18	18/1c	We note that reference is made to the AMR. The AMR does not appear to report on the number of non-compatible planning applications within Mineral Safeguarding Areas POLICY MWYN 1, whilst it does report on applications in Buffer Zones POLICY MWYN 5.	<p>Note the comment.</p> <p>The purpose of the Review Report is not to detail any specific changes that will be made to the Plan. A review of the monitoring indicators could be undertaken as part of the work of preparing the replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Mr & Mrs Lindsey Parry	20	20/1	The Council's recognition that the Replacement Plan must respond to legislative changes, including the adoption of an updated Planning Policy Wales in February 2021, is supported. Part 2 of the Review Report identifies a large volume of Plans and Strategy documents which have been published following the adoption of the existing Joint Development Plan in 2017. The Review Report provides a comprehensive list of those documents necessary to be considered in the preparation of the Replacement Plan, and it is not considered that there are any additional documents which need to be referred to.	<p>Note the comment.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
<p>Gareth Thomas, Natural Resources Wales (NRW)</p>	<p>24</p>	<p>24/1a</p>	<p>Section 2.23 – refers to the production of Area Statements by NRW. To note these were published in April 2020. Both the North West Area Statement and Marine Area Statement are of relevance to the JLDP area.</p>	<p>Accept the comment</p> <p>Accept the comment and the need to refer to the relevant Area Statements in paragraph 2.23 of the Review Report. It is noted that section 2.39 to 2.41 of the Review Report refers to the North West Wales Area Statement but accept that reference should also be made to the Marine Area Statement.</p> <p>Recommendation</p> <p>Include amendments to paragraph 2.25 as shown below:</p> <p>Local Planning Authorities will need to have regard to the relevant area statement when preparing an LDP. <u>Both the North West Area Statement and Marine Area Statement are of relevance to the JLDP area.</u> The implications of the relevant NRP and Area Statement will be considered in the preparation of the Revised Plan.</p>
<p>Gareth Thomas, Natural Resources Wales (NRW)</p>	<p>24</p>	<p>24/1b</p>	<p>Section 2.25 - refers to the Welsh National Marine Plan (WNMP). We recommend that it is worth noting here that the WNMP area and JLDP area overlaps, with the WNMP having influence up to mean high water spring tides.</p>	<p>Accept the comment</p> <p>Accept the comment and the need to refer to this in the Review Report.</p> <p>Recommendation</p> <p>Include additional wording to paragraph 2.23 as shown below:</p> <p>The Welsh Government published Wales' first marine plan in November 2019. It sets out a national policy for the next 20 years for the use of the Welsh marine plan regions inshore and offshore. It has been prepared and adopted under the Marine and Coastal Access Act (MCAA) 2009. <u>It is noted that the Welsh National Marine Plan (WNMP) area and JLDP area overlap, with the WNMP having influence up to mean high water spring tides.</u> Applicants should use the Plan</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
				<p><u>WNMP</u> and supporting material to formulate proposals and license applications, and by public authorities and others to inform decision making and to understand the Welsh Government's policy for sustainable development in the Plan area.</p>
<p>Page 16</p> <p>Gareth Thomas, Natural Resources Wales (NRW)</p>	24	24/1c	<p>Section 2.39 - 2.41 refer to the North West Area Statement, we recommend it is expanded to include the Marine Area Statement which is also of relevance.</p>	<p>Accept the comment</p> <p>Accept the comment and the need to also refer to the Marine Area Statement in the Review Report.</p> <p>Recommendation</p> <p>Include the following amendments to paragraphs 2.39-2.41:</p> <p><u>These</u> Statements is <u>are</u> one <u>two</u> of a series of seven Area Statements that have been prepared for the whole of Wales to help solve a range of complex challenges that society, and the natural environment, now face. <u>These are the two Area Statements that are relevant to the JLDP area.</u></p> <p><u>These</u> Area Statement outlines the key challenges facing the area <u>and the marine area that surrounds it,</u> what can be done to meet those challenges, how our natural resources can be better managed for the benefit of future generations. The Area Statements will be regularly updated and improved year on year in engaging with more people, gathering new evidence, presenting ideas, and working across boundaries to create opportunities.</p> <p><u>These</u> Area Statements, together with the other six <u>five</u> statements is <u>are</u> a collaborative response to what is known as the Natural Resources Policy, published by the Welsh Government in 2017, which sets out the main challenges and opportunities for the future sustainable management of Wales' natural resources. The content of the Area Statements</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
Jeremy Lambe, Planning and Design Page 17	25	25/1	<p>Welsh Government "Welcome to Wales: Priorities for the visitor economy 2020-2025" published in 2020.</p> <p>The above document is a five-year plan aimed at helping to grow the sector, delivering economic growth and focusing on Wales' strengths - its landscapes, culture and places.</p> <p>It is important to recognise the evolving tourism market and to be able to adapt to changes that have occurred since the JLDP was adopted in 2017</p>	<p>is seen as an important source of evidence in the review of the Plan's policies.</p> <p>Accept the comment</p> <p>Reference will be made to this document in the Review Report.</p> <p>Recommendation</p> <p>Include the following section after paragraph 2.33:</p> <p><u>Welcome to Wales: Priorities for the visitor economy 2020-2025</u></p> <p><u>This plan provides clarity on the priorities for Visit Wales, which is the team within Welsh Government that is responsible for the development and promotion of the visitor economy in Wales, and outlines the vision for the future. It is noted that Visit Wales are one of a number of partners with a part to play in delivering these goals.</u></p> <p><u>It is noted that the ambition is to grow tourism for the good of Wales. This means economic growth that delivers benefits for people and places, including environmental sustainability, social and cultural enrichment and health benefits. The primary goal of the plan is to harness the potential for tourism to improve the wider economic wellbeing of Wales.</u></p>
Alwyn Gruffydd	26	26/1	<p>The Draft Review is comprehensive in its reference to the legislative changes etc. that have come into force since the current plan was adopted four years ago. However more attention could have been given to the principles of the Well-being Act and the obvious shortcomings of TAN</p>	<p>Note the comment</p> <p>The principles of the Well-being Act are set out in part 2.6 to 2.8 of the Review Report with the references to the Act also being made in sections such as the update to Planning Policy Wales (Edition 11) and the Local Well-being Plans. The</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
			<p>20 and the current plan in protecting the Welsh language in the communities that sustain it.</p>	<p>principles of the Well-being Act will certainly be taken fully into account within the preparation of the Replacement Plan.</p> <p>Reference is made in part 2.16 to 2.17 of the Review Report to the revised TAN 20. The revised Plan will consider a range of different guidance and sources of evidence relating to the Welsh language, including TAN 20.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p>Page 18 Dylan Clarke</p>	<p>29</p>	<p>29/1a</p>	<p>These documents should be included.</p> <ul style="list-style-type: none"> - TCPA (Town and Country Planning Association) Guide for Local Authorities on Planning for Climate Change - 'Build Upon Framework: an introduction for policy makers and local authorities' by a network of Green Building Councils - One Planet Development information handout for planners and policy makers by the One Planet Council - Zero Carbon Britain rising to the climate emergency, from the centre for alternative technology. 	<p>Note the comment</p> <p>Accept the importance of considering all types of documents and viewpoints relating to the relevant issues. It is not considered necessary however to specifically refer to these documents in the Review Report as it is considered that Planning Policy Wales and Future Wales: The National Plan 2040 provides guidance in relation to these specific areas for preparing LDPS</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p>Dylan Clarke</p>	<p>29</p>	<p>29/1b</p>	<p>Planning policy should be informed by the latest climate science so include IPCC (Intergovernmental Panel on Climate Change) report AR6 Climate Change 2021: The Physical Science Basis</p>	<p>Note the comment</p> <p>Accept the importance of considering all types of documents and viewpoints relating to the relevant issues. It is not considered necessary however to specifically refer to these documents in the Review Report as it is considered that Planning Policy Wales and Future Wales: The National Plan 2040 provides guidance in relation to these specific areas for preparing LDPS</p> <p>Recommendation</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
				No changes to the Review Report in light of this comment
Dylan Clarke	29	29/1c	Current planning policy focuses too much on economic growth at any cost so include Kate Raworth discussion paper on doughnut economics (A Safe and Just Space for Humanity: Can we live within the doughnut?)	<p>Note the comment</p> <p>Accept that the Plan needs to consider a range of different factors, including economic, environmental and social ones. The preparation of the replacement Plan will seek to achieve an effective balance that will lead to positive outputs in all areas. The replacement plan is based on sustainable development principles, it is not considered necessary to refer specifically to this document in the Review Report.</p> <p>Recommendation</p> <p>No changes to the Review Report in light of this comment</p>
Page 19 Terry Williams	30	30/1	I am trying to understand why the development boundary for Cwm y Glo goes around the Bryn Cwm y Glo LL55 4DH field and comes back out on the road that lies opposite.	<p>Note the comment</p> <p>Development boundaries is something that will be addressed during the preparation of the Replacement Plan. It is premature at this stage to consider the exact details in relation to this comment.</p> <p>Recommendation</p> <p>No changes to the Review Report in light of this comment</p>
Shaun Denny	36	36/1	Whilst this section reflects changes to Technical Advice Notes, other documents such as MTAN1 are also material. It is also recommended that the Second Review of the RTS is also referred to.	<p>Note the comment</p> <p>MTAN 1 is certainly a document that will have to be considered when preparing the Replacement Plan. This document has not been updated since the adoption of the Joint LDP and that is therefore the reason why there is no specific reference to it in the Review Report.</p> <p>Section 3.117 to 3.119 refers to the 2nd RTS Review and the fact that it is in the process of being adopted by the authorities. Paragraph 3.119 states that the Replacement Plan will need to consider the implications of the</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
				<p>recommendations in the 2nd RTS Review for the minerals strategy set out in the LDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
D Parry	37	37/1	2.74 states "Although the short-term effects associated with Brexit are well-known, there is in fact little baseline information/data about the long-term impacts. " Poorly researched. One only has to stand at Point Lynas and count the ships bypassing Holyhead for Liverpool. 43 ships tonight alone.	<p>Note the comment</p> <p>The effects of Brexit are matters that will need to be considered when preparing the replacement plan. The most recent and up to date evidence as to the effects of Brexit will be used to inform the replacement plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Page 20 Rhys Tudur, Trefyn Town Council	39	39/1	The policy to strengthen communities where 70% or more of the community are Welsh speakers	<p>Note the comment</p> <p>Linguistic issues will need to be fully considered during the preparation of the Replacement Plan. It is not however the purpose of the Review Report to detail any specific changes that will be made to the Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/1	AONB Management Plan	<p>Note the comment</p> <p>No further reviews of either the Llŷn or Anglesey AONB Management Plans have been published since the Joint LDP was adopted. The JPPS will consider any update to the Management Plans that will be published during the preparation of the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Iwan Edgar	41	41/1	It should be noted that the results of the 2021 census relating to language are expected to be evaluated here. Surely these will be available soon	<p>Note the comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
				<p>Information relating to the 2021 Census has not yet been published. It is envisaged that the first set of statistics from the Census will be released in May/June 2022. Information from the Census will certainly be central to the preparation of the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p>Wendy Jakeman</p>	<p>44</p>	<p>44/1</p>	<p>All documents relevant to recent planning application, that appear to pass without public scrutiny. No to Nuclear No to Fossil Fuels Adopt a public forum so that the public are notified of all planning applications in the energy, industrial, corporate or transport sectors. These decisions have consequences, especially for impoverished areas. More consultation, less hierarchy, more democracy please.</p>	<p>Note the comment</p> <p>There is a statutory process for undertaking a review of the Plan. The JPPS will follow this process. There will be clear opportunities for stakeholders and the public to submit comments within specific stages of the Plan review process and the Councils will consider all these comments in a transparent manner.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p>Ieuan Wyn, Cylch yr Iaith</p>	<p>46</p>	<p>46/1a</p>	<p>Research on the impact of new house building on the numbers and percentages of Welsh speakers in the county's communities should have been carried out between September 2017 and September 2020 - research on the New Housing Research in Gwynedd model (2012-2018) (Emyr Edwards, Gwynedd Council Research and Information Manager, 9 December 2021) - but adding an analysis of the numbers and percentages of Welsh speakers in the context of the communities in which the new housing is located.</p>	<p>Note the comment</p> <p>The review of the JLDP will certainly consider any link between housing provision and impact on the Welsh Language. In reviewing the Plan, we will consider the performance of existing housing policies and strategy since the Plan was adopted. In this respect the review will consider documents that have been prepared and relevant research that has been undertaken. There will also be full consultation with other Anglesey and Gwynedd Council departments, such as the Research Unit, along with relevant external stakeholders.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
Ieuan Wyn, Cylch yr Iaith	46	46/1b	An independent language assessment of the Plan should have been commissioned by specialists in Language Planning/Language Sociology.	<p>Note the comment</p> <p>Indicators relating to the Welsh language are reported and assessed annually within the Annual Monitoring Reports. Considerations relating to linguistic impacts will certainly form part of the Plan review. The matter raised in this comment can be considered within the process of preparing the replacement Plan, however it is not considered that it should be specifically referred to in the Review Report.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Question 2 – Part 2 of the Review Report (page 10 to 23) refers to the issues that do/or could influence the Plan. Are there any additional issues that should be included in this part?

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
Elen Wyn Parry	2	2/2	<p>I support the need to re-look at the report together with the intention to review the Development Plan as needs in villages together and the economy have changed and the Plan will need to be amended to and catch up with these changes.</p> <p>I am strongly of the view that a full review of the Plan needs to be undertaken as soon as possible to save our communities before it is too late.</p>	<p>Note the comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be considered when reviewing the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Dafydd Griffiths Page 23	4	4/2	Applications for Annexes have increased. There is currently no policy in the Joint Local Development Plan.	<p>Note the comment It is not the intention of the Review Report to detail any specific changes that will be made to the Plan. Consideration will be given to the issue raised as part of the preparation of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Malcolm Brymer	6	6/2	Consider adopting some or all of the changes adopted in UK Planning system, on "Change of Use" and limiting the need for Planning Applications - to keep Gwynedd competitive and up to date	<p>The comment is not relevant. Planning is a devolved matter for Wales and therefore the Authority is required to work in accordance with the national guidance for Wales.</p> <p>Recommendation This is not a matter for a Review Report.</p>
Catrin Sion	7	7/2	The Covid pandemic, has had a huge effect on the JLDP Plan area. Any recovery will have to bear in mind the need for a proactive approach to planning developments	<p>Note the comment The effect of the pandemic is addressed in paragraphs 2.70 to 2.73 of the report. Further consideration of these issues</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
				<p>will be given as the process of preparing the Replacement Plan progresses.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p>Councillor Robert Llywelyn Jones</p> <p>Page 24</p>	8	8/2		<p>The comment is not relevant. It is noted that the two developments referred to have received consent in accordance with the previous local planning policy framework, not the current Joint Local Development Plan.</p> <p>Recommendation This is not a matter for a Review Report.</p>
<p>Councillor Mike Stevens</p>	12	12/2		<p>Note the comment The issues referred to the representor have been addressed in specific parts of the Review Report.</p> <ul style="list-style-type: none"> - Impact of the pandemic, para 2.70 - 2.73 - Impact of second homes and holiday accommodation, para 2.92 - 2.94 <p>Further consideration of these issues will be given as the process of preparing the Replacement Plan progresses.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p>Ifan Hughes, Cyngor Sir Ynys Môn</p>	14	14/2	<p>Point 2.74 – Ensure that this doesn't affect planning applications to be made and HGV's car parks.</p>	<p>Note the comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision,</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
				<p>strategy and policies and issues such as the effects of Brexit will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Peter Nicholas Horsley, Mineral Products Association	18	18/2	It is important that the robustness of the Mineral Safeguarding Area policy is assessed and if necessary reviewed. Strategic policies on renewable technology may need to consider CCUS within the Irish Sea and the necessary facilitating development.	<p>Note the comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p>Page 25</p> <p>Mr & Mrs Lindsey Parry (c/o Victoria Morrison, Claremont Planning)</p>	20	20/2	The identification of climate change as being a key issue which will require consideration through the Replacement Plan is strongly supported. The updated February 2021 Planning Policy Wales (PPW) emphasises the role of the planning system in tackling the climate emergency, establishing within Paragraph 3.33 that the most important decision the planning system makes is to ensure the right developments are built in the right places. Within Paragraph 4.11, the PPW sets out that the planning system should enable people to access jobs and services through shorter, more efficient, and sustainable journeys by walking, cycling, and public transport. This Section goes on to note that by influencing the location, scale, density, mix of uses, and the design of new development, the planning system can secure accessibility in a way which supports sustainable development and tackles the causes of climate change.	<p>Note the comment Climate change is addressed in paragraphs 2.59 - 2.62 of the report. Further consideration of these issues will be given as the process of preparing the Replacement Plan progresses.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gareth James	21	21/2	In respect of paragraph 2.45, the Council's Well-being Goals and the National Well-being Goals will need to be	<p>Note the comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 26</p>			<p>considered and discussed as part of a consistent analysis with the LDP aims.</p> <p>Suggestion</p> <p>One of the aims of the Plan is to increase and maintain the number of Welsh speakers in the County's communities. I would ask that external experts in language planning and community sociology assess the impact of the Plan on the numbers and percentages of Welsh speakers in the County.</p>	<p>The principles of the Well-being Act are set out in part 2.6 to 2.8 of the Review Report with references to the Act also being made in parts such as the update to Planning Policy Wales (Edition 11) and the Local Well-being Plans. The principles of the Well-being Act will certainly be taken into consideration in the preparation of the Replacement Plan.</p> <p>Considerations in relation to linguistic impacts will certainly form part of the Plans Review. The issue raised in this comment may be considered within the preparation of the Replacement Plan but it is not considered necessary to include a specific reference within the Review Report.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p>Gareth Thomas, Natural Resources Wales</p>	24	24/2a	<p>Section 2.82- 2.85 Biodiversity – general comment – it is suggested that all points should be more specific, ensuring reference to terrestrial, coastal and marine habitats and relevant legislation where appropriate.</p>	<p>Note the comment</p> <p>It is considered that the issues highlighted have been given appropriate consideration within the Review Report. Further detailed consideration will be given to marine, coastal and terrestrial biodiversity issues as the Plan Review process progresses.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p>Gareth Thomas, Natural Resources Wales</p>	24	24/2b	<p>Section 2.8.2 reference to 'oceans' should perhaps be changed to 'seas' given there are no oceans in Welsh waters.</p>	<p>Accept the comment Change the report to reflect the comment.</p> <p>Recommendation</p> <p>Amend paragraph 2.82 to read as follows:-</p> <p>2.82 Biodiversity underpins our lives and livelihoods and supports the functioning and resilience of ecosystems in</p>

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				<p><u>seas</u>ceans, wetlands, lakes, rivers, mountains, forests and agricultural landscapes.</p>
Gareth Thomas, Natural Resources Wales	24	24/2c	Section 2.84 - We welcome the confirmation that the planning system will ensure wildlife is able to thrive in healthy, diverse habitats but this should also include coastal and marine habitats that might potentially be impacted by planning applications.	<p>Note the comment Paragraph 2.84 specifically relates to the content of Future Wales, amending the paragraph in accordance with the representation would be in contrast to the guidance provided in Future Wales.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 27</p> <p>Gareth Thomas, Natural Resources Wales</p>	24	24/2ch	Section 2.85 states “Enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure is a key aim of the National Plan, with the introduction of The National Forest of Wales and creating more woodland cover being a means of achieving a resilient ecosystem”. Please also note this is an objective of the Welsh National Marine Plan “maintain and enhance the resilience of marine ecosystems and the benefits they provide in order to meet the needs of present and future generations” which is of relevance here and therefore should also be referenced.	<p>Accept the comment Change the report to reflect the comment.</p> <p>Recommendation Amend paragraph 2.85 to read as follows:-</p> <p>2.85 Enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure is a key aim of the National Plan, with the introduction of The National Forest of Wales and creating more woodland cover being a means of achieving a resilient ecosystem. <u>Further, the enhancement and resilience of marine ecosystems is an objective of the Welsh National Marine Plan which stipulates the requirement to maintain and enhance the resilience of marine ecosystems and the benefits they provide in order to meet the needs of present and future generations.</u></p>
Jeremy Lambe, Lambe	25	25/2	Balancing the issues of Climate Change / extreme weather events and protecting major tourism accommodation assets in coastal areas that potentially can be significantly	<p>Note the comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision,</p>

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Planning and Design			<p>affected by rising sea levels. This could lead to the loss of holiday accommodation, reducing the viability of a business, resulting in a lack of investment, a significant loss of employment and significant loss of economic benefits to the economy.</p> <p>Being able to adapt, innovate and stay ahead of the competition with the tourism offering, not only to retain existing visitors, but also to attract new and future visitors who are becoming far more discerning, who are seeking unique experiences, a 'sense of place' with developments, and more distinctive forms of high-quality holiday accommodation. Such 'bespoke' styles of accommodation and developments can assist in increasing occupancy levels and also bring further economic and employment benefits to the local and regional economy, as well as being a catalyst for longer term changes that are beneficial for everyone.</p> <p>Creating local employment in the hospitality and leisure industry which is all year round, rather than employment which is often perceived as being seasonal, temporary or a 'stop-gap' job. The Pandemic has highlighted these issues in the hospitality sector, with a significant reduction in the amount of skilled staff available to work, which is in part due to people choosing not to pursue a career in the hospitality industry due to the seasonal nature of such jobs. Creating a year-round product helps to attract and retain a skilled and talented workforce within local communities. The tourism and hospitality sectors are vital to local economies.</p> <p>Allied to the above, is the need to encourage visitors to</p>	<p>strategy and policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
			<p>spend more money throughout the year, particularly during off-peak periods, focusing on the quality of the tourism offer, as well as retaining repeat visitors, and attracting new high value visitors that appreciate and respect the unique qualities of the area and local communities and deliver benefits to the local communities.</p> <p>Encouraging the building of relationships between the hospitality sector and local food and drink producers, to enhance the use and sourcing of local Welsh products within the area when proposals are brought forward for retail / food and beverage provisions within the tourism sector.</p>	
Alwyn Guffydd	26	26/2	<p>The Welsh language crisis should be at the heart of all aspects of this Plan. Unless that is done there is no point in it as a document that is of maintaining our identity and the existence of the Nation.</p>	<p>Note the comment The Welsh language is addressed in paragraphs 3.9 to 3.12 of the report. In accordance with the Planning (Wales) Act 2015 LPAs have a duty when deciding on a planning application to have regard to the Welsh language. This is further supported by paragraph 3.25 of PPW (11th ed, Feb 2021) and in Technical Advice Note 20: Planning and the Welsh language (2017).</p> <p>A Welsh Language Impact Statement will be undertaken to assess the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Eva Stevens	31	31/2	<p>I don't know enough to say but the join with Anglesey makes NO SENSE and needs to be terminated! Listen to your Councillors who have the facts.</p>	<p>The comment is not relevant The future of the Joint Planning Service is not part of the Local Development Plan process.</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
				<p>Recommendation This is not a matter for a Review Report.</p>
Alison Shaw	33	33/2	The Covid pandemic, has had a huge effect on the JLDP Plan area. Any recovery will have to bear in mind the need for a proactive approach to planning developments	<p>Note the comment The effect of the pandemic is addressed in paragraphs 2.70 to 2.73 of the report. Further consideration of these issues will be given as the process of preparing the Replacement Plan progresses.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Page 30 Aina Bentley	34	34/2	Any major investment deals such as Growth Deal should include Social Return on Investments analysis. It is insufficient to consider only the financial bottom line.	<p>Note the comment As part of the process of preparing the Replacement Plan schemes such as the Growth Deal will need to be considered when we re-visit the Plan's objectives and vision, strategy and policies and the issue will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Rhys Tudur, Nefyn Town Council Councillor	39	39/2	The pilot in Dwyfor. Shrinkage in the areas with a high percentage of Welsh speakers. The high rate of immigration and second home purchases	<p>Accept the comment Second homes is addressed in paragraphs 2.92 to 2.94 of the report. The report should be amended to include reference to the pilot scheme along with amending the Report to refer to recent consultations which have/are being undertaken by the Government in relation to this topic.</p> <p>Recommendation Amend paragraph 2.94 and include an additional paragraph as follows:-</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 31</p>				<p>2.94 <u>In autumn 2021 the Government consulted on possible changes to local taxes on second homes and self-catering accommodation. Further following this consultation, a consultation was launched which relates to amendments to the planning system in relation to second homes and self-catering accommodation.</u> It will be necessary to ensure that any developments in this area are taken into account considered during the preparation of the Replacement Plan and that consideration is given to how any control mechanism which may be implemented or is intended to be implemented could influence the policies contained within the Replacement Plan.</p> <p><u>2.94a Along with the possible changes in relation to the planning and local taxation system, the Government have confirmed that Dwyfor has been chosen as a pilot area. The first phase of the pilot will build on the practical support Welsh Government is already providing to address affordability and availability of housing and will be tailored to suit the needs of people in the area. More details regarding the pilot scheme is expected following the Budget, however in accordance with the Ministers wishes it is expected to look at shared equity schemes, rental solutions and empty homes.</u></p>
				<p>Councillor Gruddydd Williams</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
			<p>speakers in the County's communities. External language planning and community sociology specialists need to be asked to assess the impact of the Plan on the numbers and percentages of Welsh speakers in the County. Consideration needs to be given to this Pilot Scheme in Dwyfor which is linked to legislative change and managing the numbers of summer houses and holiday accommodation.</p>	<p>Second homes is addressed in paragraphs 2.92 to 2.94 of the report. The report should be amended to include reference to the pilot scheme along with amending the Report to refer to recent consultations which have/are being undertaken by the Government in relation to this topic.</p> <p>Recommendation</p> <p>Amend paragraph 2.94 and include an additional paragraph as follows:-</p> <p>2.94 <u>In autumn 2021 the Government consulted on possible changes to local taxes on second homes and self-catering accommodation. Further following this consultation, a consultation was launched which relates to amendments to the planning system in relation tp second homes and self-catering accommodation.</u> It will be necessary to ensure that any developments in this area are <u>considered</u> during the preparation of the Replacement Plan and that consideration is given to how any control mechanism which may be implemented or is intended to be implemented could influence the policies contained within the Replacement Plan.</p> <p><u>2.94a Along with the possible changes in relation to the planning and local taxation system, the Government have confirmed that Dwyfor has been chosen as a pilot area. The first phase of the pilot will build on the practical support Welsh Government is already providing to address</u></p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
				<p><u>affordability and availability of housing and will be tailored to suit the needs of people in the area. More details regarding the pilot scheme is expected following the Budget, however in accordance with the Ministers wishes it is expected to look at shared equity schemes, rental solutions and empty homes.</u></p>
Wendy Jakeman Page 33	44	44/2	Transparency at every level. Multi agency cooperation and pooling of resources and knowledge, including Bangor University.	<p>Note the comment The Joint Planning Policy Service will work with a number of partners (both statutory and non-statutory) in producing the Plan. A list of the Partners will be published in the Delivery Agreement. All major steps in the plan process will be subject to public consultation which gives everyone an opportunity to be part of the process.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
leuan Wyn, Cylch yr Iaith	46	46/2a	Research on the impact of new house building on the numbers and percentages of Welsh speakers in the county's communities should have been carried out between September 2017 and September 2020 - research on the New Housing Research model in Gwynedd (2012-2018) (Emyr Edwards, Gwynedd Council Research and Information Manager, 9 December 2021) - but adding an analysis of the numbers and percentages of Welsh speakers in the context of the communities in which the new housing is located	<p>Note the comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
leuan Wyn, Cylch yr Iaith	46	46/2b	An independent language assessment of the Plan should have been commissioned by specialists in Language Planning/Language Sociology.	<p>Note the comment Considerations in relation to linguistic impacts will certainly form part of the Plans Review. The issue raised in this</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
				<p>comment may be considered within the preparation of the Replacement Plan but it is not considered necessary to include a specific reference within the Review Report.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Ieuan Wyn, Cylch yr Iaith Page 34	46	46/2c	<p>As the situation of the Welsh language is unstable, it is quite clear that a language assessment made years before a planning application was submitted cannot be relied on. A Welsh Language Statement is not sufficient. There are also shortcomings that should be corrected not only in the methodology of the language impact assessment but also in the way in which the methodology and the interpretation of statistics are interpreted in reaching conclusions. It should be ensured that language assessments/statements are provided and appraised by experts in Language Planning/Language Sociology.</p>	<p>Note the comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit and the objectives and vision, strategy and policies of the Plan including the policy) relating to the Welsh language. The issue raised will be considered as part of the process of preparing the Replacement Plan, gathering the relevant evidence base and preparing any prospective SPG should it be considered necessary to do so.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Ieuan Wyn, Cylch yr Iaith	46	46/2ch	<p>The Plan refers to the objective of creating Welsh-speaking communities. Evidence should be included showing that the position of the Welsh language has not only been maintained but has also been strengthened. The Draft Report states: '3 Linguistic Assessments have been submitted together with 81 linguistic statements. Since the adoption of the Plan no application contrary to PS 1 has been granted. Evidence should be included in relation to those developments</p>	<p>Note the comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit and the objectives and vision, strategy and policies of the Plan including the policy) relating to the Welsh language. The issue raised will be considered as part of the process of preparing the Replacement Plan, gathering the relevant evidence base and preparing any prospective SPG should it be considered necessary to do so.</p> <p>An analysis of applications compliance with PS1 is included in the Annual Monitoring Report, it is not considered appropriate to elaborate on the appropriateness of Welsh Language Impact Statements/Assessments within the Review</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
				<p>Report particularly given that this is already being done through the AMR.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
leuan Wyn, Cylch yr Iaith	46	46/2d	3.63 Change the last sentence to read: "ensure the protection of our native language and culture, and the natural, built and historic environment."	<p>Accept the comment The report should be amended to include the words "language and culture".</p> <p>Recommendation Amend paragraph 3.63 to read as follows:-</p> <p>3.63 '...whilst balancing its impact on local communities (including language and culture) and the economy and ensuring that the natural, built and historic environment is protected.'</p>
leuan Wyn, Cylch yr Iaith	46	46/2dd	3.67 The overall threshold for excesses set out in the SPG of 15% is far too high. Even a 5% threshold would mean that one in twenty dwellings would be beyond the reach of local people; and the threshold of 15% could mean that the percentages of second/holiday homes could increase massively in communities that were not so affected in this regard meaning that buyers of properties for a second home or holiday accommodation may would buy in the nearest community that has not reached the threshold, increasing the percentage there.	<p>Note the comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
leuan Wyn, Cylch yr Iaith	46	46/2e	A total moratorium is needed on second homes/holiday accommodation, refusing to allow more in any community, no matter how little the percentage is there at present, until the problem is generally under control.	<p>Note the comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
				No changes to the Review Report in light of this comment
Ieuan Wyn, Cylch yr Iaith	46	46/2f	3.69 Alternative accommodation developments (glamping) are growing into an increasing problem, in the absence of sound management of them. As the Morfa case, Clynnog Fawr shows, permission for such sites is an issue that is not sufficiently addressed by the Local Authority, and the Authority itself is reluctant to address planning breaches on sites, even when the issue is highlighted.	<p>The comment is not relevant The comment is not relevant to the Review Report.</p> <p>Recommendation This is not a matter for a Review Report.</p>
Ieuan Wyn, Cylch yr Iaith	46	46/2ff	3.70 This clause should be changed to read: ' ... consideration of community issues including language and culture, environmental and the requirements of the camping sector.' Providing for over-tourism encourages further over-tourism, and exacerbates its repercussions: the progress of holiday camps is not just a matter of landscape sensitivity.	<p>Accept the comment The report should be amended to include the words "language and culture".</p> <p>Recommendation Amend paragraph 3.70 to read as follows:-</p> <p>3.70 The camping policies in the Plan will need to be reviewed, and give consideration to community <u>(including language and culture)</u> and environmental issues and the requirements of the camping sector.</p>
Ieuan Wyn, Cylch yr Iaith	46	46/2g	3.71 We agree that the policies in the Joint LDP relating to tourism need to be 'revisited' but must be revisited in the light of the growing evidence about the effects of over-tourism on the communities of the LDP area, as well, particularly given the huge increase in visitor pressure over the last three years. Brexit and the Covid crisis have highlighted fundamental weaknesses in regulatory provision in relation to tourism, and the unsoldness of communities in the face of unmet progress for second homes, holiday accommodation, tourism facilities and additional infrastructure. The current situation must be confronted, addressed, the current problems counteracted and their progress blocked	<p>Note the comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
leuan Wyn, Cylch yr Iaith	46	46/2ng	<p>There should be clear and definite definitions of sustainable and unsustainable tourism so that they can be distinguished from one another when formulating the Visitor Economy strategy. There should be criteria and specific indicators which note overcrowding points – levels of overprovision - for all types of tourist developments. In relation to the visitor economy strategy, we ask the planning authority to take full account of the conclusions of the following studies: Phillips, D., and Thomas, C. The Effects of Tourism on the Welsh Language in North-West Wales. Aberystwyth: University of Wales Centre for Advanced Welsh and Celtic Studies, 2001.</p> <p>Peeters, P., and others. Research for TRAN Committee - Overtourism: impact and possible policy responses. Brussels: European Parliament, Policy Department for Structural and Cohesion Policies, Brussels, 2018.</p>	<p>Note the comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
leuan Wyn, Cylch yr Iaith	46	46/2h	<p>3.86 The Local Market Housing Policy should be extended to the whole of Gwynedd and ensure that its operation is effective so that it makes a real difference in the housing crisis.</p>	<p>Note the comment As part of the process of preparing the Replacement Plan the evidence base, which underpins the Plan, will be updated. This will include re-visiting Local Market Housing Areas, therefore the issue raised in this comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
leuan Wyn, Cylch yr Iaith	46	46/2i	<p>3.89 In order to achieve balanced and sustainable growth in communities meeting different needs, it should be ensured that housing associations implement the Housing Mix policy by providing affordable housing for letting/affordable housing to buy in their developments.</p>	<p>Note the comment As part of the process of preparing the Replacement Plan the evidence base, which underpins the Plan, will be updated. This will include re-visiting the Housing Mix policy, therefore the issue raised in this comment will be considered when revising the evidence base.</p> <p>Recommendation</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
Bourne Leisure (c/o Tobias Robinson, Litchfields)	47	47/2a	Whilst the emerging LDP will need to reflect the emerging TAN15 it is also important that it provides policies that cover nuanced scenarios that are not addressed by this national guidance. For example, local policy support should be provided for appropriate development at existing holiday parks that are located in Flood Zone 3 (Rivers and Seas) where this would not create additional risks from flooding, as demonstrated by a Flood Consequences Assessment. The emerging TAN15 provides guidance for changes of use but is silent on guidance on redevelopment within the same use class/same use.	<p>No changes to the Review Report in light of this comment</p> <p>Note the comment It is not the intention of the Review Report to detail any specific changes that will be made to the Plan. Consideration will be given to the issue raised as part of the plan preparation process.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Page 38 Bourne Leisure (c/o Tobias Robinson, Litchfields)	47	47/2b	The emerging LDP should also be clear that development on undeveloped parcels within the operational boundaries of holiday parks should be treated as though it was previously developed land so that appropriate development could be allowed outside of Zone 1. Local policy provision for appropriate development that does not generate additional flood risk would not conflict with the overall objectives of the emerging TAN. This provision would allow operators to continue to invest in their parks and resorts. In turn, it would contribute towards any Council objectives to support the rural economy and would align with national planning policy support for the tourism industry.	<p>No changes to the Review Report in light of this comment</p> <p>Note the comment It is not the intention of the Review Report to detail any specific changes that will be made to the Plan. Consideration will be given to the issue raised as part of the plan preparation process.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Question 3 – Part 3 of the Review Report refers to the issues that will be reviewed in the current Plan when preparing the Replacement Plan. Is there any issue that has not been addressed?

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
Dafydd Griffiths	4	4/3	There is considerable explanation for the DCO process and extensions at the request of the Minister of Energy and Horizon. There is no reference to the publication of the document or the PINS recommendation.	<p>Note the comment Section 2.63 to 2.67 of the Review Report refers to the situation in relation to Wylfa Newydd. This is an important issue to consider when preparing the revised Plan and therefore all background information and associated documents, including the document that is referred to, will be relevant to consider. It is not considered necessary however to specifically refer to this document or PINSs recommendation within the Review Report.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 39</p> <p>John Griffiths</p>	5	5/3	There needs to be a wider view of developments along both sides of the Menai Strait. There is a casual and monocular view of each new development. The two counties, NRW and the relevant local councils should be required to comment on all proposals. There is a creeping and detrimental cumulative effect of looking at each proposal. There seems to be no overall strategy that has its primary aim of conservation and biodiversity. The new pedestrian walkway and planning proposals at Ynys Y Big demonstrate a disregard for the protection of wildlife as all agencies fail to engage considerately. There is a failure to examine why a development is needed. So many of the houses along the Menai Strait are second homes and are let out. More applications are being made to add to light pollution and tree loss. Anglesey in particular need to consider the impact of development on the visual effect from Arfon.	<p>Note the comment The duty to consult on planning applications is contained within the Town & Country Planning (Development Management Procedure) (Wales) Order 2012 and Development Management Manual (Revision 2 – May 2017). The decision to consult with a neighbouring authority is made on a case by case basis.</p> <p>The cumulative impact of any development is an important issue for the plan. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment in terms of the cumulative impacts of developments will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Malcolm Brymer	6	6/3	Possible consideration of Local "need" for retail and services following the substantial increase in work from home policies and regimes. Joining activities with going to work journeys are now significantly reduced, so access in all settlements to local household and food shopping	<p>Note the comment The effect of the pandemic is referred to in paragraphs 2.70 to 2.73. Full consideration will need to be given to employment and retail issues during the preparation of the Revised Plan. However,</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
			<p>should now be considered. Limited and Select major shopping areas are no longer suited to the new "work from home" post Covid affect.</p> <p>Call for Sites which no doubt the Council will do in due course.</p>	<p>the purpose of the Review Report is not to detail any changes that will be made to the Plan's policies.</p> <p>Further consideration of these issues will be given as the process of drawing up the revised Plan progresses.</p> <p>In terms of the call for new sites, it is noted that, in accordance with the Local Development Plan Regulations, Councils will undertake a call for Candidate Site exercise where submissions are invited from interested parties wishing to obtain land for inclusion in the Revised Plan, either for development, re-development or protection from development.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Cnllr. Robert Llewelyn	8	8/3	<p>Why was the Democratic right of Councillors on Ynys Mon taken away from them when the FULL COUNCIL were not allowed to make the decisions on LARGE DEVELOPMENTS. It was decided after the development at Ty Mawr Llanfair PG for a CHESHIRE OAKS type of development resulted in it being called in by the Cardiff Government and refused. I was the Portfolio holder for Planning at t.he time and i was against the development and lost my position as Portfolio Holder. A disgusting disregard for the environment by our Planning Department.</p>	<p>Comment not Relevant It is not the purpose of the Review Report to discuss individual application. It is also noted that the development referred to was assessed under the previous planning policy framework and not the Joint Local Development Plan</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Cnllr. Mike Stevens	12	12/3	<p>The joint working with Anglesey must ended as at it has an adverse effect on communities in the South of Gwynedd. More focus is given by Gwynedd Council staff and Councillors on the JLDP committee to Anglesey than to areas in the south of Gwynedd. We need 100% focus by staff and Councillors on Gwynedd with no distraction about Anglesey. Too many staff have little knowledge or concern about anywhere south of Porthmadog. It is self evident the joint working is now not fit for purpose given</p>	<p>Comment not Relevant The future of the Joint Planning Service is not part of the Local Development Plan process.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
			the desperate housing crisis we now have in south Gwynedd.	
Ifan Hughes, Isle of Anglesey County Council	14	14/3a	Point 3.46 – Although there has been no recent review, it must be noted that there has recently been a refresh – Health Check.	<p>Comment Accepted Include reference to the recent Shoreline Management Plan (SMP2) health check in the report.</p> <p>Recommendation Include the changes to paragraph 3.46 as shown below:</p> <p>No review of the Shoreline Management Plan (SMP) 2 has taken place in the period since the adoption of the JLDP <u>but a refresh project and health check is currently being undertaken. Any changes to the SMP following the refresh project will be an important part of the Replacement Plan’s evidence base to inform any future policies.</u> and the guidance contained in that document which influenced the current JLDP is therefore still of relevance. However, as noted above, there is now a greater emphasis on Local Authorities to be incorporating and acting on the guidance contained in the Shoreline Management Plan, it will therefore be appropriate to ensure that the relevant Policy contained in the JLDP (Policy ARNA 1: Coastal Change Management Area) is aligned with the National Planning Policy guidance.</p>
Ifan Hughes, Isle of Anglesey County Council	14	14/3b	Point 3.84 and 3.85 – Confirmation required that you want to consult us on site allocations etc.	<p>Note the Comment The Highways Service of both Councils have an important part to play in selecting designations for the plan and will be involved in site selection as they were during the original LDP process.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Ifan Hughes	14	14/3c	Point 3.125 – We consider that the SPG on parking needs to be reviewed to create a joint one.	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment in terms of creating a new SPG will be taken into account when revising the evidence base.</p>

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				<p>Recommendation No changes to the Review Report in light of this comment</p>
Richard Evans-Snarr, Welsh Government	15	15/1	Welsh Government Highway Development Control department would welcome inclusion in any discussions that may lead to a review of the LPA SPG on Parking Standards.	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment in terms of creating a new SPG will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p>Page 42</p> <p>Peter Nicholas Horsley, Mineral Product Association Cymru / Wales</p>	18	18/3	<p>Revised strategic policies on renewable technology may need to consider CCUS within the Local Plan review. We welcome reference to the Regional Technical Statement, 2nd Review. We emphasise how important it is to reflect that the figures used in the RTS have a baseline of 2016 and may need to be reviewed to ensure both the amount of mineral worked since 2016 and the revised aspirations of the plan, particularly if the revised LDP are taken in to consideration. This may have an impact upon demand, the need for additional reserves and upon the safeguarding of mineral resources. It is important that the plan is supported by a robust evidence base, including, annual reports from the North Wales RAWP. Without these policy development will be in a vacuum.</p> <p>The report makes reference to a Sub-Regional Statement of collaboration. We are not aware that such a document has been prepared. This would need to be considered by the RAWP. Minerals provision needs to be reflected in the table in Section 4.3 of the Review Report</p>	<p>Note the comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and minerals policies and the issues raised in the comment will be considered when revising the evidence base. The evidence base will be informed with the most up to date information available at the time.</p> <p>In terms of the comment regarding the Sub-Regional statement, the Review Report in paragraph 3.118 stipulates the requirement for Local Mineral Authorities to collaborate. Further consideration is being given to the requirement of a Sub-Regional Statement of collaboration.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Sion Wyn Evans, Caernarfon Royal Town Council	19	19/3a	The importance of protecting the Welsh language, particularly in terms of major developments, should be emphasised.	<p>Note the Comment The Welsh language is addressed in paragraphs 3.9 to 3.12 of the report. In accordance with the Planning (Wales) Act 2015 LPAs have a duty when making a decision on a planning application to have regard to the Welsh language. This is further supported by</p>

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				<p>paragraph 3.25 of PPW (11th ed, Feb 2021) and in Technical Advice Note 20: Planning and the Welsh language (2017). Further consideration of these issues will be given as the process of preparing the replacement Plan progresses.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Sion Wyn Evans, Caernarfon Royal Town Council	19	19/3b	3.17 - 3.20 - Open Spaces In terms of the Fields in Trust standard of 2.4 hectares of recreational open space per 1000 population to meet the objective of increasing opportunities for people to participate in active and healthy communities – the Council agrees that the creation of open spaces is important.	<p>Note the Comment</p>
Sion Wyn Evans, Caernarfon Royal Town Council	19	19/3c	<p>3.21 - 3.23 - Information and Communication Technology</p> <p>The Council considers it essential to ensure that the infrastructure is in place for any proposed development.</p>	<p>Note the Comment Infrastructure is addressed in paragraphs 3.13 to 3.16. Further consideration of these issues will be given as the process of preparing the Replacement Plan progresses.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Sion Wyn Evans, Caernarfon Royal Town Council	19	19/3ch	<p>3.27 - 3.32 - Sustainable Development and Climate Change</p> <p>The Council believes that any development should be sustainable and take account of any adverse impact on climate change</p>	<p>Note the Comment Sustainable development is central to National, regional and local policy.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Sion Wyn Evans, Caernarfon Royal Town Council	19	19/3d	3.63 - 3.71 - The Visitor Economy - "The tourism policies in the plan seek to support the development of the tourism industry throughout the year, while ensuring an appropriate balance between economic, community considerations and ensuring that the natural, built and historic environment is protected." - Agree with this comment (3.63). Caernarfon is a World Heritage Site, and	<p>Note the Comment</p>

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			there is a need to be positive in terms of tourism, recognising that some risks also exist.	
Sion Wyn Evans, Caernarfon Royal Town Council	19	19/3dd	3.82 - 3.85 - Location of Housing - The Council considers that with any new housing development, and determining the location of the development, it should be ensured that the infrastructure is in place in advance. In recent years new housing estates have been built in Caernarfon and the schools are full. Before building such housing estates, it should be ensured that there is sufficient space in the schools for the children, and also to consider the demographics of the area.	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Page 44 Mr & Mrs Parry c/o Claremont Planning	20	20/3	It is considered that Part 3 of the Review Report appropriately identifies the issues to be reviewed when preparing the Replacement Plan. Claremont Planning however raise concern as to the Council's proposals regarding housing scale and growth set out within Section 6.4 of the Review Report. Whilst supportive of the need to ensure that the Replacement Plan is informed by an up-to-date assessment of housing need, however, the Council's assertion that the current growth figures are not appropriate in light of the Council's continued under-delivery of housing cannot be supported. The Council should instead afford a more detailed review to their spatial strategy and site selection process to ensure that those sites allocated are viable, and deliverable, within the timescales identified. If settlements which have already received their apportioned levels of growth are the most sustainable locations for development, then the further provision of growth at these settlements should be supported by the Council. The Review Report also establishes that it will be necessary for the Replacement Plan to consider the suitability of housing allocations. It is imperative to ensure that housing allocations are deliverable and site capacities informed by detailed technical assessments which accurately account for site constraints.	<p>Comment Partly Accepted It is acknowledged that the second sentence within paragraph 3.80 of the Draft Review report could be interpreted that a review of the housing figure is required due to the plan not delivering the expected level of growth. The Housing Growth section of Planning Policy Wales (PPW) (paragraphs 4.2.3 to 4.2.9) outline the matters that need to be considered in relation to the growth level included within a development plan. The remaining parts of paragraph 3.80 address these matters however for completeness reference to PPW is included within the paragraph.</p> <p>A call for sites as part of the process of preparing the Replacement Plan will be a undertaken and the suitability of any sites will be assessed under this process.</p> <p>Recommendation In light of this it is recommended that the second sentence within paragraph 3.80 is deleted as shown below:</p> <p>3.80 The annual development level has not met the corresponding figure in the housing trajectory in any year since the Plan was adopted and has only met the average development figure once (in 2018/19). It is therefore considered that the growth figure needs to be re-looked at to consider its suitability and also review</p>

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			<p>In light of the above, the land opposite Tywyn Hospital is considered to be a highly suitable site for allocation for residential development through the Replacement Plan.</p>	<p>the method of establishing this figure. Consideration should be given to whether the rationale and the different elements involved in the establishment of the growth figure remain suitable and also assess if there are new aspects that also need to be considered. It is important to undertake this work in the context of the requirements of the Development Plan Manual (Edition 3, March 2020) and PPW (Ed 11 Feb 2021), in terms of considering matters such as, for example, the latest population and household projections, past development rates, migration patterns and considerations in relation to the Welsh language. It will also be important to consider the influence of the Strategic Development Plan for the North Wales region as a hub in Future Wales.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 45</p> <p>Gareth Thomas, Natural Resources Wales (NRW)</p>	24	24/3a	<p>We note within paragraph 3.30 of the draft Review Report that “the emerging revised TAN 15 will need to be considered as part of the Plan process”. We agree with this statement but would also advise that an updated/replacement Strategic Flood Consequences Assessment (SFCA) will be required, or clear justification should be provided as to why an updated/replacement SFCA is not required. We refer you to the Minister for Climate Change’s letter dated 23 November 2021, which states that the SFCA should “be informed by the Flood Map for Planning”. We also refer you to the letter from Welsh Government’s Chief Planner (dated 15 December 2021) which states: “When plans are reviewed, the flood risk considerations that feed into the settlement strategy and site allocations must be in accordance with the new TAN 15 and the Flood Map for Planning. The SFCA will be the principal source of evidence to inform those elements of the plan and locally specific flood risk policies”.</p>	<p>Note the Comment Updated strategic flood consequences assessments will have to be prepared as part of the replacement plan’s evidence base. The evidence will be based on the relevant national planning policy guidance at the time of writing the evidence.</p> <p>The adoption date of the revised TAN 15 has been delayed until the middle of 2023. This change in timescale for adoption will be taken into consideration.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gareth Thomas,	24	24/3b	Section 3.3-3.41 discusses renewable energy, although Morlais and other offshore renewable energy schemes lie	Note the Comment

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Natural Resources Wales (NRW)			outside of the JLDP, the infrastructure that connects to the grid is of relevance and included in planning considerations and should potentially be mentioned here.	<p>Paragraph 3.33 does refer to Other Renewable and Low Carbon Energy Technology. Further consideration of renewable energy technologies will be given to the matter during the plan preparation process.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 46</p> Gareth Thomas, Natural Resources Wales (NRW)	24	24/3c	<p>Section 3.42 – 3.46 – Managing Coastal Change – we welcome the recognition of the role of Shoreline Management Plans in this section to support sustainable coastal management decisions, particularly recognising the need for coastal change management areas. Section 3.46 notes that since the adoption of the JLDP there has been no review of the Shoreline Management Plan in the plan period. We recommend the Shoreline Management Plan Refresh project is mentioned here and check whether any significant observations were made during this review</p>	<p>Comment Accepted Include reference to the recent Shoreline Management Plan (SMP2) health check in the report.</p> <p>Recommendation Include the changes to paragraph 3.46 as shown below:</p> <p>No review of the Shoreline Management Plan (SMP) 2 has taken place in the period since the adoption of the <u>JLDP but a refresh project and health check is currently being undertaken. Any changes to the SMP following the refresh project will be an important part of the Replacement Plan’s evidence base to inform any future policies.</u> and the guidance contained in that document which influenced the current JLDP is therefore still of relevance. However, as noted above, there is now a greater emphasis on Local Authorities to be incorporating and acting on the guidance contained in the Shoreline Management Plan, it will therefore be appropriate to ensure that the relevant Policy contained in the JLDP (Policy ARNA 1: Coastal Change Management Area) is aligned with the National Planning Policy guidance.</p>
Alwyn Gruffydd	26	26/3	The Welsh language should be insisted on as a planning condition. That is to allow development if it can be ensured by condition. It happens in other countries then why the same regime could not be adopted here.	<p>Note the Comment The Welsh language is addressed in paragraphs 3.9 to 3.12 of the report. In accordance with the Planning (Wales) Act 2015 LPAs have a duty when making a decision on a planning application to have regard to the Welsh language. This is further supported by paragraph 3.25 of PPW (11th ed, Feb 2021) and in Technical Advice Note 20: Planning and the Welsh language (2017). However it is not the purpose of the Replacement Plan to detail any specific planning conditions.</p>

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				<p>Determining planning applications on linguistic ability goes beyond the capability of the planning system as set out in paragraph 2.6.4 of TAN20: "LDP policies must not seek to introduce any element of discrimination between individuals on the basis of their linguistic ability. Planning policies must not seek to control housing occupancy on linguistic grounds".</p> <p>A Welsh Language Impact Statement will be undertaken to assess the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Page 47 Eva Stevens	31	31/3	Tywyn's position and investment %.	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment regarding the status of Tywyn will be taken into account when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Nina Bentley	34	34/3	We need environmental impact to be the focus, the central reasoning of all policy and all developments, and we need more group accountability within and outside of planning	<p>Note the Comment The importance of the environment runs through the Review Report. Both national and local policy states that environmental protection is necessary in dealing with any planning application. Further consideration of these issues will be given as the process of preparing the Replacement Plan progresses.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Noel Davey, Council for the Protection of	35	35/3a	Cumulative impact - Planning decisions are required to be made on the merit of individual applications in isolation and do not usually consider the cumulative impact of permissions for successive developments of similar type, even though precedent is widely cited in support in	<p>Note the Comment Agree that cumulative impact of any development is an important issue. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment in terms</p>

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Rural Wales (CPRW)			evidence in both applications and appeals. An adverse impact, notably on the landscape, only comes to be realised too late to prevent the cumulative damage. This has been acknowledged to some extent in guidance for caravan sites (TWR3/5) and renewable energy (ADN1/2) and through landscape sensitivity and capacity studies. Consideration of potential cumulative impacts should be a more general requirement for all relevant developments, including, for example, house rebuilds. It might be incorporated in the generalised sustainable development policies (eg PCYFF 3) as well as in more specific policies.	<p>of the cumulative impacts of developments will be taken into account when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Noel Davey, Council for the Protection of Rural Wales (CPRW)	35	35/3b	Sustainable Development Policies - The overarching policies requiring consistency with the principles of sustainable development (especially PCYFF 2,3,4) apply to most planning developments. These have an inevitable degree of vagueness and subjectivity. They replace the larger number of more prescriptive policies applied in previous LDPs to specific types of development. They seem to us to be introducing an element of arbitrariness in some decisions in areas where a more prescriptive policy would leave both applicants and the planning office in a clearer position. (Ref: Draft Review 3.31-3.32)	<p>Note the Comment Although it is not the purpose of the Review Report to detail any specific changes to the Plan, as part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be taken into account when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Noel Davey, Council for the Protection of Rural Wales (CPRW)	35	35/3c	Control of scale of house (especially second home) rebuilds both within and outside settlement development boundaries – TAI 5 restricts new housing in specific local, rural and coastal villages to local/affordable need and in terms of maximum size. TAI 6 restricts new houses in rural clusters to affordable need and appropriate size. TAI 13 specifies (#7) that replacement dwellings (rebuilds) outside development boundaries should be of similar scale, size and footprint to the original dwelling. AT 3 requires that developments of significant non-designated heritage assets are treated appropriately. These policies do not provide adequate control of the appropriate scale, height, massing, design, etc of: *Replacement houses within development boundaries *Extensions to houses both within and outside	<p>Note the Comment Although it is not the purpose of the Review Report to detail and specific changes to the Plan, as part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised regarding the scale of housing in the plan area will be taken into account when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
			development boundaries. Inappropriate developments with adverse visual impact are being permitted in the judgement of many, especially in the case of holiday home rebuilds and extensions because there are not sufficiently robust, explicit and consistent policies applying. There is a perceived inequity between the strict size limits applied to affordable/local newbuilds and the frequent disregard of appropriate limits on open market house rebuilds and extensions. (Ref Draft Review: 3.86-3.88, 3.94, 3.113)	
Noel Davey, Council for the Protection of Rural Wales (CPRW)	35	35/3ch	Caravan site policies, monitoring and enforcement - Touring caravan sites widely operate as seasonal 'static' sites, ignoring the requirement in TWR 5 that tourers should be removed from the site when not in use (and not just in winter) and have limited physical connection with the ground. The meaning and intention of the policy should be clearer. The JLDP is doing little to discourage a trend for touring caravans to morph into static units. The present capacity of the Gwynedd planning service appears to be insufficient to monitor caravan sites and enforce policies effectively. It is questionable whether alternative accommodation/glamping unit sites can be treated adequately under the same policies as caravan sites. (Ref: Draft Review 3.69)	<p>Note the Comment However policy TWR 5 is not relevant to existing caravan sites that have had planning permission under a previous policy.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Noel Davey, Council for the Protection of Rural Wales (CPRW)	35	35/3d	Effective control of second/holiday homes - The spread of second and holiday homes is clearly out of control in some coastal/holiday hotspots. We share these concerns. Present policies are clearly not working. A need for review is acknowledged. It will need to be in the context of other Council and Welsh Government consultation and action. (Ref: Draft Review 2.92-2.94, 3.86-3.87).	<p>Note the Comment The control of second homes and holiday lets in an important issue. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be taken into account when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Shaun Denny	36	36/3	The reference to the Regional Technical Statement, 2nd Review is noted and welcomed. The figures used in the RTS have a baseline of 2016 and may need to be reviewed to ensure both the amount of mineral worked since 2016	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and minerals policies and the issues raised in the comment will be</p>

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			<p>and any revised aspirations of the plan as these may in turn impact on demand for construction materials. This may have a consequential impact on the need for additional mineral reserves and upon the safeguarding of mineral resources. The Plan needs to be supported by a robust evidence base, including, annual reports from the NWRRAWP.</p> <p>The report makes reference to a Sub-Regional Statement of collaboration. The Company is not aware that such a document has been prepared. This would need to be considered by the RAWP and should also be publicly available if it is to form part of the evidence base for emerging policy.</p>	<p>taken into account when revising the evidence base. The evidence base will be informed with the most up to date information available at the time.</p> <p>In terms of the comment regarding the Sub-Regional statement, the Review Report in paragraph 3.118 stipulates the requirement for Local Mineral Authorities to collaborate. Further consideration is being given to the requirement of a Sub-Regional Statement of collaboration.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p>Page 50 Rhys Tudur, Nefyn Town Council</p>	39	39/3a	<p>(i) Review the effectiveness of Strategic Policy 1 and adapt it until there is a strategy to prevent falls in speakers per ward. Need to review how well countywide policies promote the language to ensure that all developments are positive to the local language and culture and that all developments that are harmful to the language and culture can be rejected.</p>	<p>Note the Comment Although it is not the purpose of the Review Report to detail and specific changes to the Plan, as part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised regarding the effectiveness of Policy PS 1 will be taken into account when revising the Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Rhys Tudur, Nefyn Town Council	39	39/3b	<p>(ii) The failure of the strategy of strengthening wards with 70% of Welsh speakers needs to be reviewed.</p>	<p>Note the Comment The preparation of the Revised Plan will include a re-assessment of the current evidence base which will include the results of the 2021 Census. This means that changes in % of Welsh speakers within Wards can be considered and therefore if the Plan's policies have contributed to creating more communities with a percentage above 70% of Welsh speakers in line with the strategic objective of the Plan. There will be a need to re-visit the objectives and vision, strategy and policies of the Plan and the issues raised will be taken to account when revising the Plan.</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
				<p>Recommendation No changes to the Review Report in light of this comment</p>
Rhys Tudur, Nefyn Town Council	39	39/3c	(iii) Need to review the handling and over-tourism and have specific policies for them.	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be taken into account when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Page 51 Rhys Tudur, Nefyn Town Council	39	39/3ch	(iv) The effectiveness of language reports needs to be reviewed with an assessment of their accuracy to date.	<p>Note the Comment The process of preparing the Revised Plan will provide an opportunity to assess the whole evidence base on linguistic issues including linguistic assessments and statements.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Rhys Tudur, Nefyn Town Council	39	39/3d	(v) Policy TAI 5 needs to be reviewed to make it more effective with a view to protecting Welsh Communities.	<p>Note the Comment As part of the process of preparing the Replacement Plan the evidence base, which underpins the Plan, will be updated. This will include re-visiting Local Market Housing Areas, therefore the issue raised in this comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Rhys Tudur, Nefyn Town Council	39	39/3dd	(vi) A strategy is needed to ensure that new developments are in the hands of local people so that each one has a 'principal primary residence' condition.	<p>Note the Comment As part of the preparation of the Revised Plan the evidence base, which underpins the Plan, will need to be updated. Consideration will have to be given to how units to greet local needs will be limited to this purpose.</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
				<p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/3a	<p>Extending Housing Policy 5 throughout Gwynedd Designate the whole of Gwynedd as a " linguistic sensitive area " The right to reject any development that will be new to the Welsh Language</p>	<p>Note the Comment As part of the process of preparing the Replacement Plan the evidence base, which underpins the Plan, will be updated. This will include re-visiting Local Market Housing Areas, therefore the issue raised in this comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/3b	<p>Adoption of Snowdonia National Park Policy 7 for the protection of traditional houses and buildings in the AONB. Limit horizontal size to dwelling extensions so that it reflects the requirements of the numbers living in the property. Permission should not be granted for an extension to second / holiday homes</p>	<p>Note the Comment It is not the purpose of the Review Report to detail any specific changes that will be made to the Plan. Consideration will be given to the issue raised as part of the preparation of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/3c	<p>Expanding the size of affordable housing so that it is better suited to meeting modern life needs Provide more plots for the Self Build Wales Scheme and solve the problem in relation to section 106 agreements in the context that the Bank of Wales is unable to fund Self Build Construction on the developments that have a 106 agreement</p>	<p>Note the Comment It is not the purpose of the Review Report to detail any specific changes that will be made to the Plan. Consideration will be given to the issue raised as part of the preparation of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/3ch	<p>Adding the right to convert outbuildings into houses with section 106 . This exists in England under the Permitted Development Rights and the Localism Act</p>	<p>Note the Comment It is not the purpose of the Review Report to detail any specific changes that will be made to the Plan. Consideration will be given to the issue raised as part of the preparation of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
Wendy Jakeman	44	44/3	Yes, education and training, skills, crafts and culture. More social opportunities that don't involve alcohol. More opportunities for live music.	<p>Note the Comment It is not the purpose of the Review Report to detail any specific changes that will be made to the Plan. Consideration will be given to the issue raised as part of the preparation of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Dafydd Ioan Hughes	46	46/3	Paragraph 3.8 refers to cultural values it should be clearly stated what Gwynedd Council's definition of the 'cultural values' of the Welsh communities of the area is, and how those cultural values are to be protected	<p>Note the Comment It is not the purpose of the Review Report to detail any specific changes that will be made to the Plan. Consideration will be given to the issue raised as part of the preparation of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3a	Tourism should be recognised positively within the vision and strategic objectives in replacement plan due to its significant contribution to the local economy and national planning policy support for the tourism industry. PPW provides support for the tourism industry within the Well-being goals, established holiday parks in Gwynedd and Anglesey provide significant employment opportunities for local people, which in turn allows local people to live locally and for the Welsh Language to be a key part of day to day life. PPW also recognises that there is a need to diversify the rural economy, ensuring that it is resilient to change and fit for the future, Building Better Places (July 2020), which sits alongside PPW, also highlights the value placed by the Welsh Government on the tourism industry and the need to support its recovery following the Covid-19 pandemic	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3b	The aspiration for Anglesey and Gwynedd to be places where people choose to visit should be carried forward within the Replacement LDP vision in order to reflect the	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
			trend of domestic holidays and to align with national policy.	<p>re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3c	In line with national policy, the aims of diversifying the rural economy, building on opportunities, creating employment and managing the area as a tourist destination that meets current needs and provides benefits throughout the year should be continued within the strategic objectives of the Replacement LDP.	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3ch	The emerging LDP should identify climate change as a critical challenge and support sustainable progress, whilst also providing an appropriate framework to enable development that will deliver the Councils' emerging vision and objectives. In particular, this framework should include policies that support opportunities for sustainable development including those related to domestic tourism in the UK. An attractive Welsh tourism sector will be essential to encourage domestic holidays. To achieve this, the LDP must encourage investment by a variety of companies	<p>Note the Comment Climate change is addressed in paragraphs 2.59 - 2.62 of the report. Further consideration of these issues will be given as the process of preparing the Replacement Plan progresses.</p> <p>Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3d	The emerging LDP should provide opportunities to deliver renewable energy infrastructure in appropriate places. Any future policy on renewable energy generation should provide adequate amenity protection for sensitive uses, including visitor accommodation and static caravans, against unacceptable adverse impacts of renewable energy	<p>Note the Comment The issues referred to the representor have been addressed in specific parts of the Review Report.</p> <p>- Renewable energy, para 3.33 - 3.41</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
			generation, which may have unintended consequences for the visitor economy.	<p>- Tourism, para 3.63 - 3.71</p> <p>Further consideration of these issues will be given as the process of preparing the Replacement Plan progresses.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3dd	Agree that increasing trend for domestic holidays as a result of the covid pandemic and brexit, . Even with the easing of restrictions in the coming year(s), the drivers for increased “staycations” are not likely to wane. Authorities in Wales will be reviewing how they attract important visitor spending to support their economies. This includes supporting businesses to deliver and sustain high quality tourism facilities. Failing to provide a positive policy framework will result in companies investing elsewhere and in turn tourists choosing alternative destinations.	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3e	The emerging LDP should maximise the opportunities provided by the tourism industry to benefit the local economy, including support for a net increase in units and changes to pitch types. The current restrictive policy does not allow for well-conceived development within areas of landscape sensitivity (SLA and AONB). Whilst the beautiful surroundings of Gwynedd and Anglesey are one of the key draws for visitors, this should not mean that any landscape designations must result in a blanket ban of additional units. There will undoubtedly be examples of where such development could take place without any unacceptable adverse impacts upon those designations, particularly where there are opportunities for mitigation and enhancement strategies to improve existing site context. The current policy approach does appear to be stifling opportunity for sustainable high quality development. Instead, policy should be framed in a way that can bring wider benefits to Gwynedd and Anglesey. A positive approach should also be applied to sites outside of the	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
			<p>landscape sensitive areas. The policy in the new LDP should not impose a blanket restriction or limitation on unit numbers. Rather the policy framework should set out the criteria that need to be considered when proposing and determining planning applications for development at holiday parks. There may be site constraints that do result in only a limited increase in unit numbers but this should be a result of proper site assessment and not a starting point.</p>	
Park Leisure Ltd, c/o Litchfields Page 56	23	23/3f	<p>The Councils' concerns regarding the purchase of dwellings for second homes / holiday lets has the potential to be tempered by the provision of more accommodation on holiday parks. There is significant demand for owners to purchase caravans for holiday use at all of Haven's parks, and where Haven cannot deliver spaces or they buy dwellings to meet the need for a weekend bolthole. There are opportunities in the emerging LDP to consider these issues together and to reach positive solutions.</p>	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be taken into account when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3ff	<p>Updating the evidence base for tourist accommodation provision will need to be a key part of the emerging LDP. The scope of the review set out in para 4.3 is too narrowly focussed on the negatives of the tourist industry, rather than recognising its importance and identifying ways in which holiday operators can help the Councils achieve wider objectives of the LDP</p>	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be taken into account when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3g	<p>The Draft Review Report acknowledges the evolving demand for alternative accommodation within holiday parks at paragraph 3.69. We endorse this point and note that it is important that holiday parks are able to meet the demand for a range of higher quality accommodation and facilities. However, this should not be restricted to alternative forms of accommodation, and the</p>	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
			enhancement of existing types of accommodation on holiday parks including static caravans and lodges should also be supported by the emerging policy framework.	<p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3ng	The Report states at paragraph 3.63 that the tourism policies in the adopted LDP seek to support the development of an all-year round tourism industry. We endorse this position and consider that this support should be carried forward in the Replacement LDP.	<p>Note the Comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3h	The emerging LDP should provide flexibility as to how developers can achieve biodiversity net gain by including options for onsite or offsite provision of habitat and a mechanism for applicants to make a financial contribution to a local authority strategic programme. This approach, would allow for the coordinated creation of habitat in appropriate locations, which could bring greater cumulative benefits than the fragmented alternative.	<p>Note the Comment It is not the intention of the Review Report to detail any specific changes that will be made to the Plan. Consideration will be given to the issue raised as part of the preparation of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3i	Paragraph 3.70 states that the Landscape Sensitivity and Capacity Study (2014) may need to be reviewed to inform the policies in the new plan. In doing so, the Study, whilst providing helpful baseline information for consideration of the issues, can only ever be a starting point in the determination of an application. Such studies cannot look at every single site and without scrutiny cannot become a de facto designations/constraints plan. It will be vital that the Study is consulted upon – particularly if it is to be used as part of the decision-making process for planning applications	<p>Note the Comment As part of the process of preparing the Replacement Plan the evidence base, which underpins the Plan, will be updated. This will include re-visiting the Landscape and Sensitivity and Capacity Study therefore it would be premature to detail any specific changes to the plan's policies. The issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3j	A pragmatic approach should be taken when assessing landscapes and impacts. It is important to consider sites on a case-by-case basis within the broader context of the Landscape Character Areas. This is particularly important owing to the extent and scale of each Landscape Character Area as well as the variations in landscape character and site-specific characteristics within these areas. Furthermore, where development already has an effect, then further development should be analysed in terms of	<p>Note the Comment As part of the process of preparing the Replacement Plan the evidence base, which underpins the Plan, will be updated. This will include re-visiting Landscape Character Areas, therefore the issue raised in this comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
			its net effect (rather than looked at in isolation) and this weighed against other benefits, such as sustainability. This approach can apply to various forms of development, not just tourism.	
Park Leisure Ltd, c/o Litchfields	23	23/31	Provision should be made within emerging policy for sensitively designed tourist accommodation development in or in the setting of protected landscape areas to respond to the opportunities presented by the tourism industry to boost the local economy. Sustainable, well designed development within the boundary of established parks is currently being stifled by the blanket ban on net increase in units in the SLA and AONB. Having a more flexible policy in relation to development in protected areas would allow for each proposal to be assessed on its merits and could facilitate development that is highly beneficial for the local area and its economy.	<p>Note the Comment As part of the process of preparing the Replacement Plan the evidence base, which underpins the Plan, will be updated. This will include re-visiting the Landscape and Sensitivity and Capacity Study therefore it would be premature to detail any specific changes to the plan's policies. The issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Bourne Leisure, c/o Litchfields	47	47/3a	Tourism should be recognised positively within the vision and strategic objectives in replacement plan due to its significant contribution to the local economy and national planning policy support for the tourism industry. PPW provides support for the tourism industry within the Well-being goals, established holiday parks in Gwynedd and Anglesey provide significant employment opportunities for local people, which in turn allows local people to live locally and for the Welsh Language to be a key part of day to day life. PPW also recognises that there is a need to diversify the rural economy, ensuring that it is resilient to change and fit for the future, Building Better Places (July 2020), which sits alongside PPW, also highlights the value placed by the Welsh Government on the tourism industry and the need to support its recovery following the Covid-19 pandemic	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Bourne Leisure, c/o Litchfields	47	47/3b	The aspiration for Anglesey and Gwynedd to be places where people choose to visit should be carried forward within the Replacement LDP vision in order to reflect the	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
			trend of domestic holidays and to align with national policy.	<p>re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Bourne Leisure, c/o Litchfileds	47	47/3c	In line with national policy, the aims of diversifying the rural economy, building on opportunities, creating employment and managing the area as a tourist destination that meets current needs and provides benefits throughout the year should be continued within the strategic objectives of the Replacement LDP.	<p>Note the Comment</p>
Page 59 Bourne Leisure, c/o Litchfileds	47	47/3ch	The emerging LDP should identify climate change as a critical challenge and support sustainable progress, whilst also providing an appropriate framework to enable development that will deliver the Councils' emerging vision and objectives. In particular, this framework should include policies that support opportunities for sustainable development including those related to domestic tourism in the UK. An attractive Welsh tourism sector will be essential to encourage domestic holidays. To achieve this, the LDP must encourage investment by a variety of companies	<p>Note the Comment Climate change is addressed in paragraphs 2.59 - 2.62 of the report. Further consideration of these issues will be given as the process of preparing the Replacement Plan progresses.</p> <p>Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Bourne Leisure, c/o Litchfileds	47	47/3d	The emerging LDP should provide opportunities to deliver renewable energy infrastructure in appropriate places. Any future policy on renewable energy generation should provide adequate amenity protection for sensitive uses, including visitor accommodation and static caravans, against unacceptable adverse impacts of renewable energy generation, which may have unintended consequences for the visitor economy.	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
Bourne Leisure, c/o Litchfileds	47	47/3dd	<p>Agree that increasing trend for domestic holidays as a result of the covid pandemic and brexit, . Even with the easing of restrictions in the coming year(s), the drivers for increased “staycations” are not likely to wane. Authorities in Wales will be reviewing how they attract important visitor spending to support their economies. This includes supporting businesses to deliver and sustain high quality tourism facilities. Failing to provide a positive policy framework will result in companies investing elsewhere and in turn tourists choosing alternative destinations.</p>	<p>Note the Comment</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 60</p> <p>Bourne Leisure, c/o Litchfileds</p>	47	47/3e	<p>The emerging LDP should maximise the opportunities provided by the tourism industry to benefit the local economy, including support for a net increase in units and changes to pitch types. The current restrictive policy does not allow for well-conceived development within areas of landscape sensitivity (SLA and AONB). Whilst the beautiful surroundings of Gwynedd and Anglesey are one of the key draws for visitors, this should not mean that any landscape designations must result in a blanket ban of additional units. There will undoubtedly be examples of where such development could take place without any unacceptable adverse impacts upon those designations, particularly where there are opportunities for mitigation and enhancement strategies to improve existing site context. The current policy approach does appear to be stifling opportunity for sustainable high quality development. Instead, policy should be framed in a way that can bring wider benefits to Gwynedd and Anglesey. A positive approach should also be applied to sites outside of the landscape sensitive areas. The policy in the new LDP should not impose a blanket restriction or limitation on unit numbers. Rather the policy framework should set out the criteria that need to be considered when proposing and determining planning applications for development at holiday parks. There may be site constraints that do result in only a limited increase in unit numbers but this should</p>	<p>Note the Comment</p> <p>As part of the process of preparing the Replacement Plan the evidence base, which underpins the Plan, will be updated. This will include re-visiting the Landscape and Sensitivity and Capacity Study therefore it would be premature to detail any specific changes to the plan's policies. The issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation</p> <p>No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
			be a result of proper site assessment and not a starting point.	
Bourne Leisure, c/o Litchfileds	47	47/3f	The Councils' concerns regarding the purchase of dwellings for second homes / holiday lets has the potential to be tempered by the provision of more accommodation on holiday parks. There is significant demand for owners to purchase caravans for holiday use at all of Haven's parks, and where Haven cannot deliver spaces or they buy dwellings to meet the need for a weekend bolthole. There are opportunities in the emerging LDP to consider these issues together and to reach positive solutions.	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Page 61 Bourne Leisure, c/o Litchfileds	47	47/3ff	The Review Report notes that the emerging LDP will need to fulfil the new national policy requirement to be informed by the Shoreline Management Plan for the area. Whilst the emerging LDP will need to fulfil the PPW requirement, it should also provide opportunities for landowners to conduct their own flood defence works. These flood defences can provide vital protection for existing operations, which would otherwise not be able to continue. Hence, this provision will be important in supporting any Council objectives to support the rural economy. This approach would also take account of PPW paragraph 6.6.28.	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Private sea defences can be constructed provided they do not conflict with the SMP objectives for an area. In the draft new Technical Advice Note (TAN) 15: Development, flooding and coastal erosion such areas will not become part of the TAN 15 Defended Zones unless they are managed by Risk Management Authorities. A review of this position will be undertaken when the new TAN 15 is published.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Bourne Leisure, c/o Litchfileds	47	47/3g	Updating the evidence base for tourist accommodation provision will need to be a key part of the emerging LDP. The scope of the review set out in para 4.3 is too narrowly focussed on the negatives of the tourist industry, rather than recognising its importance and identifying ways in which holiday operators can help the Councils achieve wider objectives of the LDP	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
				<p>Recommendation No changes to the Review Report in light of this comment</p>
Bourne Leisure, c/o Litchfileds	47	47/3ng	The Draft Review Report acknowledges the evolving demand for alternative accommodation within holiday parks at paragraph 3.69. We endorse this point and note that it is important that holiday parks are able to meet the demand for a range of higher quality accommodation and facilities. However, this should not be restricted to alternative forms of accommodation, and the enhancement of existing types of accommodation on holiday parks including static caravans and lodges should also be supported by the emerging policy framework.	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Bourne Leisure, c/o Litchfileds	47	47/3h	The Report states at paragraph 3.63 that the tourism policies in the adopted LDP seek to support the development of an all-year round tourism industry. We endorse this position and consider that this support should be carried forward in the Replacement LDP.	<p>Note the Comment</p>
Bourne Leisure, c/o Litchfileds	47	47/3i	The emerging LDP should provide flexibility as to how developers can achieve biodiversity net gain by including options for onsite or offsite provision of habitat and a mechanism for applicants to make a financial contribution to a local authority strategic programme. This approach, , would allow for the coordinated creation of habitat in appropriate locations, which could bring greater cumulative benefits than the fragmented alternative.	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Bourne Leisure, c/o Litchfileds	47	47/3j	Paragraph 3.70 states that the Landscape Sensitivity and Capacity Study (2014) may need to be reviewed to inform the policies in the new plan. In doing so, the Study, whilst providing helpful baseline information for consideration of the issues, can only ever be a starting point in the determination of an application. Such studies cannot look at every single site and without scrutiny cannot become a de facto designations/constraints plan. It will be vital that the Study is consulted upon – particularly if it is to be used as part of the decision-making process for planning applications	<p>Note the Comment As part of the process of preparing the Replacement Plan the evidence base, which underpins the Plan, will be updated. This will include re-visiting the Landscape and Sensitivity and Capacity Study therefore it would be premature to detail any specific changes to the plan's policies. The issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
Bourne Leisure, c/o Litchfileds	47	47/3I	<p>A pragmatic approach should be taken when assessing landscapes and impacts. It is important to consider sites on a case-by-case basis within the broader context of the Landscape Character Areas. This is particularly important owing to the extent and scale of each Landscape Character Area as well as the variations in landscape character and site-specific characteristics within these areas.</p> <p>Furthermore, where development already has an effect, then further development should be analysed in terms of its net effect (rather than looked at in isolation) and this weighed against other benefits, such as sustainability. This approach can apply to various forms of development, not just tourism.</p>	<p>Note the Comment As part of the process of preparing the Replacement Plan the evidence base, which underpins the Plan, will be updated. This will include re-visiting Landscape Character Areas, therefore the issue raised in this comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Page 63 Bourne Leisure, c/o Litchfileds	47	47/3II	<p>Provision should be made within emerging policy for sensitively designed tourist accommodation development in or in the setting of protected landscape areas to respond to the opportunities presented by the tourism industry to boost the local economy. Sustainable, well designed development within the boundary of established parks is currently being stifled by the blanket ban on net increase in units in the SLA and AONB. Having a more flexible policy in relation to development in protected areas would allow for each proposal to be assessed on its merits and could facilitate development that is highly beneficial for the local area and its economy.</p>	<p>Note the Comment As part of the process of preparing the Replacement Plan the evidence base, which underpins the Plan, will be updated. This will include re-visiting the Landscape and Sensitivity and Capacity Study therefore it would be premature to detail any specific changes to the plan's policies. The issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Question 4 – Part 4 of the Review Report (page 47 to 49) sets out the type of evidence base that will need to be updated/prepared when reviewing the Plan? Is there any additional evidence base that needs to be considered?

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 64</p> <p>Dafydd Griffiths</p>	4	4/4	Evidence is required on the willingness and ability of Gwynedd and Mon residents to undertake more journeys by walking, cycling and using Public Transport.	<p>Accept the comment.</p> <p>Ensuring that development is located in places that are accessible to travel by a variety of sustainable modes of transport is a key objective of National Planning Policy together with the existing LDP.</p> <p>Although it is noted in this part of the document that the evidence base list that will need to be reviewed/re-visited is not definitive, it is considered appropriate to identify work related to sustainability and accessibility as one of the issues that will need further consideration.</p> <p>Recommendation Include the additional wording to paragraph 4.4 as shown below:</p> <p>4.4 It is emphasised that the above list is not definitive and the need/demand to amend the evidence base including new evidence base when appropriate may emerge as the preparation of the Revised Plan progresses. <u>e.g. gathering further information on the accessibility and sustainability of settlements and gaining a better understanding of the links between settlements.</u></p>
John Griffiths	5	5/4	All developments should be assessed thoroughly against the Future Generations Act. There is too often, a light scrutiny of this. If something is going to be bad for the planet or for our grandchildren, then it should be disallowed	<p>Note the comment</p> <p>During the preparation of the Replacement LDP, Councils will be required to demonstrate that the Plan complies with the objectives of the act.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Malcolm Brymer	6	6/4	Retail demand studies to consider providing more numbers of "local" shopping opportunities to respond to the changes in "work from home" that seems to be a	<p>Note the comment.</p> <p>This section of the report identifies the need to prepare a retail study and to undertake further evidence gathering on housing</p>

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			<p>permanent change and therefore to reduce traffic movement.</p> <p>Housing need studies to assess to shortfall. Housing study needs to make assumptions following the change to Work from Home.</p> <p>Housing completions data to assess the need for new allocations and to re-assess more local small-scale need to again reflect the new Work from Home environment.</p>	<p>need and growth. This part of the report is not intended to detail an exact methodology that will be used to undertake the study. It is recognised that the issues raised in the response are those that will require due attention during the evidence base gathering process.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p>Page 65</p> <p>Councillor Robert Llewelyn Jones</p>	8	8/4	<p>Certainly- the evidence on global warming and the effects on our Islands yes Islands - I recall some years ago when I tried to convince the old Borough Council to agree to the name THE ISLES OF ANGLESEY- this as we are not one island with Ynys Cybi being the largest economic island and many other smaller islands around the main Ynys MON. Since then much of the island has been sacrificed to developers and on and on it goes. A small development in Benllech brought howls of complaints by the local Councillors and yet not a word from Ynys Mon Councillors when hundreds of houses are passed to be built on Ynys Cybi. Enough is enough - please let this beautiful island have some conservation support and not just be the fall guy for any get rich quick housing developments.</p>	<p>Note the comment.</p> <p>The climate change crisis is one of the Councils' priorities, with a statement to that effect made by both Councils. It is noted that climate change impacts have been addressed in paragraphs 2.59 to 2.62 noting the need to weave the objectives highlighted in the Climate Change Action Plans into the Revised Plan to ensure that the Plan is a facilitator in achieving those objectives.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p>Councillor Mike Stevens</p>	12	12/4	<p>The original 2010 and 2017 review was grossly unfair against Tywyn designating it as a local service centre. The scoring matrix designating which settlement would be classed as urban centres contained many errors underscoring Tywyn which is a very strategic to the Dysynni Valley. Tywyn is the mother town of the area with 6 large villages, Aberdyfi, Brynchrug, Llanegryn, 22 {D 2017} 2017 开 2017 2017 P review and possible changes PAGEREF_Toc83809842\h2 5 au Ffestiniog</p>	<p>Note the comment.</p> <p>This section of the report identifies the need to re-visit the Settlement Strategy. Further consideration will in turn be given to the methodology used to identify the settlement strategy including consideration of the role of those settlements in serving the wider neighbouring communities.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
Page 66			<p>is always sited as being the largest town but that is because Ffestiniog is always counted in with it. Dolgellau and Bala are much smaller settlements than Tywyn but are given far more focus and investment.</p> <p>The evidence gathered by the Planning Policy Unit for the 2017 review was very poorly conducted. When I asked a planning officer when did they visited Tywyn to gather their evidence he said they got it from Google and various web sites. That is an appalling shoddy way of making vital decisions that effect and determine the futures of children a young people in the south of the county.</p> <p>A thorough detailed review must now be undertaken. The designated "urban" centres receive considerably more investment than local service centres. Why is there no settlement south of Porthmadog designated an "Urban" centre? Tywyn must now be designated an "Urban" centre.</p>	
Councillor Aled Evans	16	16/4	<p>Welsh Language and Culture - The GWYNEDD HOUSING RESEARCH REPORT - Emyr Edwards presented at a Gwynedd Council briefing meeting 12/12/21 needs to be considered. Although the research is some years old it really needs to be updated using alternative methods if possible.</p>	<p>Note the comment</p> <p>The review of the JLDP will certainly consider any link between housing provision and impact on the Welsh Language. In reviewing the Plan we will consider the performance of existing housing policies and strategy since the Plan was adopted. In this respect the review will consider documents that have been prepared and relevant research that has been undertaken. There will also be full consultation with other Anglesey and Gwynedd Council departments, such as the Research Unit, along with relevant external stakeholders.</p> <p>Recommendation</p> <p>No changes to the Review Report in light of this comment</p>
Peter Nicholas	18	18/4	<p>The Councils are members of the North Wales Regional Aggregates Working Party (NWRAP). It is imperative</p>	<p>Note the comment</p>

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Horsley, Mineral Product Association Cymru/Wales			<p>that the evidence base is supported by the RAWP annual reports, both historic and current. Unfortunately, despite many requests to the NWRAP and Welsh Government, these reports remain unpublished. In the absence of such documents, it is difficult to see how any replacement plan could be considered sound.</p> <p>We urge the Councils to press the RAWP Secretary and WG to ensure the evidence is made available and this is done so prior to the RDLP being published for comment.</p>	<p>Every effort will be made to ensure that the Report is published, to ensure that it gives the most accurate and up-to-date picture of the situation in moving forward with the process of preparing the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Sion Wyn Evans, Caernarfon Royal Town Council	19	19/4	<p>The Council considers that clarity is required in terms of allocating land for development or not.</p> <p>There was a need to look at the benefits, and positive aspects, of tourism.</p> <p>Consideration should be given to the impact of the new bypass on the prosperity of Caernarfon town centre, looking at the opportunities and risks.</p> <p>There were no vacant units to be filled at Cibyn Industrial Estate in Caernarfon, and this should be taken into account.</p>	<p>Note the comment.</p> <p>As noted in the report it is intended that further research will be undertaken in relation to issues relating to tourism, housing land allocations and employment sites as part of the preparation of the Replacement Plan. All of these documents will be available for inspection in the public domain as part of a library of documents that will be prepared to support the Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gareth James	21	21/4	<p>In Paragraph 4.8, when referring to the Well-being Act and noting that 'the JLDP was considered compatible with the well-being objectives' without reference to independent robust evidence was a presumption. The requirements of the Well-being Act are of course very challenging while at the same time an opportunity to maximise the value of Plans, strategies and policies to residents. You are required to consider the impact of the Plan more than its outcome. This includes in the case of Well-being Objective 4 - Protecting and Promoting the Welsh Language - the need and opportunity to demonstrate how the LDP is having an impact on the number and percentages of Welsh speakers in Gwynedd</p>	<p>Note the comment</p> <p>During the Public Examination of the current LDP and at the request of the Planning Inspector, the Councils demonstrated that the Joint LDP aligns with the well-being goals set out within the act. This was done by submitting evidence to the Inspector that set out how the Policies contained in the Joint Local Development Plan aligned with the well-being objectives. That evidence was accepted by the Inspector.</p> <p>It will be necessary to ensure that the Replacement Plan is aligned with the well-being goals, ensuring that they are central to the plan's strategy and vision.</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
			<p>communities with due regard to side effects such as cumulative levels in an area, and increasing the housing stock to the open market.</p> <p>A key factor in this area is that demand for housing appears to be partly (and possibly mainly) driven by the 'gentification' of the housing market, namely investments rather than housing need. This may be driving a decline in the number and percentages of Welsh speakers as a knock-on effect to the implementation of the LDP. There is no current provision to measure this in the LDP and as a result it could be undermining one and perhaps more of the Anglesey and Gwynedd Well-being Objectives.</p> <p>Although the Council has the capacity to provide some data, it will require external expertise to produce a complete assessment of the situation to consider the true impact of the LDP over the past decade.</p> <p>Suggestion Please state clearly how you came to the view that the LDP has contributed positively to The Well-being Objective 4 of Gwynedd and Anglesey - Protecting and Promoting the Welsh Language. In Gwynedd and Anglesey that would mean increasing (or maintaining) the number and percentages of Welsh speakers between 2011-2021, and preventing the loss of the language to future generations. Please provide a link to clear independent evidence to support your answer.</p> <p>OR</p> <p>One of the aims of the Plan is to increase and maintain the number of Welsh speakers in the County's communities. It is requested that external experts in</p>	<p>Given that sustainable development is the core principle of the Joint LDP (and the associated Strategic Environmental Assessment), there are clear links between the aspirations of the LDP and the Well-being Act/ Local Well-being Plans.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
			language planning and community sociology assess the impact of the Plan on the numbers and percentages of Welsh speakers in the County.	
Park Leisure Ltd, c/o Tobias Robinson	23	23/4	The Councils' proposed review of evidence in relation to tourism should take a positive approach, taking into account the opportunities presented by potential growth in the tourism industry and not only the challenges it presents. This should include consideration of the potential to increase provision of a range of different types of accommodation and of ways to increase the length of the holiday season. The scope of this review ought to be carefully considered prior to the commissioning of any such work.	<p>Note the comment</p> <p>As part of the process of preparing the Revised Scheme I will need to revise the evidence base in this area as the latest evidence will be taken into account in doing this as it would also take account of any Council strategy relating to the visiting economy. This evidence will be used when considering a need for changes to tourism policies.</p> <p>Recommendation</p> <p>No changes to the Review Report in light of this comment</p>
Page 69 Jeremy Lambe, Lambe Planning and Design	25	25/4	Tourism evidence base (to reflect current circumstances), defining and recognising the significant economic and employment benefits that tourism brings, as well as balancing the requirements of the local communities, the Welsh language and the need for local housing that is affordable and uses sustainable and environmentally friendly building techniques and materials.	<p>Note the comment.</p> <p>As part of the process of preparing the Revised Scheme I will need to revise the evidence base in this area as the latest evidence will be taken into account in doing this as it would also take account of any Council strategy relating to the visiting economy. This evidence will be used when considering a need for changes to tourism policies.</p> <p>Recommendation</p> <p>No changes to the Review Report in light of this comment</p>
Alwyn Gruffydd	26	26/4	The Welsh language should be insisted on as a planning condition. That is development should only be allowed if it can be ensured by condition. It happens in other countries then why the same regime could not be adopted here.	<p>Note the comment.</p> <p>The Welsh language is addressed in paragraphs 3.9 to 3.12 of the report. In accordance with the Planning (Wales) Act 2015 LPAs have a duty when making a decision on a planning application to have regard to the Welsh language. This is further supported by paragraph 3.25 of PPW (11th ed, Feb 2021) and in Technical Advice Note 20: Planning and the Welsh language (2017). However, it is not the purpose of the Replacement Plan to detail any specific planning conditions.</p>

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				<p>Determining planning applications on linguistic ability goes beyond the capability of the planning system as set out in paragraph 2.6.4 of TAN20: “LDP policies must not seek to introduce any element of discrimination between individuals on the basis of their linguistic ability. Planning policies must not seek to control housing occupancy on linguistic grounds”.</p> <p>A Welsh Language Impact Statement will be undertaken to assess the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Eva Stevens	31	31/4	I don't know enough to say.	No response required.
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 70</p> <p>Nina Bentley</p>	34	34/4	We need environmental impact to be the focus, the central reasoning of all policy and all developments, and we need more group accountability within and outside of planning	<p>Note the comment.</p> <p>As part of the process of preparing the Replacement Plan together with the preparation of the accompanying Sustainability Appraisal, the impact of the Plan on environmental issues will receive appropriate and due consideration.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Noel Davey, Campaign for the Protection of Rural Wales	35	35/4	Analyse recent approved and refused planning applications in the context of potential cumulative impact (e.g. house rebuilds/major extensions in coastal villages, caravan and glamping sites, agricultural sheds and slurry storage structures) and the interpretation and application of PCYFF policies.	<p>Note the comment</p> <p>As part of the process of preparing the Replacement Plan the service will review PCYFF policies and issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Rhys Tudur, Nefyn Town Council	39	39/4	(i) The language of a school households through Estyn and Council statistics. (ii) A statistical comparison of the affordability of communities by looking at house prices and possibly land transaction tax. This is key evidence to measure the sustainability of communities for Future Generations.	<p>Note the comment</p> <p>The Replacement Plan will be informed by an updated evidence base which will enable the Councils to re-examine the strategy and policies in relation to the Welsh language and also housing. The Review Report specifies that linguistic and housing issues will be</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
			<p>(iii) An assessment of the accuracy of linguistic assessments that have been.</p> <p>(iv) Statistical evidence to measure the effectiveness of TAI 5.</p> <p>(v) Provide 'forecasts' projections of the numbers of Welsh speakers in communities by comparing change from one census to another as well as land transaction statistics.</p>	<p>considered as part of the process of preparing the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 71</p> <p>Gruffydd Williams</p>	40	40/4	<p>In Paragraph 4.8, when referring to the Well-being Act and noting that 'the JLDP was considered compatible with the well-being objectives' without reference to independent robust evidence was a presumption. The requirements of the Well-being Act are of course very challenging while at the same time an opportunity to maximise the value of Plans, strategies and policies to residents. You are required to consider the impact of the Plan more than its outcome. This includes in the case of Well-being Objective 4 - Protecting and Promoting the Welsh Language - the need and opportunity to demonstrate how the LDP is having an impact on the number and percentages of Welsh speakers in Gwynedd communities with due regard to side effects such as cumulative levels in an area, and increasing the housing stock to the open market.</p> <p>A key factor in this area is that demand for housing appears to be partly (and possibly mainly) driven by the 'gentrification' of the housing market, namely investments rather than housing need. This may be driving a decline in the number and percentages of Welsh speakers as a knock-on effect to the implementation of the LDP. There is no current provision to measure this in the LDP and as a result it could be undermining one and perhaps more of the Anglesey and Gwynedd Well-being Objectives.</p>	<p>Note the comment</p> <p>During the Public Examination of the current LDP and at the request of the Planning Inspector, the Councils demonstrated that the Joint LDP aligns with the well-being goals set out within the act. This was done by submitting evidence to the Inspector that set out how the Policies contained in the Joint Local Development Plan aligned with the well-being objectives. That evidence was accepted by the Inspector.</p> <p>It will be necessary to ensure that the Replacement Plan is aligned with the well-being goals, ensuring that they are central to the plan's strategy and vision.</p> <p>Given that sustainable development is the core principle of the Joint LDP (and the associated Strategic Environmental Assessment), there are clear links between the aspirations of the LDP and the Well-being Act/ Local Well-being Plans.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 72</p>			<p>Although the Council has the capacity to provide some data, it will require external expertise to produce a complete assessment of the situation to consider the true impact of the LDP over the past decade.</p> <p>Suggestion Please state clearly how you came to the view that the LDP has contributed positively to The Well-being Objective 4 of Gwynedd and Anglesey - Protecting and Promoting the Welsh Language. In Gwynedd and Anglesey that would mean increasing (or maintaining) the number and percentages of Welsh speakers between 2011-2021, and preventing the loss of the language to future generations. Please provide a link to clear independent evidence to support your answer.</p> <p>OR</p> <p>One of the aims of the Plan is to increase and maintain the number of Welsh speakers in the County's communities. It is requested that external experts in language planning and community sociology assess the impact of the Plan on the numbers and percentages of Welsh speakers in the County.</p>	
Wendy Jakeman	44	44/4	<p>Probably. Lack of diversify at the head of most organisations result in narrow view's and objectives being set. And I don't mean that diversity =women, true diversity recognises no borders, or barriers to taking part. Not educational, nor socio-economic, or indeed, marital status or notions of ownership.</p>	<p>Note the comment.</p> <p>As part of preparing the replacement plan it will be necessary to undertake an equalities impact assessment which will ensure that the plan is fair and does not present barriers to participation or disadvantage any protected groups from participation in the process of preparing the plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
Ieuan Wyn, Cylch yr Iaith	46	46/4	In relation to paragraph 3.5 evidence should be included showing that the implementation of the Plan Strategy since its adoption protects the cultural character of the county's communities.	<p>Note the comment.</p> <p>As part of the process of preparing the Replacement Plan it will be necessary to re-visit the existing strategic objectives and policies of the Plan ensuring that these remain relevant and meet the needs of our communities now and in the future. The assessment of relevant indicators in the Annual Monitoring Reports would form part of the evidence base in this regard.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Bourne Leisure, c/o Tobias Robinson	47	47/4	The Councils' proposed review of evidence in relation to tourism should take a positive approach, taking into account the opportunities presented by potential growth in the tourism industry and not only the challenges it presents. This should include consideration of the potential to increase provision of a range of different types of accommodation and of ways to increase the length of the holiday season. The scope of this review ought to be carefully considered prior to the commissioning of any such work.	<p>Note the comment</p> <p>As part of the process of preparing the Revised Scheme I will need to revise the evidence base in this area as the latest evidence will be taken into account in doing this as it would also take account of any Council strategy relating to the visiting economy. This evidence will be used when considering a need for changes to tourism policies.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Question 5 - Part 6 of the Review Report concludes that a full review of the Plan is required, do you agree with the conclusions?

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
Elen Wyn Parry	2	2/5	I support the need to re-look at the report together with the intention to review the Development Plan as needs in villages together and the economy have changed and the Plan will need to be amended to catch up with these changes. I am strongly of the view that a full review of the Plan needs to be undertaken as soon as possible to save our communities before it is too late.	<p>Note the comment</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
John Griffiths	5	5/5	I am strongly of the view that a full review of the Plan needs to be undertaken as soon as possible to save our communities before it is too late.	<p>Note the Comment</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Y Cynghorydd Mike Stevens	12	12/5	The current JLDP needs completely scrapping not simply reviewed. Joint working with Anglesey has been a disaster for the south of Gwynedd. Collaboration with neighbouring counties is very important however Gwynedd has a much larger boarder with Conwy and Powys than with Anglesey so why then are we tied at the hip to Anglesey? It has been intimated by some Councillors that the Welsh Government forced Gwynedd to have a joint working relationship with Anglesey. That is not true. The Welsh Government suggested joint working but there was no compulsion. For future generations in the south we need a new "Gwynedd Development Plan" with focus on the whole of this county from north to south and east to west.	<p>Note the comment The future of the Joint Planning Service is not part of the Local Development Plan process.</p> <p>Both Councils believe that there is a strong cross-boundary relationship between them in terms of function, economy, infrastructure and policy. This means that collaboration on a development plan made planning and economic sense.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Donna Watts	13	13/5	We consider that a full review of the plan is needed. There have been many changes since the plan was adopted in 2017 - the plans for Wylfa, Covid 19 pandemic and Brexit. These have led to major changes in the nature of the housing market, a number of second homes and house prices.	<p>Note the comment It is not the purpose of the Review Report to detail any specific changes that will be made to the Plan. Any new national planning policy guidance will be considered and be central to the review process.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
Y Cyngorydd Aled Evans	16	16/5	On one hand, one would agree but the impact which the housing market has on the Welsh language deserves stronger attention.	<p>Note the Comment Full consideration will need to be given to linguistic and housing issues during the preparation of the Replacement Plan. It is premature at this stage to give consideration to the exact detail of the conduct of the Review.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Vida Kelly	17	17/5	I am fully supportive of the principles of a full review of the local development plan. The land which we own in Tremadog borders on Dublin Street. Although it is within a flood zone, it is nonetheless, a defended zone and therefore could be considered in the future. It is in close proximity to Craig Madog and borders on Dublin Street and would therefore have access to all mains services. I understand there is a demand for new housing in the area.	<p>Note the comment Development boundaries is something that will be addressed during the preparation of the Replacement Plan. It is premature at this stage to consider the exact details in relation to this comment.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Sion Wyn Evans	19	19/5	Agree that a full review of the Plan is required.	<p>Note the comment</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Mr & Mrs Lindsey Parry	20	20/5	The conclusion that a full review of the Local Plan will be required is supported by Claremont Planning. Undertaking a full review of the Local Plan will ensure that the Development Plan for the county is informed by the most up-to-date legislation and national planning policy whilst also responding to contemporary issues including climate change. Claremont Planning however challenge the Council's rationale underpinning their decision to undertake a full Local Plan review. Within Section 6 of the Review Report the Council assert that there are no substantive issues highlighted within their Authority Monitoring Reports, finding that contextual changes associated with the COVID-19 pandemic, and Brexit necessitate a full Plan review	<p>Note the Comment Although it is not the purpose of the Review Report to detail and specific changes to the Plan, as part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised regarding the scale of housing in the plan area will be taken into account when revising the evidence base. Further work in the preparation of the Replacement Plan will review updated plans and strategies relating to housing.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
			<p>instead. Claremont Planning however consider that the Review Report illustrates that the Council is consistently underdelivering housing and as such the adopted Local Plan's spatial strategy is not being implemented effectively. This under delivery is also having implications on other areas of the Plan and indicators of the Plan's success, such as affordable housing. Paragraphs 3.96-3.98 of the Review Report establish that a total of 201 affordable units will need to be delivered by March 2021 in order to meet the Council's 1,572 affordable units by 2026 target. Within these paragraphs the Council considers that this slippage has occurred on sites designated for housing in the Plan where these sites would have been expected to provide a percentage of affordable housing. Claremont Planning therefore raise concern that the Council has failed to acknowledge both their under delivery of housing, but the wider implications of this on the affordability of housing within the County as part of their Review Report. Indeed, Claremont Planning consider that the ineffective implementation of the adopted Local Plan's spatial strategy alone would be sufficient to warrant a Local Plan review. Although responding to contextual issues and ensuring the Plan is based on the most recent national planning policy is pertinent, it is considered that the Local Plan review must therefore also include a review of the county's housing requirement and undertake a more detailed analysis of promoted sites to ensure that all allocations are deliverable in the broadest sense but also that the level of housing proposed through each allocation can realistically be delivered once any technical constraints have been considered.</p>	
Jeremy Lambe	25	25/5	<p>Due to the significant changes that have taken place since 2020 primarily due to the Pandemic and Brexit, it is important to ensure that if a full plan review takes place, the Plan is based on the most recent National Planning Policy Guidance, the National Planning Framework, Future Wales:</p>	<p>Note the comment It is not the purpose of the Review Report to detail any specific changes that will be made to the Plan. Any new national planning policy guidance will be considered and be central to the review process. The effects of Brexit are matters that will need to be</p>

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
			The National Plan 2040, and also evidence based Plans and studies relating to tourism and the hospitality sector.	<p>considered when preparing the replacement plan. The most recent and up to date evidence as to the effects of Brexit will be used to inform the replacement plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Alwyn Gruffydd	26	26/5	I am very pleased to see that a full review of the scheme will be undertaken although the word URGENT could have been added to this clause. I am also very pleased to see that the need for "significant" changes to the current Plan is anticipated. In fact the current plan should not have been introduced at all. As a result there is an opportunity here to extend horizons offering progressive and far-reaching planning policies that reflect the real needs of our Welsh-speaking communities.	<p>Note the comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the existing policies of the Plan and respond to the most recent evidence ensuring that these remain relevant and meet the needs of our communities now and in the future.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Question 6 - We are required, when consulting on any plans or policy matters, to consider and seek views on the potential impact of any decisions on the Welsh language, on opportunities for people to use the language and the status given to it. If you have any comment about how this document deals with the Welsh language and the potential impact of the review on the language, opportunities to use it and its status (and have not already addressed the issue in answering the above questions) please state this here. Also, please explain how you believe the proposed document could be prepared or changed so as to have positive effects or increased positive effects on opportunities for people to use the Welsh language?

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
Y Cyngorydd Robert Llewelyn Jones	8	8/6	<p>The Welsh language is paramount to our way of life and yet it has been an add on by planners after decisions have been made.</p> <p>It will continue to be smothered by English unless conscious decisions are made to say no to huge developments like the both allowed on Newry Beach and Penrhos Woods. What are planners after? Are they wanting to turn Ynys Cybi into a Butlins Complex and what will that do to the remaining Welsh language in Caergybi. Refuse these developers the permission they are after or take it for granted that our largest town becomes an English language town - please realise this is going to happen - come on you have the power to refuse now we all understand the dangers of global warming.</p>	<p>Note the comment Full consideration will need to be given to linguistic issues etc. during the process of preparing the Replacement Plan. It is premature at this stage to consider the exact content of the replacement plan.</p> <p>It isn't considered appropriate to comment on specific applications/developments within the Review Report.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Y Cyngorydd Mike Stevens	12	12/6	<p>Too many young Welsh speakers are forced to move out of Wales because of lack of job opportunities and increasingly lack of affordable housing If the Welsh language is to grow and thrive more investment and focus needs to be given to towns like Tywyn to retain young families.</p>	<p>Note the comment Language issues, affordable housing and employment opportunities will need to be fully considered during the preparation of the Replacement Plan. It is premature at this stage to consider the exact details of the emerging Replacement Plan</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Vida Kelly	17	17/6	<p>It is very important for local Welsh people to be able to purchase homes in the area.</p>	<p>Note the comment</p>

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
				<p>Consideration will be given to the effectiveness of the Plan's housing policies during the process of preparing the replacement plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Sion Wyn Evans	19	19/6	<p>According to the 2011 Census 80% of people in the Caernarfon area spoke Welsh, the highest percentage of all areas across Gwynedd and Wales at the time. Caernarfon is also a World Heritage Site. The town and its economy are dependent on tourism, and it is important to continue to develop that sector in order to create jobs in a way that protects the language and the culture of the town.</p>	<p>Note the comment Further consideration of these issues will be given as the process of preparing the Replacement Plan progresses.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Jeremy Gambe	25	25/6	<p>To continue promoting the Welsh language and the unique culture of Wales in all proposals, promote the use of bi-lingual signage, wherever possible source supplies from local businesses and use local labour force.</p> <p>Within tourism facilities provide information about local shops, local restaurants, local services and visitor attractions, which promotes awareness of the area, the importance of the Welsh language, and encourage visitors to spend money in the local economy.</p> <p>Encourage proposals that will minimise migration from the area, and that will sustain employment within the local community, supporting local trades and supporting local businesses, many of which rely on tourism as a main source of income.</p>	<p>Note the comment Policy PS 1: The Welsh Language and Culture, safeguards, promotes and supports the use of the Welsh language. By applying these Policies the Planning Services considers the Welsh language, when it is appropriate to do so, within the legislative and relevant national planning policy requirements.</p> <p>In accordance with Policy PS 1 of the Plan, information must be gathered and received about certain types of developments in order to reach a conclusion about the impact of the proposed development, and how the proposed development safeguards, promotes and supports the Welsh Language, e.g. are there any benefits to the Language, does the proposal need to be amended, is there a risk to the well being of the Welsh language and can the impact be mitigated in a way that mitigates risk, can the benefits be maximised, and how can the situation in the community be monitored. In respect of decisions made on a planning application, the emphasis will be on avoiding developments that would cause substantial harm to the character and language balance within a community. Planning authorities will take into account</p>

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				<p>proposals, which seek to maximise the benefits where those considerations are relevant to the application.</p> <p>In the case of signs and advertisements that are subject to planning control, criterion 5 of Policy PS 1 promotes the provision of bilingual signage in public places that are part of the development. Further consideration of these issues will be given as the process of preparing the Replacement Plan progresses.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 80</p> <p>Dylan Clarke</p>	29	29/6	<p>Many of the planning policies needed to deal with the climate emergency would also have a positive effect on the Welsh language. For example supporting smaller independent shops in towns rather than large corporations on the outskirts, dependent on cars, money flowing out to the markets rather than reinvested in the local community, community renewable energy projects. Sheep's wool insulation. etc</p>	<p>Note the comment It is not the purpose of the Review Report to detail any specific changes that will be made to the Plan. Climate change and its relationship with sustainable development considerations including the Welsh language will be central to the review process. Consideration will be given to all Welsh Government strategies, plans, policies and guidance relating to climate change that are current when preparing the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Catrin Sion	7	7/6	<p>To sustain the welsh language we must have work opportunities and the plan must bear this in mind</p>	<p>Note the comment Full consideration will need to be given to linguistic and employment issues during the process of preparing the Replacement Plan. It is premature at this stage to consider the exact details in relation to this comment.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
Rhys Tudur	39	39/6	A more detailed analysis of language statistics rather than complete dependency on the census. The relative sustainability of communities needs to be looked at to consider what the finer will be in terms of Welsh speakers in years. There is a need to create forecasts of numbers of speakers rather than relying on collected and outdated stings. The document does not propose that language strategies need to be strengthened and is much needed in the face of the fall in the percentage of Welsh speakers and the failure of our current strategic policies. A better strategy is needed for preventing contraction in Welsh-speaking areas.	<p>Note the comment As part of the process of preparing the Replacement Plan it will be necessary to assess any new statistics relating to the Welsh language to ensure that the Plan is based on the most relevant published information. It is noted that it is not the role of the Report nor the JLDP to strengthen language strategies. Due consideration will be given to any new strategies or plans relating to the Welsh Language during the process of producing the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/6a	Until the number of houses required is reviewed, counting those raised in already, and those that have been granted permission, then that there is a moratorium on allowing any further dwellings. (This would of course take away the number designated for Wylfa Newydd).	<p>Note the Comment Although it is not the purpose of the Review Report to detail and specific changes to the Plan, as part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised regarding the scale and location of housing in the plan area will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/6b	Following the granting of numerous developments on the basis that language assessments claim that there would be no negative impact on the Welsh language, that these are analysed to find out what the actual impact was and consider whether this is the best methodology.	<p>Note the Comment The process of preparing the Revised Plan will provide an opportunity to assess the whole evidence base on linguistic issues including linguistic assessments and statements.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/6c	Designate the whole of Gwynedd as an "area of linguistic sensitivity". Denote particular areas for special sensitivity where no raising or letting social housing but for Welsh	<p>Note the Comment The review of the JLDP will certainly consider any link between housing provision and impact on the Welsh</p>

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
			speakers/local people. Also expand the Local Market Housing Scheme throughout the county so that housing is on new estates which are currently open market housing are becoming limited to people local/Welsh speakers and sold at a price within their reach. (This would avoid attracting influx of people and also allow an opportunity to make second short-term homes and holiday homes from new housing on estates. Would need appropriate mechanism to measure demand for Local Market Housing).	<p>Language. In reviewing the Plan we will consider the performance of existing housing policies and strategy since the Plan was adopted. In this respect the review will consider documents that have been prepared and relevant research that has been undertaken. There will also be full consultation with other Anglesey and Gwynedd Council departments, such as the Research Unit, along with relevant external stakeholders.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/6ch	Buying/Occupying Empty Houses and buying houses on the open market: The County Council/Councils (or agencies on his/her behalf) to buy empty properties with a view to letting the houses to local people/Welsh speakers. A plan of the kind to be more progressive in order to make more appropriate use of the housing stock present.	<p>Comment not Relevant However, the issue of the purchasing houses by both Local Authorities is not relevant to the process of producing the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/6d	'Buying a Home – Wales' Scheme. (Only 5 applicants benefited from the scheme in 2020.) The scheme should have wider use and provide a loan much higher in terms of the equity percentage of properties for local people/Welsh speakers.	<p>Comment the Relevant However, making amendments to the Buying a Home – Wales Scheme is outside the remit of the process of producing the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/6dd	Mortgage Scheme. Gwynedd Council has the right and the means to provide mortgages as a scheme to protect and promote Welsh-speaking communities.	<p>Comment not Relevant However, the provision of mortgages to promote Welsh-speaking communities is outside the remit of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/6e	Other comments: Adopt Snowdonia National Park Authority Policy for the protection and substantial demolition/rebuilding/refurbishment of traditional houses and buildings. Expand the floor size of affordable housing so	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issue raised regarding the scale</p>

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
			that they are more suitable. Provide more plots for the Wales Self Build Scheme. Add the right to convert barns into dwelling houses subject to family requirements. The right is not part of the Local Development Plan, but areas in England have the right under Permitted Development Rights under the Location Act. Add the right to convert holiday units into dwelling houses (Condition 106 for local people/Welsh speakers.)	and location of housing in the plan area will be considered when revising the evidence base. Recommendation No changes to the Review Report in light of this comment
Gruffydd Williams	40	40/6f	Restrict the right of County Council officers to be able to allow changes to planning applications at their own discretion.	Comment not Relevant This is not relevant to the process of producing the Replacement Plan. Recommendation No changes to the Review Report in light of this comment
Gruffydd Williams	40	40/6ff	Define over-provision in the various types of tourist development such as second homes, short-term holiday accommodations, tent/glamping camps, fields caravans/holiday cabins and other developments, setting thresholds for the different categories in communities.	Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be considered when revising the evidence base. Recommendation No changes to the Review Report in light of this comment
Gruffydd Williams	40	40/6g	The installation of Welsh or bilingual information signs and instructions (with Welsh in front of or above English) outside and inside business premises is a condition of receiving planning permission.	Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be considered when revising the evidence base. Recommendation No changes to the Review Report in light of this comment
Gruffydd Williams	40	40/6h	With developments that intend to employ, local employment and consideration of the Welsh language should be a condition of planning permission, with the exception of posts that can be clearly demonstrated that the appropriate specialisms are not available locally. With	Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be considered when revising the evidence base.

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
			developments offering employment, the applicant should provide robust evidence of the numbers proposed to be employed, so that Gwynedd Council cannot be misled with empty promises.	<p>Recommendation No changes to the Review Report in light of this comment</p>
Wendy Jakeman	44	44/6	Produce overlapping document's, make it available in any language including signing, braille and illustration.	<p>Note the comment Both Councils' Welsh Language Policies make it necessary for any written material intended for public use, and written by the Councils themselves to be provided bilingually. This includes written printed material and materials published electronically.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Ieuan Wyn	46	46/6	Comments in relation to the position of Welsh as a community language are set out in the other parts of the form.	<p>Note the comment</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Question 7 – Any other matters?

Name and Organisation	Person Id	Rep. Id	Summary of Comments	Service Response and Recommendation
Malcolm A Brymer	1	1/7	<p>Priority to be given to a review of the number of dwellings needed for the next phase (2022 onwards) for all sectors housing including Social, public and private rented, supported living and the private sector.</p> <p>A Call for Sites to deal with this urgent need for Housing. And a further Call for Sites to deal with the urgent need to develop the economy in Gwynedd with new modern and suitable business, tourism and infrastructure sites. Such sites to be brought forward within the next 1-3 years (therefore being well located to satisfy business demand, ready for development to prevent delays such as experienced with Housing and on good travel routes and locations to ease additional travel and to help create the 2040 and 2050 Vision set out in this Draft Review Report.</p> <p>A follow up of all Candidate sites assessed previously and a new assessment of these based on the latest estimates and on deliverability so as to reverse the current shortfall in new dwelling stock that has been experienced from 2017-2021.</p>	<p>Note the Comment Although it is not the purpose of the Review Report to detail any specific changes to the Plan, as part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised regarding the scale of housing in the plan area will be considered when revising the evidence base. With regards to the need for a call for new sites, it is noted that in accordance with the Local Development Plan Regulations, the Councils will undertake a Call for Candidate Sites exercise where submissions will be invited from interested parties who wish to have land considered for inclusion within the Replacement Plan, either for development, re-development or protection from development.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
John Griffiths	5	5/7	<p>I have two points which may seem relatively trivial after consideration of the need to plan for the future of the planet. However, I have observed that there is a distrust in the planning processes. This distrust can often be based on decisions that are Delegated and/or when the views of Community Councillors are disregarded. In my area alone (Seiriol ward) there are many things that happen with a total disregard to the views of the population who generally would like to see less development and more conservation.</p> <p>The second point is that the Lairds site in Beaumaris needs to become a priority for proper scrutiny. It has the potential for housing and employment and yet fails to attract the attention of our County Councillors.</p>	<p>Note the Comment Public consultation and involvement is a legislative requirement in the process of developing Local Development Plans. It is a requirement for the public, relevant stakeholders and statutory consultees to be consulted at different stages of the plan-making process. The Welsh Government's planning policy, contained in Planning Policy Wales encourages local planning authorities and applicants to discuss proposals before a planning application is formally submitted. With any application consideration is given to all relevant material planning considerations before a decision is made. However, the issue of public consultation relating to individual planning applications is not relevant to the process of producing the Replacement Plan. With regards to the Lairds site in Beaumaris, it is not the purpose of the Review Report to detail any specific changes that will be made to the Plan.</p> <p>Recommendation</p>

Name and Organisation	Person Id	Rep. Id	Summary of Comments	Service Response and Recommendation
				No changes to the Review Report in light of this comment
Cnllr Robert Llywelyn Jones	8	8/7	<p>This review has come at a crossroads for our world - WE EITHER CHANGE THE WAY WE LOOK AT PLANNING MATTERS OR CONTINUE TO GO AFTER PLEASING UNSCRUPULOUS DEVELOPERS.</p> <p>I have tried all my council life (over 40 years) to make our Ynys Mon Council see sense only to be laughed at. I will not hold my breath on any change in Council thinking as it needs brave men and women to admit they got it wrong and to change their approach to planning matters. Even now I went to my local library to see if they had a copy of the review to the JDP review only to be told no copy available.</p> <p>Officers hold all the cards and I find it difficult to see any radical change happening in their attitude towards saving our planet. I am available at any time to enlarge on my experiences.</p>	Note the Comment
John Glyn Robinson	9	9/7	<p>I would like to draw your attention to land that we have at Tyn y Weirglodd, Penygroes approximately 1.9 hectares within the boundaries of the village of Penygroes. The land is suitable for around 60 houses and will go on the market in the coming weeks. In addition, I put 3.25 hectares of land that we have opposite and Macpella Cemetery, Penygroes before you in 2015/2016 (SP155) which the department called it at that time. This land is suitable for approximately 120 houses. This is available for housing if desired.</p>	<p>Note the Comment It is not the intention of the Review Report to detail any specific changes that will be made to the Plan. Consideration will be given to the issue raised as part of the preparation of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Tom Brooks	10	10/7	<p>I was surprised not find a section outlining the involvement of the public through consultation on various topics and at different stages during the review, given the greatest impact of the new plan will be on the public.</p>	<p>Note the Comment Public consultation and involvement is a legislative requirement in the process of developing Local Development Plans. It is a requirement for the public, relevant stakeholders and statutory consultees to be consulted at different stages of the plan-making process including the emerging Replacement Plan. The Delivery Agreement, produced at the start of the Plan process includes the timetable and the Statement of Community Involvement. The Statement ensures that</p>

Name and Organisation	Person Id	Rep. Id	Summary of Comments	Service Response and Recommendation
				<p>members of the public as well as key stakeholders are part of the process of preparing the Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Guto Gwyn	11	11/7	<p>In the refreshed plan, it would be useful to include the Six Policy Goals mentioned within the Welsh Government’s ‘Health and Social Care in Wales – COVID-19: Looking Forward (2021)’ document. This strategy outlines various priorities including a need to build new ways of working, and develop opportunities to do things differently following the pandemic. In addition, ‘long-Covid’ effects and impacts will need to be assessed and anticipated, which would in turn assist with our ability to build resilience within our public services, in tandem with a robust recurring vaccination programme to protect the most vulnerable in our society.</p>	<p>Note the Comment There is the requirement for Local Development Plans to have regard to new relevant legislation. Due regard will be given to the relevant Welsh Government publications on addressing the Covid 19 recovery when preparing the replacement plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Cnllr Mike Stevens	12	12/7	<p>The review cannot be just another rehash of the 2010 development plan that was adopted in 2017. There seems to be a great reluctance by Planning officers to end the joint working with Anglesey. There can be no justification in continuing with what may have worked in 2010 but is clearly not fit for building a thriving dynamic Gwynedd for the future in line with the Well Being of Future Generation (Wales) Act 2015. Development in Tywyn has been stifled by land areas being designated as flood plains. Areas that have never flooded in living or historic memory are discounted for development. The justification for this by planning policy makers is “modelling”. This method of deciding planning policy is flawed as it is all too easy to input data to give the required answer. No consideration is given to reality of the location and history of natural factors. A clear example of this is a land area from Tywyn high street leading north to the Dysynni river over a mile away. The whole area has been designated a flood plain threat from the Dysynni river. That is preposterous as the river is tidal and this is the mouth of the river flowing into the sea. It is almost impossible for this land</p>	<p>Comment not Accepted The future of the Joint Planning Service is not part of the Local Development Plan process.</p> <p>The areas of flooding referred to in this comment are those identified by Natural Resource Wales as part of the Flood Map for Planning and therefore is not the responsibility of the Joint Local Development Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep. Id	Summary of Comments	Service Response and Recommendation
			to flood from the river one mile up to Tywyn high street and to claim it is a possibility undermines the whole science of flood modelling.	
Page 88 Gruffydd Meredith	22	22/7a	<p>1. Gwynedd/Anglesey and Wales as a whole should follow the example of the island of Guernsey (and a large number of other countries) by dividing all Gwynedd/Anglesey housing into two cohorts - 90% into a local/national priority market cohort for the people of Gwynedd/Anglesey, and the other 10% into an open market cohort for anyone else. This would mean that 90% of houses, whether new build or second/summer houses available for purchase, would prioritise the local/national market for welsh citizens/permanent residents, and the remaining 10% of houses, whether new or second/summer homes, would be open market housing and available to anyone on a first come, first served basis. It is proposed that any person who is in employment or has been offered permanent full-time work, together with their partners/families, would be able to join, as they choose, with either the list of purchase or rental of local priority housing – whatever their status otherwise. Anyone caring for or being cared for by partners or family members who need permanent care would also be eligible for local purchase or rental priority. By working alongside councils and community groups on the ground the county authorities across Gwynedd/Anglesey would need to decide how much of the 90% of local/national market housing would be available to local residents within the county/counties and how much would be available to residents from the rest of Wales – for example 70% for local residents, 20% for people from the rest of Wales. In more urban areas where people move in and out more regularly, this scale could be set at 45% / 45% or 20% locally and 70% nationally for example. Any new houses built and are part of the 90% figure of the local/national market would then retain this local/national ownership priority clause.</p>	<p>Note the Comment Although it is not the purpose of the Review Report to detail and specific changes to the Plan, as part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised regarding the scale of housing in the plan area will be considered when revising the evidence base. Further work in the preparation of the Replacement Plan will review updated plans and strategies relating to housing.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

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Gruffydd Meredith	22	22/7b	2. It is hoped that the same targets and the principle of local/national priority would be set in terms of housing renting in general, with needs locally highlighted in a reasonable, moderate and fair way. As mentioned, it is proposed that any person who has been offered permanent full-time work, together with their partners/families, would be able to join, as selected, with either the local priority housing purchase or rental list - regardless of their status otherwise, with anyone else with a more short-term or part-time job offer able to join the rental priority list (and being able to buy after ten years if not born and with one of them born in Wales). As mentioned, any carers of partners or family members who need permanent care or are cared for themselves would also be eligible for local purchase or rental.	<p>Note the Comment Whilst the Development Plan is not responsible for social or private sector renting policy when re-visiting and the objectives and vision, strategy and policies of the Plan we will hold discussions with Stakeholders in the housing field.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Page 89 Gruffydd Meredith	22	22/7c	3. Social housing for the needy should follow the same targets and local/national priority principle where possible, with local priority needs highlighted and prioritised in a way that is reasonable and fair. All social housing and social housing associations as well as the National Parks should be brought under the control of the county authorities (in this case Gwynedd/Anglesey) and made accountable to those democratic authorities. There is also a need to put a stop to the situation where people in holiday caravans etc are able to claim social housing for the needy by becoming local or homeless/needy after living in a caravan for a certain period of time without conclusive evidence of their local connection.	<p>Comment not Relevant These issues are outside the remit of the New LDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Meredith	22	22/7ch	4. The new house prices for local people in particular, should match the average local salaries of the county authority/s. 'Affordable housing' should mean that literally.	<p>Note the Comment In re-visiting and the objectives and vision, strategy and policies of the Plan we will hold discussions with Stakeholders in the housing field to discuss any changes needed to the affordable housing policies.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep. Id	Summary of Comments	Service Response and Recommendation
Gruffydd Meredith	22	22/7d	5. Similar to the New Zealand model, only the citizens of Wales (and therefore Gwynedd/Anglesey) should be able to buy the vast majority of Welsh farmland and wild land (and therefore Gwynedd/Anglesey), with non-citizens of Wales (and therefore Gwynedd/Anglesey) still able to buy brown/ industrial land sites for development etc and also rent or lease land if they wished.	<p>Comment not Relevant However, these issues are outside the remit of the New LDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Meredith	22	22/7dd	6. It will be necessary to stop the number of online websites selling Welsh houses and land (and therefore including Gwynedd/Anglesey) over the world without any control, and to create regulations through the act that only official Welsh auctioneers and housing brokers are allowed to advertise and sell Welsh houses and land (including second and summer homes), as part of this national priority act.	<p>Comment not Relevant However, these issues are outside the remit of the New LDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Page 90 Gruffydd Meredith	22	22/7e	7. Allow farmers to build at least three homes on their land for three generations of the farming family within Gwynedd/Anglesey/Wales, helping to strengthen the rural economy and make it truly sustainable.	<p>Note the Comment The Welsh Government's National Policy and Guidance in Planning Policy Wales and TAN 6 highlights the circumstances in which additional residential units could be supported on a rural enterprise.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Meredith	22	22/7f	8. Encourage the building societies and mortgage offers in Gwynedd/Anglesey/Wales to implement a 5% deposit scheme for Gwynedd/Anglesey/Wales first time buyers, and for the Welsh Government to also offer an annual low interest deposit loan fund to the same first time buyers in the same way.	<p>Note the Comment Although the Review Report is not intended to detail any changes that will be made to the Plan, as part of the preparation of the Revised Plan it will be necessary to re-visit and the objectives and vision, strategy and policies of the Plan. Consideration will be given to Local, Regional and National housing strategies for helping first time buyers.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Meredith	22	22/7ff	9. Give priority to the large number of empty or derelict buildings in Gwynedd/Anglesey/Wales to be renovated for local people's use in particular.	<p>Note the Comment Although the Review Report is not intended to detail any changes that will be made to the Plan, as part of the preparation of the Revised Plan it will be necessary to re-visit</p>

Name and Organisation	Person Id	Rep. Id	Summary of Comments	Service Response and Recommendation
				<p>and the objectives and vision, strategy and policies of the Plan. Consideration will be given to any relevant strategies the Councils may have. The issues raised in respect of empty or derelict buildings in the Plan area will be taken into account in revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Jeremy Lambe, Lambe Planning and Design	25	25/7	To encourage pre-application planning enquiries for proposals and to be able to have an open dialogue with planning officers regarding proposed developments.	<p>Note the Comment The issue of public consultation relating to individual planning applications is not relevant to the process of producing the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Page 91 The Coal Authority	27	27/7	We note that this current consultation relates to a Review Report which will look at areas where the Local Plan is performing well and those areas where changes may be needed. I can confirm that the Planning team at the Coal Authority have no specific comments to make on the draft Review Report.	<p>Note the Comment</p>
Dylan Clarke	29	29/7	<p>Planning decisions about gas power stations or other high emission projects should not be delegated to individual planning officers. The future of our energy systems should not be treated the same as small alterations to an extension! This review of the local plan is your chance to actually get serious about carbon reduction. We are in a climate emergency, the new plan needs to be an emergency plan not just more business as usual.</p>	<p>Note the Comment However, the process of dealing with individual planning applications is not relevant to the process of producing the Replacement Plan. Climate change and sustainable development considerations are central to the review process. Consideration will be given to all Welsh Government strategies, plans, policies and guidance relating to climate change that are current when preparing the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Eva Stevens	31	31/7	Listen to Tywyn and Gwynedd Councillors not only to planners who need to widen their focus to include South Gwynedd, Tywyn and all of Gwynedd.	<p>Note the Comment The Joint Planning Policy Service will work with a number of partners (both statutory and non-statutory) in producing the</p>

Name and Organisation	Person Id	Rep. Id	Summary of Comments	Service Response and Recommendation
				<p>Plan. A list of the Partners will be published in the Delivery Agreement. All major steps in the plan process will be subject to public consultation which gives everyone an opportunity to be part of the process.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Marie-Claire Marsden, Morlyn Guesthouse	38	38/7	Anything and everything to support the major job creator, that is hospitality here in southern Meirionnydd should be adopted.	<p>Note the Comment As part of the preparation of the Replacement Plan, the evidence base in this area will need to be revised and the latest evidence will be considered along with any Council strategies relating to the economy. This evidence will be used in considering the need for changes to the Plan's economic policies.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Rhys Tudur, Nefyn Town Council	39	39/7	It would be beneficial for the Council to be more long-term in making assumptions of the numbers of Welsh speakers in the future and also to gather evidence of the people who speak Welsh in their household. There must be stronger strategic policies that prevent applications that are idly related to our language and culture therefore forcing all applications to reinforce the Welsh language rather than damaging it. To date applications that do not create "significant harm" are allowed and the cumulative impact of this with a number of applications erodes the Welsh language and causes significant harm to it. Due to the fragile situation of housing affordability for local people a Gwynedd-wide policy is needed to ensure that new housing developments are all with a "principal private residence" condition this is essential to ensure that the new stock of housing is not used as summer housing. The creation of such a policy would not allow further harm to our communities.	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to assess any new statistics relating to the Welsh language to ensure that the Plan is based on the most relevant published information. Due consideration will be given to any new strategies or plans relating to the Welsh Language during the process of producing the Replacement JLDP. Similarly, all housing policies will be reviewed, with due consideration given to the most recent housing statistics and publications.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/7a	Until the number of houses required is reviewed, counting those raised in already, and those that have been granted	<p>Note the Comment</p>

Name and Organisation	Person Id	Rep. Id	Summary of Comments	Service Response and Recommendation
			<p>permission, then that there is a moratorium on allowing any further dwellings. (This would of course take away the number designated for Wylfa Newydd).</p>	<p>Although it is not the purpose of the Review Report to detail and specific changes to the Plan, as part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised regarding the scale and location of housing in the plan area will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/7b	<p>Following the granting of numerous developments on the basis that language assessments claim that there would be no negative impact on the Welsh language, that these are analysed to find out what the actual impact was and consider whether this is the best methodology.</p>	<p>Note the Comment The process of preparing the Revised Plan will provide an opportunity to assess the whole evidence base on linguistic issues including linguistic assessments and statements.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/7c	<p>Designate the whole of Gwynedd as an "area of linguistic sensitivity". Denote particular areas for special sensitivity where no raising or letting social housing but for Welsh speakers/local people. Also expand the Local Market Housing Scheme throughout the county so that housing is on new estates which are currently open market housing are becoming limited to people local/Welsh speakers and sold at a price within their reach. (This would avoid attracting influx of people and also allow an opportunity to make second short-term homes and holiday homes from new housing on estates. Would need appropriate mechanism to measure demand for Local Market Housing).</p>	<p>Note the Comment The review of the JLDP will certainly consider any link between housing provision and impact on the Welsh Language. In reviewing the Plan we will consider the performance of existing housing policies and strategy since the Plan was adopted. In this respect the review will consider documents that have been prepared and relevant research that has been undertaken. There will also be full consultation with other Anglesey and Gwynedd Council departments, such as the Research Unit, along with relevant external stakeholders.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/7ch	<p>Buying/Occupying Empty Houses and buying houses on the open market: The County Council/Councils (or agencies on his/her behalf) to buy empty properties with a view to letting the houses to local people/Welsh speakers. A plan of the kind</p>	<p>Comment not Relevant However, the issue of the purchasing houses by both Local Authorities is not relevant to the process of producing the Replacement Plan.</p>

Name and Organisation	Person Id	Rep. Id	Summary of Comments	Service Response and Recommendation
			to be more progressive in order to make more appropriate use of the housing stock present.	<p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/7d	'Buying a Home – Wales' Scheme. (Only 5 applicants benefited from the scheme in 2020.) The scheme should have wider use and provide a loan much higher in terms of the equity percentage of properties for local people/Welsh speakers.	<p>Comment the Relevant However, making amendments to the Buying a Home – Wales Scheme is outside the remit of the process of producing the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/7dd	Mortgage Scheme. Gwynedd Council has the right and the means to provide mortgages as a scheme to protect and promote Welsh-speaking communities.	<p>Comment not Relevant However, the provision of mortgages to promote Welsh-speaking communities is outside the remit of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/7e	Other comments: Adopt Snowdonia National Park Authority Policy for the protection and substantial demolition/rebuilding/refurbishment of traditional houses and buildings. Expand the floor size of affordable housing so that they are more suitable. Provide more plots for the Wales Self Build Scheme. Add the right to convert barns into dwelling houses subject to family requirements. The right is not part of the Local Development Plan, but areas in England have the right under Permitted Development Rights under the Location Act. Add the right to convert holiday units into dwelling houses (Condition 106 for local people/Welsh speakers.)	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issue raised regarding the scale and location of housing in the plan area will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/7f	Restrict the right of County Council officers to be able to allow changes to planning applications at their own discretion.	<p>Comment not Relevant This is not relevant to the process of producing the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/7ff	Define over-provision in the various types of tourist development such as second homes, short-term holiday	<p>Note the Comment</p>

Name and Organisation	Person Id	Rep. Id	Summary of Comments	Service Response and Recommendation
			accommodations, tent/glamping camps, fields caravans/holiday cabins and other developments, setting thresholds for the different categories in communities.	<p>As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/7g	The installation of Welsh or bilingual information signs and instructions (with Welsh in front of or above English) outside and inside business premises is a condition of receiving planning permission.	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Page 95 Gruffydd Williams	40	40/7h	With developments that intend to employ, local employment and consideration of the Welsh language should be a condition of planning permission, with the exception of posts that can be clearly demonstrated that the appropriate specialisms are not available locally. With developments offering employment, the applicant should provide robust evidence of the numbers proposed to be employed, so that Gwynedd Council cannot be misled with empty promises.	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Iwan Edgar	41	41/7	More applied consideration of the Well-being Act and how those requirements are discussed	<p>Note the Comment The Well-being Act will be a central theme in the review process. There is the requirement for Local Development Plans to have regard to the Act in the review process. The Replacement JLDP will be required to reflect the aspirations of the Act. A key aspect of the Well-being Act is public health and as such, the latest version of Planning Policy Wales gives reference to 'Building Better Places', which pinpoints the most relevant policy priorities and actions to aid in the recovery from the Covid 19 pandemic.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep. Id	Summary of Comments	Service Response and Recommendation
Wendy Jakeman	44	44/7	<p>Keep Gwynedd Green. Treasure it's Natural Beauty and put that at the Heart of ALL YOUR POLICY DECISIONS. P.S. Clean up building regulations. I have evidence of shoddy, lazy practises being carried out in the name of the biggest social housing provider in the area.</p>	<p>Note the Comment Full consideration will be given to environmental issues during the preparation of the Revised Plan. In terms of building regulations issues, it is noted that this is not a matter for the Replacement Plan to address.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Dafydd Ioan Hughes	45	45/7	<p>I certainly agree that there should be a full re-analysis of a Development Plan and a new plan that looks at developing the Island and the Economy for the benefit of local people by promoting new businesses and providing quality housing. Amlwch is a perfect example where there is potential to develop and transform and modernise the town, by providing a new business park, supermarket and housing thereby supporting and growing the local economy and creating permanent standard jobs. As part of a Full Review and a new scheme specific to Amlwch, we have development land that has great potential in the middle of Amlwch town.</p>	<p>Note the Comment As part of the preparation of the Replacement Plan, the evidence base in this area will need to be revised and the latest evidence will be considered along with any Council strategies relating to the economy. This evidence will be used in considering the need for changes to the Plan's economic policies. It is not the intention of the Review Report to detail any specific changes that will be made to the Plan. Consideration will be given to the issue raised as part of the preparation of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Lichfields	23	23/7	<p>Whilst the development of a Strategic Development Plan (SDP) in North Wales will likely strengthen interconnectivity across the region, the development of the SDP will take several years. Hence, it is important that needed investment and growth in this area is not delayed until this new regional tier of the plan-led system is adopted and that the Replacement Anglesey and Gwynedd Joint LDP is not delayed on account of the emerging SDP.</p>	<p>Note the Comment A review of the JLDP is a legislative requirement under the Planning and Compulsory Purchase Act 2004. The Act states that a Local Development Plan needs to be reviewed after a period of 4 years following its adoption. In accordance with national guidance, we must review the Plan every four years and prepare a Replacement Plan. The requirement of introducing the SDP under the Planning (Wales) Act 2015 is separate to the process of developing the replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Bourne Leisure, c/o Lichfields	47	47/7	<p>Whilst the development of a Strategic Development Plan (SDP) in North Wales will likely strengthen interconnectivity across the region, the development of the SDP will take</p>	<p>Note the Comment A review of the JLDP is a legislative requirement under the Planning and Compulsory Purchase Act 2004. The Act states</p>

Name and Organisation	Person Id	Rep. Id	Summary of Comments	Service Response and Recommendation
			<p>several years. Hence, it is important that needed investment and growth in this area is not delayed until this new regional tier of the plan-led system is adopted and that the Replacement Anglesey and Gwynedd Joint LDP is not delayed on account of the emerging SDP.</p>	<p>that a Local Development Plan needs to be reviewed after a period of 4 years following its adoption. In accordance with national guidance, we must review the Plan every four years and prepare a Replacement Plan. The requirement of introducing the SDP under the Planning (Wales) Act 2015 is separate to the process of developing the replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p>John Wyn Williams, Aid Cymru</p>	<p>48</p>	<p>48/7</p>	<p>There is currently an over-provision of student accommodation in Bangor and although the quota system has worked in some areas, there needs to be a better way of analysing what the real need is across the city for the future. There are quite a few affordable housing developments in the city, which is a good thing. Here again we need to look again at the needs assessment policies to avoid over-provision of some types of housing or more specifically single flats. There have been some problems with getting local residents and members to accept affordable developments, better evidence of the local need would help mitigate this. Bangor's high street is changing. The Bangor partnership and the City council have a vision for the future. This needs to be considered and much more flexible policies created. What will the high street look like in ten years?</p>	<p>Note the Comment As part of the preparation of the Replacement Plan, the evidence base in the topic areas referred to will need to be revised and the latest evidence. This evidence will be used in considering the need for changes to the Plan's policies. It is not the intention of the Review Report to detail any specific changes that will be made to the Plan. Consideration will be given to the issues raised as part of the preparation of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Draft Review Report Gwynedd and Anglesey Joint Local Development Plan

**(incorporating the proposed changes following the
public consultation)**

January 2022

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1.0 Introduction

Background

- 1.1 The Planning and Compulsory Purchase Act 2004 states that a Local Development Plan needs to be reviewed after a period of 4 years following its adoption. The Joint Local Development Plan (JLDP) was adopted on 31 July 2017 and therefore, the review of the Plan has commenced on 31 July, 2021.
- 1.2 The Town and Country Planning (Local Development Plans) (Wales) Regulations 2005 and the Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015 set out the statutory steps that must be undertaken in reviewing the Local Development Plan. The regulations set out different steps to undertake a short form review or a full review of a Local Development Plan. Welsh Government guidance clearly outlines the circumstances in which either of the procedures will be followed. Please note that the two regimes are quite different and it is not optional which one will have to be followed. Following attention to the relevant considerations in the following Report the Report will reach a conclusion as to what review procedure will need to be undertaken, i.e. whether it is a short form review or a full review. The replacement JLDP will cover the plan period to 2036, which is the end of a 15-year period starting in 2021.
- 1.3 The Annual Monitoring Reports (AMR) are a key part of the process of reflecting on the performance including the successes and failures of the current Plan. Furthermore, the AMR's findings contribute to informing the development of the Revised Plan. The published AMR (3 in number) identifies concerns about some policy areas where the policy target set within the indicator has been missed. These failures did not in themselves justify the need for an early review of the Plan as the plan was, on the whole performing well. However, they are issues that will need to be considered as part of the Replacement Plan. See part 2.89 for more details.

What is a Review Report

- 1.4 Preparing and receiving approval of the Review Report is the first step in the process of preparing a Replacement Plan. The Review Report will be a key part of the Councils' evidence base when the Replacement JLDP is submitted to the Welsh Government for examination.
- 1.5 This Review Report presents areas where the current LDP is achieving and performing well, as well as those areas where changes may be needed. **It is emphasised that the purpose of the Review Report is not to detail any changes that will be made to the Plan.** It will only be possible to identify the details of the changes that need to be made to the Plan in the process of preparing the Revised Plan and gathering the relevant information and evidence.
- 1.6 The Review Report will:

- summarise the findings of the Annual Monitoring Reports to date;
- review existing policies within the JLDP in accordance with the headings set out within the Plan;
- consider if there are contextual changes leading to the need to change aspects of the Plan;
- identify what further research/information gathering is required for the preparation of a Replacement Plan.
- assess relevant national, regional and local Plans/Strategies/Legislation that have come into force since the original Plan was adopted and consider the need to ensure that the Plan is aligned with current guidance;
- reach a conclusion on the appropriate procedure for undertaking the review and preparing a Replacement plan (full or short form review).

1.7 The Report contains the following parts:

Part 2

Part 2 sets out the main changes in legislation, national, regional and local policy that have come into force since the adoption of the current plan. It is considered that the changes highlighted in this part are important to consider when revising the JLDP. The main findings of the three Annual Monitoring Reports that have been prepared are identified along with other issues that may influence.

Part 3

This part sets out a review of the current Plan and sets out possible changes that will need to be made to the strategy, objectives and policies of the Joint Local Development Plan.

Part 4

This part sets out the requirements for reviewing or updating the evidence base to support or inform any changes to the JLDP.

Part 5

This part sets out the consideration that has been given to joint working and preparation of a Joint Local Development Plan.

Part 6

Part 6 sets out the conclusions and form of review that will need to be followed.

2.0 Relevant information and issues

Significance of contextual changes

- 2.1 In the period since the adoption of the JLDP (31 July 2017) a range of national, local and regional legislation/policies and strategies have been published. In order to ensure that the Plan and its content is up to date, it will be necessary to ensure that consideration is given to these contextual issues that influence the content of the Plan. The Revised Plan will need to take account of the various new Acts, policy frameworks, updated guidance and evidence that has emerged at national, regional and local level.
- 2.2 Although not exhaustive, the following sets out those elements that will have the most significant influence in preparing the Revised Plan.

Legislative Changes

The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2019.

- 2.3 On 1 April 2019 an amendment to the General Permitted Development Order (GDPO) came into force relating specifically to energy, telecommunications and service developments. The most significant amendment is an amendment to Schedule 2, part 2 'Minor Operations' which introduces Classes D and E and establishes development rights for equipment and infrastructure for "recharging electric vehicles" provided that the proposals comply with the prescribed criteria.

Planning (Wales) Act 2015

- 2.4 The Planning (Wales) Act received Royal Assent in July 2015 and came into force in stages between October 2015 and January 2016. Although it was in force before the JLDP was adopted and before the public inquiry, it is considered useful to refer to it as it provides a basis for other contextual changes that need to be taken into account in the preparation of the Replacement Plan and subsequent monitoring. It presents a legal basis for the preparation of a National Development Framework (NDF) and Strategic Development Plans (SDPs).

Environment (Wales) Act 2016

- 2.5 The Act received Royal Assent on 21st March 2016, providing new legislation to proactively and sustainably manage Wales' natural resources. The Act includes a new biodiversity duty which aims to help reverse decline and ensure the resilience and future of long-term biodiversity in

Wales. The Act also gives Welsh Ministers the task of setting targets to reduce greenhouse emissions and set carbon budgets. It introduces new powers to increase the amount of materials to be recycled, as well as improving the quality of materials to be recycled. The act also places a duty on Natural Resources Wales (NRW) to prepare a State of Natural Resources Report and Area Statements.

Well-being of Future Generations (Wales) Act 2015

- 2.6 Although the date of this Act is 2015, it came into force after the JLDP was submitted for examination (April 2016). The Well-being of Future Generations (Wales) Act received Royal Assent in April 2015 and came into force on 1 April 2016. The Act strengthens the current governance arrangements for improving the well-being of Wales by ensuring that sustainable development is at the heart of decision made by government and public bodies. It aims to make a difference to the lives of people in Wales in relation to a number of well-being goals including improving health, culture, heritage and the sustainable use of resources. The Act provides the legislative framework for the preparation of Local Well-being Plans, which replace Single Integrated Plans.
- 2.7 The act's seven well-being goals are as follows:
1. A prosperous Wales
 2. A resilient Wales
 3. A healthier Wales
 4. A more equal Wales
 5. A Wales of cohesive communities
 6. A Wales of Vibrant Culture & Thriving Welsh Language
 7. A globally responsible Wales
- 2.8 During the examination of the Joint LDP, the implications of the Act were addressed to ensure that the Plan reflected the aims contained in the Act.

Revisions to National Planning Policy guidance

National Plans and Policies

Future Wales: The National Plan 2040 (2021)

- 2.9 "Future Wales: The National Plan 2040" is the national development framework, setting the direction for development in Wales up to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including maintaining and developing a vibrant economy, achieving decarbonisation and climate resilience, developing strong ecosystems and improving the health and well-being of our communities.

2.10 The National Plan identifies four regions for the future development of policy in Wales - North Wales, Mid Wales, South West Wales and South East Wales. Each region must have a Strategic Development Plan (SDP) that recognises the strengths and challenges in that region, and also complements the plans and work taking place in other regions. This means that regions should work well together to deal with issues that are occurring across the regions and maximise the opportunities for growth. Broadly speaking, SDPs will be prepared in a similar way to Local Development Plans, but will not replace them. LDPs will continue to focus on local planning policies but may be more concise and more focused once the SDP has been adopted. Overall, the Plans (SDP and LDPs) are expected to be in line with the Future Wales Plan.

Planning Policy Wales Edition 11 (February 2021)

2.11 This document has significant implications for the planning system in Wales and identifies the planning system as one of the main mechanisms for creating sustainable places, and that the principles of place creation are a tool to achieve this through plan making and determining planning applications. Since the LDP was adopted in July 2017, the Welsh Government has published a revised version of Planning Policy Wales (Edition 10) in December 2018. The document has been re-drafted to ensure that the seven well-being goals and five ways of working of the Well-being of Future Generations Act 2015 are fully integrated into planning policy. It also ensures that the concept of creating space is at the heart of national planning policy. This change ensures that planning decisions take account of all aspects related to well-being and provide new development that is sustainable and caters for everyone's needs. A factual update of Planning Policy Wales was published in February 2021 (Edition 11) to align it with the publication of Future Wales and include wider legislative, policy and guidance updates since Edition 10 was published in December 2018.

2.12 In addition, the following new or revised Technical Advice Notes have been published as well as revoking some of them since the JLDP was adopted in July 2017.

Technical Advice Note (TAN 1): Joint Housing Land Availability Study (TAN1) (January 2015)

2.13 Technical Advice Note (TAN) 1 has been revoked in its entirety as a result of the policy change to PPW which now outlines that Local Planning Authorities are expected to use their housing trajectory as the basis for monitoring the process of delivering their housing requirement.

Technical Advice Note (TAN 8): Planning for Renewable Energy (July 2005)

2.14 Following the publication of Future Wales: The National Plan 2040 (2021) TAN 8 was revoked.

Technical Advice Note (TAN 15) Development, flooding and coastal erosion

- 2.15 **A new version of TAN 15 was due to come into force on 1st December 2021. Flood zones are outlined within the document and there will be different zones for flood risk from rivers, sea and surface water. The TAN puts much more emphasis on climate change and how to ensure that issues associated with this are avoided, restricted or mitigated. The updates and changes to TAN 15 include a greater focus on the development plan, and details on how to prepare effective Strategic Flood Consequences Assessments. Development advice maps will be replaced with a new Flood Map of Wales. In November 2021 it was announced by the Welsh Minister that the coming into force of the new TAN15 and Flood Map for Planning would be delayed until 1st June 2023. The Minister also outlined the requirement for every LPA to complete work to review, within the next 12 months, the Strategic Flood Consequences Assessments (SFCA) for their area, either individually or on a regional basis. Once published the new TAN 15 and Flood Map for Planning will be used to inform the Replacement Plan and the reviewed SFCA will inform the LDP's strategy, policies and proposals.**

~~A new version of TAN 15 will come into force on 1 December 2021. Flood zones are outlined within the document and there will be different zones for flood risk from rivers, sea and surface water. The TAN puts much more emphasis on climate change and how to ensure that issues associated with this are avoided, restricted or mitigated. The updates and changes to TAN 15 include a greater focus on the development plan, and details on how to prepare effective Strategic Flood Consequences Assessments. Development advice maps will be replaced with a new Flood Map of Wales. The guidance contained in the new TAN will have to be given thorough consideration when preparing the Replacement Plan to ensure that any changes are in line with the guidance that has been set within TAN 15.~~

Technical Advice Note (TAN 20): Planning and the Welsh Language (October 2017)

- 2.16 TAN 20 provides guidance when considering the Welsh language as part of the process of preparing local development plans. TAN 20 contains advice on incorporating the Welsh language into development plans through Sustainability Assessments. Unless the proposed development is a major unexpected development, individual applications are not expected to include an individual assessment as key issues and themes will have been considered at the time of plan preparation. It includes procedures for unexpected large developments in areas where the language is of particular significance, and includes guidance on signs and notices.
- 2.17 In line with the previous version of this TAN, consideration was given to the Welsh language in the ongoing Sustainability Assessment of the JLDP. Unlike the expectations of TAN 20 October 2017, JLDP Policy PS 1 places an appropriate expectation on individual applications that meet certain thresholds to include an individual assessment and submit it as a Welsh Language Statement with the planning application alongside criterion for submitting a language impact assessment. This was approved because of the need to ensure that the proposed development is in line with the key issues and themes considered in the Sustainability Assessment at the time of preparing the LDP. In addition, this approach ensures that the impact of the development on the Welsh language is considered, when it is relevant to the planning application. The guidance has no current direct impact on the JLDP as Policy PS1, based on existing evidence, ensures that the Welsh language is taken into account when making decisions, when it is relevant to the application.

Technical Advice Note (TAN) 21: Waste (February 2017)

2.18 TAN 21 has been amended to reflect changes to the waste policy context set out in the revised Waste Framework Directive (Directive 2008/98 /EC on waste) and the Welsh Government's policy 'Towards Zero Waste' and the Collection, Infrastructure and Markets Sector Plan (CIMS). These changes have been made to update the way in which the planning process facilitates the introduction of sustainable waste management infrastructure. It also considers specific principles central to sustainable waste management, including the waste hierarchy, self-sufficiency and the concept of the nearest appropriate organisation.

Technical Advice Note (TAN) 24: Historic Environment (October 2017)

2.19 TAN 24 provides guidance on how the planning system considers the historic environment when preparing a development plan and making decisions on planning applications and listed buildings. This includes the introduction of Heritage Impact Assessments, new advice on Historic Assets of Special Local Interest and the inclusion of advice previously obtained in a range of documents.

Sustainable Urban Drainage System (SuDS) Policy

2.20 Schedule 3 of the Flood and Water Management Act 2010 makes SuDS a mandatory requirement on all new developments involving more than one dwelling or building area greater than 100m. Since the 7th January 2019, all new developments of more than 1 dwellinghouse or where the construction area is 100 square metres or more will need to use SuDS for surface water disposal. The SuDS must be designed and built in accordance with the SuDS Statutory Standards (published by the Welsh Ministers) and SuDS schemes must be approved by the local authority acting in its SuDS Approval Body (SAB) role, before construction begins.

Energy: UK Government White Paper (December 2020)

2.21 The White Paper details how an overhaul to transport, energy and infrastructure will provide "massively decarbonised power in the 2030s" and on the road towards net zero by 2050. The White Paper seeks to bring together energy-related policy across a number of sectors (i.e. from energy and the built environment, to transport and the industrial sectors). In addition, it is considering governance issues and is beginning to consider how energy systems and markets need to adapt to achieve the UK's 2050 net zero target. The Paper reinforces the Government's commitment to nuclear energy making it clear that it remains a key part of the national energy strategy. The paper (including any final version) will be a consideration for any future Wylfa Newydd power station scheme.

Building Better Places (July 2020)

2.22 This document sets out the Welsh Government's planning policy priorities to assist in the recovery period following the Covid-19 pandemic crisis. The planning system should be a focus

when considering built natural environment issues that have arisen from the pandemic. The document highlights the existing key planning policies and instruments that should be used by all sectors in the environmental, social, cultural and economic recovery of Wales, recognising the continuing need for Planners to operate within a wider context of priorities and action at all scales.

Natural Resources Policy (August 2017)

2.23 In accordance with the Environment (Wales) Act 2016 the Welsh Government published a Natural Resources Policy (NRP) in August 2017. The focus of the NRP is the sustainable management of Wales' natural resources, to increase their contribution to achieving the aims of the Well-being of Future Generations Act. The NRP identifies three National Priorities: Finding nature-based solutions; increasing renewable energy and more efficient use of resources; and adopting a place-based approach. The NRP also sets the context for Area Statements (which will be produced by Natural Resources Wales), ensuring that the national priorities for the sustainable management of natural resources inform local delivery. Local Planning Authorities will need to have regard to the relevant area statement when preparing an LDP. **Both the North West Area Statement and Marine Area Statement are of relevance to the JLDP area.** The implications of the relevant NRP and Area Statement will be taken into account in the preparation of the Revised Plan.

Prosperity for All: A Low Carbon Wales (March 2019)

2.24 The document sets out Welsh Government's approach to cutting emissions and increasing efficiency in a way that delivers the wider benefits for Wales, ensuring a fairer and healthier society. It sets out policies and proposals aimed at reducing emissions and supporting the growth of the low carbon economy. Particularly important in relation to planning are the targets and policies introduced in the following sectors: power; buildings; transport; industry; land use, land use change and forestry; agriculture; and waste management. The implications of the Plan will be taken into account in the preparation of the Replacement Plan.

Welsh National Marine Plan (November 2019)

2.25 The Welsh Government published Wales' first marine plan in November 2019. It sets out a national policy for the next 20 years for the use of the Welsh marine plan regions inshore and offshore. It has been prepared and adopted under the Marine and Coastal Access Act (MCAA) 2009. **It is noted that the Welsh National Marine Plan (WNMP) area and JLDP area overlap, with the WNMP having influence up to mean high water spring tides.** Applicants should use the Plan WNMP and supporting material to formulate proposals and license applications, and by public authorities and others to inform decision making and to understand the Welsh Government's policy for sustainable development in the Plan area.

National Strategy for Flood and Coastal Erosion Risk Management in Wales (October 2020)

2.26 This Strategy replaces the 2011 Strategy. It is prepared under the terms of the Flood and Water Management Act 2010. The Strategy sets out how flood and coastal erosion risks across Wales will be managed. It sets objectives and measures for all partners to work towards over the life of this Plan, which will be 10 years unless significant policy updates are required before that time.

Llwybr Newydd: The Wales Transport Strategy (2021)

2.27 It is the new transport strategy which sets out the vision for how the transport system can help to deliver the priorities for Wales, helping to put us on a pathway to creating a more prosperous, green and equal society. The vision is to create an accessible, sustainable and efficient transport system.

2.28 These are the three headline priorities for the next five years.

- Priority 1: Bring services to people in order to reduce the need to travel;
- Priority 2: Allow people and goods to move easily from door to door by accessible, sustainable and efficient transport services and infrastructure;
- Priority 3: Encourage people to make the change to more sustainable transport.

2.29 As well as setting a strategic direction it is developing nine mini-plans, explaining how delivery will be for different transport modes and sectors.

Active Travel Act Guidance 2021

2.29a This guidance provides important information with regards to how Local Planning Authorities should consider Active Travel Network Maps when preparing Local Development Plans. Active travel Network Maps which are produced by Local Authorities should be used to inform site allocations to ensure that priority is given to sites that can be connected to existing and future travel routes.

Community Infrastructure Levy (CIL)

2.30 In November 2015, the Westminster Government commissioned an independent national review of the Community Infrastructure Levy (CIL) to:

'To assess the extent to which CIL is or is able to provide an effective mechanism for funding infrastructure, and to recommend changes that would improve the way it works to support the Government's wider housing and growth objectives.'

2.31 The review looked at the amount of revenue CIL generates, the types of development that pay CIL, impacts on viability, and how the community aspect of CIL is implemented. The independent review group reported in October 2016 and it was published in February 2017. The report is entitled "A New Approach to Developer Contributions to Ministers". This

recommended changes to the CIL system. As part of the Wales Act 2017, CIL became a devolved matter with powers transferred to the Welsh Government in April 2018.

- 2.32 In this respect, a Transfer of Functions Order is required to allow the Welsh Ministers to modify existing secondary legislation. Thereafter, if the Welsh Ministers consider it appropriate to rewrite the CIL Regulations, then additional legislation may be required to allow this to happen. However, to date this has not been confirmed.
- 2.33 Having regard to the above, it is not clear at this stage how the Welsh Government will wish to deal with CIL, and in particular whether they wish to continue with what is in the current CIL Regulations, or whether they wish to develop specific improvements or abandon it altogether. The Gwynedd and Anglesey Joint Planning Policy Committee decided in September 2018 to defer undertaking the work that would be necessary to implement CIL in the Plan area until there is a clear understanding of CIL's future in Wales. It is also noted in the context of work undertaken regionally for CIL that there is a likelihood that it would not be viable to implement in the Plan area.

Welcome to Wales: Priorities for the visitor economy 2020-2025

2.33a This plan provides clarity on the priorities for Visit Wales, which is the team within Welsh Government that is responsible for the development and promotion of the visitor economy in Wales, and outlines the vision for the future. It is noted that Visit Wales are one of a number of partners with a part to play in delivering these goals.

2.33b It is noted that the ambition is to grow tourism for the good of Wales. This means economic growth that delivers benefits for people and places, including environmental sustainability, social and cultural enrichment and health benefits. The primary goal of the plan is to harness the potential for tourism to improve the wider economic wellbeing of Wales.

The regional context

North Wales Growth Deal Bid

- 2.34 In December 2017 the North Wales Growth Board (a partnership of Local Authorities and wider partners e.g. Higher Education, Further Education and The North Wales Mersey Deeside Business Council) submitted a Growth Deal application to the Welsh and UK Governments for £383m project funding for North Wales.
- 2.35 The proposals will act as a catalyst for a total investment of £1.3 billion in the North Wales economy, a profit of £3.40 for every pound spent. It is expected that over 5,000 jobs could be created from the potential investments within the Growth Deal in the areas of technology and innovation, sites for business, digital connectivity, skills, transport and Business support.
- 2.36 The North Wales Economic Ambition Board has been successful in securing a commitment of £240m from the Welsh and UK Governments.

- 2.37 The Growth Deal agreement was signed in December 2020. Work will now begin on the five programmes that make up the £1bn Deal led by the North Wales Economic Ambition Board.
- 2.38 The JLDP includes provision in its policies and proposals for sustainable development, with the economy an important part of the strategy. The commitment to the Growth Deal and subsequent implications will need to be fully considered during the revision of the Plan to ensure that the potential opportunities arising from it are maximised.

North West Wales Area Statement and the Marine Area Statement - Natural Resources Wales

- 2.39 These Statements ~~is~~ **are** ~~one~~ **two** of a series of seven Area Statements that have been prepared for the whole of Wales to help solve a range of complex challenges that society, and the natural environment, now face. **These are the two Area Statements that are relevant to the JLDP area.**
- 2.40 These Area Statement outlines the key challenges facing the area **and the marine area that surrounds it**, what can be done to meet those challenges, how our natural resources can be better managed for the benefit of future generations. The Area Statements will be regularly updated and improved year on year in engaging with more people, gathering new evidence, presenting ideas, and working across boundaries to create opportunities.
- 2.41 These Area Statements, together with the other ~~six~~ **five** statements ~~is~~ **are** a collaborative response to what is known as the Natural Resources Policy, published by the Welsh Government in 2017, which sets out the main challenges and opportunities for the future sustainable management of Wales' natural resources. The content of the Area Statements is seen as an important source of evidence in the review of the Plan's policies.

The local context

Local Well-being Plans

- 2.42 The Well-being of Future Generations (Wales) Act 2015 requires Councils, as representatives of the Public Services Board, to prepare a Well-being Plan. In May 2017 a Local Well-being Assessment was published for Gwynedd and Anglesey. Having considered the data and the views of people locally, the Board came to a conclusion on the main messages in the assessment. There are 9 main messages.

1. The need to maintain a healthy community spirit.
2. The importance of protecting the natural environment.
3. Understand the impact of demographic changes.
4. Protect and promote the Welsh language.

5. Promote the use of natural resources to improve health and well-being in the long term.
6. Improve transport links to enable access to services and facilities.
7. The need for high quality jobs and affordable homes for local people.
8. The impact of poverty on well-being.
9. Ensure that all children have the opportunity to succeed.

2.43 The Gwynedd and Anglesey Well-being Plan was completed setting out the 9 main messages above. The plan sets out 2 well-being objectives of thriving and long-term prosperous Communities and Healthy and independent Residents with a good standard of life. Six priorities have been identified to achieve both well-being objectives. The Gwynedd and Anglesey Well-being Plan, including any action plan will be monitored to ensure consistency of purpose and content with the JLDP. In this respect, the National Well-being Goals and the Council's Well-being Goals will need to be considered and discussed as part of a consistency analysis with the LDP aims.

North Anglesey Economic Regeneration Plan (April 2019)

2.44 Following economic uncertainty associated with Wylfa and large employers such as Rehav coming to an end, the North Anglesey Regeneration Plan was drawn up. The Regeneration Plan sets out a vision for the North Anglesey area and identifies five priority themes for investment by the County Council, its partners and by the Welsh Government. The document sets out a wide range of proposed measures that could benefit the area in the short, medium and long term. The Plan states:-

- Key issues affecting North Anglesey as identified by the community;
- A vision for North Anglesey;
- Five Priority Themes for regeneration; and
- Range of locally identified regeneration projects

Corporate Biodiversity Plan 2021-2022 - Isle of Anglesey County Council

2.45 This Plan has been developed to ensure that environmental benefits arise from the way in which the County Council operates and makes decisions in ensuring compliance with the requirements of section 6 (s6) of the Environment (Wales) Act 2016, namely maintaining and enhancing biodiversity and, in doing so, promoting the resilience of ecosystems, in undertaking its day-to-day activities.

2.46 The aim of Plan is to help maintain and enhance Anglesey's unique Biodiversity features, setting out clear and concise objectives that will be achieved by the Council between 2021 and 2022.

2.47 The Plan follows guidance received from the Welsh Government and considers the objectives of the Nature Recovery Action Plan for Wales (which identifies actions it can dispose of in the short term) setting a direction to remove long-term commitments beyond 2020. The Area

Statement for North West Wales has recently been published by Natural Resources Wales and that Area Statement has been taken into account in the preparation of this Plan.

Interim Housing Strategy 2021 – Isle of Anglesey County Council

2.48 The Interim Housing Strategy 2020-21 was approved by the Executive Committee 25/01/21. The Strategy replaces the previous Housing Strategy 2014-19 and seeks to respond to changes in circumstances. This Interim Strategy is a means of bridging the development of a Housing Strategy which will include the requirements of the Housing Support Grant and homelessness strategy from the Welsh Government. It will also provide information on how Housing Services and partners are responding to and continuing to respond to the coronavirus pandemic.

2.49 The Interim Strategy outlines 6 specific themes, namely:

Theme 1 - Development of the right homes for Anglesey's future

Theme 2 - Making best use of existing housing stock and improving homes and communities

Theme 3 - Preventing a housing crisis and increasing housing options

Theme 4 - Support to promote housing independence

Theme 5 - Homes for longer lives

Theme 6 - The links between housing and the wider economy are fully realised

Gwynedd Council Housing Strategy (2019)

2.50 Gwynedd Council's Housing Strategy was adopted in July 2019. The vision of the Housing Strategy is to:

"Ensure that the people of Gwynedd have access to a suitable, quality home, which is affordable and improves their quality of life."

2.51 The Strategy outlines five objectives that would need to be addressed if the Council is to achieve this vision:

1. No-one homeless in Gwynedd
2. Social housing available to all those who need one
3. Everyone's home in Gwynedd is affordable to them
4. Gwynedd Housing are environmentally friendly
5. Homes have a positive influence on the health and well-being of the people of Gwynedd.

Local Housing Market Assessment 2018-2023 Gwynedd Council (2019)

2.52 Gwynedd Council's Local Housing Market Assessment was published in May 2019. The main message of the assessment is that an additional supply of affordable housing is needed for

Gwynedd communities to what is currently available. Other key findings show that there will be increased demand for affordable housing across Gwynedd in the private ownership, private rental and social rent sectors, which cannot be addressed with the current supply. The LMHA also found that:

- Houses of median value and in the lower quartile are unaffordable for households with a median income;
- The private rental sector has grown substantially in Gwynedd over the past decade;
- Private rental levels are unaffordable for many low income households;
- The demand for social housing continues to be high across the area;
- The demand for one-bedroom social housing is not being addressed through the current stock;
- It is anticipated that the number of households will increase, and their size will decrease over the next decade;
- Long-term empty properties and restricted development sites could provide additional supply for the market;
- Based on population projections, 303 new households will be established every year in Gwynedd for the next five years;
- 707 additional social housing units are needed every year for five years to meet the current demand and the anticipated demand;
- 104 additional intermediate houses are needed every year for five years to meet the current demand and the anticipated demand.

Gwynedd Council Housing Action Plan 2020/21 – 2026/27

2.53 The Action Plan was revised in December 2020. The purpose of the Action Plan is to outline how the Council will seek to address the objectives of Gwynedd Council's Housing Strategy (2019) now and up to 2026/27.

2.54 Over 30 schemes are outlined across the county which will enable the Council to:

- facilitate over 500 new affordable homes for sale or letting to Gwynedd residents including the construction of 100 new house;
- offering loans for 250 local first-time buyers;
- securing over 600 new social housing for Gwynedd including the purchase of 72 former social houses for rent to local people in line with the Council's new local lettings policy;
- extending a grant scheme to bring 250 empty homes back into use across the county;
- investing in environmentally friendly homes such as the innovative scheme currently in place in the Segontium area of Caernarfon;
- the development of 150 living units for homeless people in the county and the creation of 130 new units for vulnerable residents.

- 2.55 In order to deliver the plans, the Council will now reinvest £22.9 million of Council tax premium on second homes until 2026/27, along with other sources of funding including social housing grants and the funding raised through the Council's Asset Management Plan.

World Heritage Site – North West Wales Slate Landscape

- 2.56 The North West Wales Slate Landscape was designated a UNESCO World Heritage Site (WHS) in July 2021. The landscape is the 33rd site of UNESCO World Heritage Sites in the UK, and the fourth in Wales, following Pontcysyllte Aqueduct, Blaenavon Industrial Landscape and Edward I Castles and Town Walls in Gwynedd. An SPG has been prepared by Gwynedd Council and Snowdonia National Park Authority to provide further guidance for decision makers and developers on the important considerations related to the WHS.
- 2.57 A Replacement Plan will need to ensure that appropriate references are made to the WHS together with ensuring that any designations do not compromise the value and special qualities of the designation.

Upcoming plans

- 2.58 While updating the evidence base for the Replacement Plan it is anticipated that the following plans will be implemented or adopted and therefore it will be necessary to ensure that any matters within the documents are considered.
- Anglesey and Gwynedd Destination Management Plans
 - Climate Change Action Plan
 - Gwynedd Regeneration Framework which will include Area Regeneration Plans

Other issues that influence and need consideration

- 2.59 The far-reaching impacts of climate change and extreme weather events are already evident across the Plan area. With the expected impacts set to worsen and be more extreme over the years, the Authorities are committed to trying to respond to the climate change crisis.
- 2.60 In March 2019, Gwynedd Council declared a Climate Change Emergency, with the Isle of Anglesey County Council also declaring a climate change emergency in September 2020. The statements meant that the Councils were committed to trying to respond positively to the challenges facing them now and in the future, and committed to prepare a Climate Change Action Plan to achieve specific objectives. The Aim of the Councils is to ensure that the area remains a vibrant, viable and sustainable home for our children and our children's children for generations to come.

- 2.61 It will be essential to interweave the objectives highlighted in the Climate Change Action Plan within the Replacement Plan to ensure that the Plan is a facilitator in achieving those objectives.
- 2.62 Scottish Power is taking a leading role in delivering an innovative campaign, Carbon Zero Communities. The aim of the campaign is to support local communities to achieve the goal of being net zero. Anglesey is one of the rural communities involved in the campaign. This implications of the campaign will need to be taken into account when preparing the Replacement Plan.

Wylfa Newydd

- 2.63 During the process of drawing up the original Plan there was an intention to develop a new nuclear site (Wylfa Newydd) near the existing Wylfa site on the coastal edge of north Anglesey, after the UK Government declared that it was one of the options as a suitable site to generate nuclear energy. Due to the nature of the intention it would have been an Infrastructure Project of National Importance, which meant the need to submit a Development Consent Order (DCO) in order to receive a planning permission.
- 2.64 In light of the need to plan for a major infrastructure project that was anticipated to be realised during the lifetime of the Plan, there was a requirement to provide a local policy framework that would enable the Authority to respond to the challenges that would arise from the project together and take advantage of the economic and social opportunities.
- 2.65 On the 27th January 2021 the DCO was withdrawn by Horizon Nuclear Power. The application was withdrawn due to the lack of an investor to the project and the lack of a new funding policy from the Government.
- 2.66 In light of the lack of investment/certainty associated with Wylfa Newydd, it is considered that this will be a significant contextual change in the preparation of the Replacement Plan and could have a significant impact on the Plan's growth strategy and instruments compared to the original Plan.
- 2.67 Policy 24 – 'North West Wales and Energy', Future Wales notes that the Government supports North West Wales as a location for new energy developments and investment. Proposed developments associated with the Anglesey Energy Island Programme and Wylfa Newydd are supported in principle as a means of generating significant economic benefits for the area as well as generating renewable or low carbon energy.

National Grid

- 2.68 Associated with the Wylfa Newydd development for a new nuclear power station, the National Grid submitted a DCO on 7 September 2018. This application was part of the North Wales Connections Project to install a 400kV electric connection from the proposed Wylfa Newydd development.
- 2.69 Due to Hitachi's decision to delay with the proposal of developing the new Nuclear Power Station, on 20 February 2019, the National Grid formally withdrew its application for a DCO. Consequently, neither the Examining Authority nor the Planning Inspectorate considered the application.

Covid Pandemic

- 2.70 At the beginning of 2020, the Covid-19 pandemic struck the world. The spread of the virus and the need to protect lives led to restrictions being placed on the lives of Welsh residents. These restrictions meant that there was an order for people to stay at home and only to travel where there was a real need (that is, to work where it was not possible to work from home and to shop for food). Since the strict restrictions came into force in March 2020, there has been a relaxation of the rules over a period of time which has meant that some of the normal (pre-Covid) life activities have been able to continue. The pandemic continues to affect all parts of the world and its aftereffects will inform public discussions and decisions for years to come.
- 2.71 In the wake of the pandemic the ability for people to be working from home has emerged, there has been an increased demand for people to be spending their holidays in Wales (due to travel restrictions) and there is a greater general demand for space outside for people to enjoy, whether it is street space or space around their home that allows people to socialise outdoors safely. The importance of the quality and accessibility of our local areas to people's health and well-being has been highlighted even more during the worst periods of the pandemic.
- 2.72 The pandemic is likely to affect aspects of everyone's lives for years to come and is likely to be leading to a demand for change in the way we live and work. Considering the impact of the pandemic and planning for a future will be an essential part of the process of preparing the Replacement Plan.
- 2.73 The Welsh Government published a document 'COVID-19 Reconstruction: Challenges and Priorities' which sets out the issues that must be responded to as a result of the pandemic. The approach to responding to these challenges has implications for the planning system as people use places differently, travel less and spend more time working from home. The planning system must respond to current and future changes and contribute to sustainable recovery.

Brexit (Port)

- 2.74 Although the short-term effects associated with Brexit are well-known, there is in fact little baseline information/data about the long-term impacts.

- 2.75 As part of the preparation of the Replacement Plan it is likely that it would be beneficial to undertake detailed research to look at the effects of Brexit on the local economy.
- 2.76 One of the obvious effects of Brexit in the short term is the impact on Holyhead Port. The fact that the United Kingdom has left the European Union without an agreement requires additional checks to be carried out on goods that will travel out of the UK before they are allowed into the EU. That meant the need to carry out additional checks on heavy goods that are being transferred from Holyhead to Dublin. It is likely that this procedure will lead to delays, which means that plans are needed in place to tackle the heavy goods vehicles that will wait their turn to travel to Ireland.
- 2.77 The Port of Holyhead is recognised as the Strategic Gateway that facilitates international connectivity in Policy 10 of Futures Wales and Welsh Government are committed to works *with operators, investors and local authorities to support Strategic Gateways and maintain their international connectivity roles*. In accordance with Future Wales in order to maximise the benefit locally, to the region and for Wales, the Revised Plan will have to ensure that it supports the Port of Holyhead.

Phosphate

- 2.78 The JLDP area is characterised by its rich environmental qualities and is home to a number of areas and features designated because of their environmental importance, including Afon Gwyrfai and Afon Glaslyn Special Areas of Conservation (SACs).
- 2.79 Following new evidence on the environmental impacts of phosphate in watercourses, Natural Resources Wales (NRW) has assessed the 9 River SACs in Wales. This assessment based on tighter targets for the water quality of watercourses showed that phosphorus spread was widespread in Welsh SAC rivers with over 60% of water bodies missing the challenging targets.
- 2.80 As a result of this failure, NRW has issued 'planning advice to ensure that environmental capacity does not deteriorate further. This 'advice' relates to all River SACs to which its catchment area extends in the Joint Local Development Plan area including Afon Glaslyn and Afon Gwyrfai.
- 2.81 Consideration of the implications of the guidance received from Natural Resources Wales will be an essential part in formulating the policies in the Replacement Plan together with considering the implications of the guidance on the proposed allocations within the Plan.

Biodiversity

- 2.82 Biodiversity underpins our lives and livelihoods and supports the functioning and resilience of ecosystems in ~~seas~~ oceans, wetlands, lakes, rivers, mountains, forests and agricultural landscapes. Our economy, health and well-being depends on healthy, resilient ecosystems,

which provide us with food, clean water and air, the raw materials and energy for our industries and protect us against hazards, such as flooding and climate change.

- 2.83 Environmental pressures are causing global biodiversity decline at rates not previously encountered in human history and the rate of species extinction is accelerating. Following the industrial revolution the UK has become one of the most nature-depleted countries in the world.
- 2.84 Within the Replacement Plan, due consideration will need to be given to enhancing the resilience of our ecosystems and the benefit that they provide. The National Plan seeks to ensure that the planning system will ensure wildlife is able to thrive in healthy, diverse habitats, both in urban and rural areas, recognising and valuing the multiple benefits to people and nature.
- 2.85 Enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure is a key aim of the National Plan, with the introduction of The National Forest of Wales and creating more woodland cover being a means of achieving a resilient ecosystem. **Further, the enhancement and resilience of marine ecosystems is an objective of the Welsh National Marine Plan which stipulates the requirement to maintain and enhance the resilience of marine ecosystems and the benefits they provide in order to meet the needs of present and future generations.**

Household and population projections

- 2.86 In referring to a Housing Requirement within a Development Plan paragraph 4.2.6 of Planning Policy Wales states:

"The latest Welsh Government local authority level Household Projections for Wales, alongside the latest Local Housing Market Assessment (LHMA), and the Well-being Plan for a plan area, will form a fundamental part of the evidence base for development plans. These should be considered together with other key evidence in relation to issues such as what the plan is seeking to achieve, links between homes and jobs, the need for affordable housing, Welsh language considerations, and the deliverability of the plan, in order to identify an appropriate strategy for the delivery of housing in the plan area. Appropriate consideration must also be given to the wider social, economic, environmental and cultural factors in a plan area in order to ensure the creation of sustainable places and cohesive communities."

- 2.87 It must be remembered that household projections estimate the number of households in the future and are based on population projections and assumptions relating to household members and characteristics. Planning authorities will need to assess whether the different elements of the projections are appropriate to their area, and if not, should undertake modelling, based on robust evidence, to identify alternatives.

2.88 Since adopting the Plan the Welsh Government has released population and household projections for 2014 (published in March 2017) and for 2018 (published in August 2020). The key changes to Gwynedd and Anglesey are as follows:

2014-base Projections

- The 2014 population projections show that Gwynedd's population levels will increase from 124,835 to 131,416 between 2021 and 2036, this is an increase of 5.3%. For Anglesey there is a population decline from 70,162 to 68,803 between 2021 and 2036, this is a reduction of 1.9%.
- The 2014 household projections show an increase in Gwynedd from 55,078 to 58,831 between 2021 and 2036 an increase of 6.8%. For Anglesey there is an increase from 31,376 to 31,456, an increase of 0.2%.

2018-base projections

- The 2018 population projections show that Gwynedd's population levels will increase from 124,936 to 130,219 between 2021 and 2036, this is an increase of 4.2%. For Anglesey there is a population decline from 69,879 to 69,468 between 2021 and 2036, this is a reduction of 0.6%.
- The 2018 household projections show an increase in Gwynedd from 55,006 to 58,340 between 2021 and 2036 of an increase of 6.1%. For Anglesey there is an increase from 31,314 to 31,856 an increase of 1.7%.

2.89 The Joint Local Development Plan Preferred Strategy (May 2013) took account of the Welsh Government's 2008-base projections (as well as other growth scenarios). Going forward to the Deposit Plan (2015) the Welsh Government's 2011-base projections were available. The findings of the 2011-base projections for Gwynedd and Anglesey were as follows:

2011-base projections

- The 2011 population projections show that Gwynedd's population levels will increase from 121,523 to 127,557 between 2011 and 2026 this is an increase of 5%. For Anglesey there is a population decline from 69,913 to 69,877 between 2011 and 2026 this is a reduction of 0.1%.
- The 2011 household projections show an increase in Gwynedd from 52,411 to 56,711 between 2011 and 2026 of an increase of 8.2%. For Anglesey there is an increase from 30,655 to 31,541 which is an increase of 2.9%.

2.90 It should be noted that the 2011-base changes is for the period 2011 to 2026 while the latest 2014-and-2018-base figures, highlighted above, are for the period 2021 to 2036. In addition, the above figures are for the whole of Gwynedd, consideration will have to be given to the impact of the part of Gwynedd's population and households that fall within the National Park and therefore not part of the Gwynedd Local Planning Authority Area.

2.91 In line with Planning Policy Wales the Welsh Government's projections will be an important source of evidence when considering the level of growth over the period of the Replacement Plan.

Second homes and short-term holiday accommodation

2.92 Due to the increased demand and provision of holiday accommodation across the Plan area and the impact it is having on the housing market, the Joint Planning Policy Service has led on a piece of work relating to 'Managing the use of Housing as Holiday Homes'. The aim of the research paper was to consider possible options for managing the use of housing as holiday accommodation. This work was brought to the Welsh Government's attention and implored on them to consider and take forward some of the recommendations arising from the work. Following the presentation of the work, further work on the subject has been prepared on behalf of the Government, with a promise that the Government will give further consideration to an ambitious three pronged control mechanism that could be implemented in the future.

2.93 The three-pronged approach will focus on the following:

1. Support – addressing affordability and availability of housing
2. Regulatory framework and system – looking at planning law and introducing a statutory registration scheme for holiday accommodation
3. Fairer contribution - using local and national tax systems to ensure that second home owners make a fair and effective contribution to the communities in which they buy.

2.94 **In autumn 2021 the Government consulted on possible changes to local taxes on second homes and self-catering accommodation. Further following this consultation, a consultation was launched which relates to amendments to the planning system in relation to second homes and self-catering accommodation.** It will be necessary to ensure that any developments in this area are **considered** during the preparation of the Replacement Plan and that consideration is given to how any control mechanism which may be implemented or is intended to be implemented could influence the policies contained within the Replacement Plan.

2.94a Along with the possible changes in relation to the planning and local taxation system, the Government have confirmed that Dwyfor has been chosen as a pilot area. The first phase of the pilot will build on the practical support Welsh Government is already providing to address affordability and availability of housing and will be tailored to suit the needs of people in the area. More details regarding the pilot scheme is expected following the Budget, however in accordance with the Ministers wishes it is expected to look at shared equity schemes, rental solutions and empty homes.

Findings of the Annual Monitoring Reports

- 2.95 In the period since the original Plan was adopted, three Annual Monitoring Reports have been published and submitted to the Government. Annual Monitoring Reports are the main mechanism for assessing the delivery and implementation of the Plan's strategy. The conclusions of the Annual Monitoring Reports set out the Performance of the Plan in accordance with a set of specific indicators which have included in the monitoring framework. Furthermore, any challenges and failures will be highlighted.
- 2.96 Overall the results of the three AMRs indicate that the Plan's policies are performing effectively. However, it is highlighted that significant contextual changes, such as the publication of Future Wales, the global pandemic, Brexit and the withdrawal of Wylfa Newydd Development Consent Order, have occurred since the Plan was adopted and it is therefore recognised that the implications of these issues need to be responded to as part of the preparation of the Replacement Plan. Despite the contextual changes, it is considered that the JLDP policies remain relevant and provide a robust planning framework for determining planning applications across the Plan area. Some of the main conclusions arising from the Annual Monitoring Reports are as follows:-

Overall performance of the Plan

- No policies have been identified as failing to meet the plan's objectives;
- Some of the indicators reported relate to decisions made prior to the adoption of the Plan;
- Since adoption, the Councils have adopted 9 Supplementary Planning Guidance;
- Appeals decisions that have been made since the Plan was adopted have generally supported the Plan's policies and strategy. Appeals decisions do not undermine JLDP policies.

Housing Issues

- Permission has been granted for 1325 new residential units (including applications to reconsider or extend the expiry date of existing permissions) since the Plan was adopted. There were 511 units (38.6%) for affordable housing;
- 476 affordable housing units have been completed since the Plan was adopted;
- The land bank for housing (sites with existing permission) in 2021 in Gwynedd and Anglesey excluding units the LDP identifies as unlikely to be developed during the Plan period was 1,994 units (1451 not started and 543 under construction) of which 512 were for affordable units (397 units not started and 115 units under construction);
- It is noted that 3924 units were completed in the Plan area between the start date 2011 and 2021, while the trajectory in the Plan indicates a figure of 4475 units up to this period. Therefore, this is 12.3% (551 units) lower than the figure in the trajectory. Part of this shortfall arises from the delay in implementing major infrastructure projects in the Plan area. A revised trajectory has been prepared for the remainder of the Plan period on the basis of information to the end of AMR 3 period together with input from the Housing Stakeholder Group;
- Since the Plan was adopted permission has been granted for 5 local market houses, being the only example in Wales of implementing a Local Market Housing Policy;

- 47% of the housing units^[1] granted since the adoption of the Plan are within the Subregional Centre and the Urban Service Centres. 23% of units permitted were within the Local Service Centres with a further 30% permitted in Villages, Clusters and in the Open Countryside;
- In the period since the Plan was adopted, 34.4% of housing units completed in the Joint Local Development Plan area are located on sites allocated for housing;
- The average density of new housing consents in the Plan area (since the Plan was adopted) is 29.5 units per hectare;
- Out of the units granted permission and completed since the adoption of the Plan the percentage of affordable housing is just below 50%.

Other Issues

- 3 Linguistic assessments have been submitted together with 81 linguistic statements. Since the Adoption of the Plan no application contrary to policy PS 1 has been granted;
- One of the strategic objectives of the JLDP is to facilitate diversity in the rural economy, that objective has been successful, with permissions granted for a range of employment uses;
- Planning Permission has been granted for renewable schemes which have the potential to contribute a total of 52.4GWh within the JLDP area.

[1] New permission for housing or permission to reassess and extend the date on which prior permission expires

3 LDP review and possible changes

Strategic objectives and vision

3.1 When the vision for the original Plan was drawn up, it was considered to convey the type of place that the Plan area seeks to be. Together with the strategic objectives the overall context for the Plan is set and shows how economic, social and environmental considerations can be balanced to facilitate sustainable development. The Plan's vision is set out as follows: -

"By 2026, Anglesey and Gwynedd will be recognized for their vibrant and lively communities that celebrate their unique culture, heritage and environment and for being places where people choose to live, work and visit."

3.2 The strategic objectives and vision of the Plan were formulated taking account of national, regional and local policies, plans and programmes together with the evidence base prepared in drawing up the Plan.

3.3 As well as having a vision, there was also a need to develop a number of objectives that list actions that were required to achieve that vision. The strategic spatial objectives define what was desired to be achieved. They show how future developments could help us to realise the spatial vision and address the key issues. They respond to the economic, social and environmental elements of the vision and have informed the development of strategic and detailed policies in the Plan.

3.4 The vision and objectives will need to be re-visited as part of the preparation of the Replacement Plan ensuring that they remain relevant and up-to-date and respond to the challenges and opportunities in the Plan area.

Strategy

3.5 In general the Plan Strategy responds to the evidenced need to make provision for new homes and jobs as well as to protect the unique social, cultural and environmental character of the area. It provides for land uses required for a specified period of time, facilitating alternative policy-compliant legacy uses in the long term. It sets a level of growth that is considered to represent the most robust, balanced and appropriate approach, given all relevant factors, including work undertaken by housing forecasts and economic forecasts.

3.6 The Plan area has a dispersed settlement pattern of towns, villages and other groups of buildings, and high levels of private car use, so the need to reduce greenhouse gas and carbon emissions is challenging. The evidence refers to five broad categories of settlements within the Plan area, as reflected in the spatial element of the Plan Vision. These are;

- i. Subregional Centre
- ii. Urban Service Centres

- iii. Local Service Centres
- iv. Villages
- v. Clusters

- 3.7 In order to respond to the opportunities and challenges of the area and to achieve the overall Vision and Objectives of the Plan, the above spatial strategy for the distribution of development across the Plan area has been adopted. It ensures that development is directed to locations that are sustainable in terms of size, function, character, facilities, transport links, social and environmental capacity. It supports the use of policies that encourage the most appropriate level of development for all settlements.
- 3.8 There is an emphasis and duty to ensure that the Spatial Strategy of the Plan achieves sustainable development objectives. When preparing the Replacement Plan, it will be essential to ensure that the growth strategy caters for the needs of the area, whilst achieving the aim of promoting development in the most sustainable locations for alternative transport services and links and protecting the Welsh heritage values of the area.

Plan Policies

Section 6.1 - Growth Management and Development – Safe, Healthy, Distinctive and Vibrant Communities

Welsh language and culture

- 3.9 Policy PS 1 (Welsh Language and Culture) provides guidance on the requirement for planning applications in the area to give consideration to promoting and supporting the Welsh language.
- 3.10 PPW (2021) states that planning authorities must consider the likely effects of its development plans on the use of the Welsh language as part of the Sustainability Appraisal. It highlights that policies and decisions should not introduce any element of discrimination between individuals based on their linguistic ability, and should not seek to control housing tenure on linguistic grounds. Paragraph 3.29 states that language impact assessments may be carried out in relation to major developments not identified in a development plan proposed in areas of particular sensitivity or importance to the language.
- 3.11 The Plan recognises that the Welsh language is part of the social and cultural fabric of the whole Plan area. Where there is an intention to develop, consideration must be given to improving and protecting the language and culture and maintaining existing communities is key to this. A Welsh Language Impact Assessment informing the Sustainability Appraisal was prepared for the Plan. This linguistic assessment considered the suitability of the indicative housing supply to individual Centres and Villages. Policy PS 1 states that a Statement may be requested where a development individually or cumulatively provides more than the indicative housing provision for the settlement. The review will need to re-consider the Strategy and/or the distribution of

housing growth within the Plan, and this will also require a review of the current suitability and form of policy PS 1.

- 3.12 Supplementary Planning Guidance has been adopted: Maintaining and creating distinctive and sustainable communities that provide a specific methodology on preparing an Welsh Language Assessment or Statement. The AMRs have monitored how many Welsh Language Statements and Assessments have been submitted since the Plan was adopted. In this period 3 Welsh Language Impact Assessments have been presented together with 81 Welsh Language Statements. The AMR reports on the number of planning permissions where Welsh language mitigation measures are required with a trigger level being when one application is granted contrary to Policy PS 1. To date no application contrary to policy PS 1 has been granted. Any changes to Policy PS1 following the review will also result in the need to review the SPG.

Infrastructure and Developer Contributions

- 3.13 Strategic Policy PS 2 (Infrastructure and Developer Contributions) aims to ensure sufficient provision of essential infrastructure is either already available or provided in a timely manner. This overarching policy is supported by more detailed policies relating to infrastructure provision.
- 3.14 The policies relating to infrastructure and developer contributions in the JLDP are generally consistent with the latest edition of Planning Policy Wales (Ed. 11, 2021). It is considered that the existing policies in the Plan reflect the requirements outlined in the updated PPW as well as the Welsh Government Guidance set out in the "Building Better Places" guidance. Both the updated PPW and Future Wales place a focus on new types of infrastructure, including electric vehicle charging infrastructure, digital infrastructure, and mobile telecommunications. While the JLDP includes guidance on digital infrastructure and mobile telecommunications, the inclusion of guidance/policies relating to electric vehicle charging infrastructure will need to be considered during the review.
- 3.15 Overall, the performance of the indicators that relate to the Plan's infrastructure policies are performing well, meaning that it is considered that the relevant policies are continuing to be implemented effectively. No planning applications have been approved where they are contrary to the policies relating to infrastructure since the Plan's adoption. The target to prevent developments from being approved where there is insufficient infrastructure in any one year is therefore being met. In addition, no developments have been approved contrary to Plan policies which led to a loss of viable community facilities. Supplementary Planning guidance on Planning Obligations was adopted in September 2019 and aims to ensure that developments contribute toward the provision of the necessary infrastructure and measures required to mitigate their impact. It also aims to provide clarity to developers, agents and other stakeholders regarding the basis on which planning obligations will be secured.
- 3.16 The evidence base which informed the formulation of these policies will be re-assessed as part of the review process. As part of the review, an assessment of infrastructure provision and needs will be undertaken to identify the capacity and availability of existing and planned infrastructure.

The need for further clarification and guidance around the infrastructure policies (ISA 1, ISA2, and ISA3) to assist in the decision making process has been identified.

Open Spaces

- 3.17 The JLDP has adopted the Fields in Trust standard of 2.4 hectares of recreational open space per 1000 population to meet the objective of increasing opportunities for people to participate in active and healthy communities.
- 3.18 Future Wales, Planning Policy Wales and Building Better Places recognise the importance of creating places and the value of public open spaces in our cities, towns and villages.
- 3.19 The AMR has not identified any issues with the implementation of the open space policy in relation to the protection of existing public open spaces, in securing the provision of new open spaces or a financial contribution in relation to new residential developments.
- 3.20 It is foreseen that the Open Space Assessment will need to be updated during the preparation of the Replacement Plan to ensure that it is correct and includes updated information in relation to the provision.

Information and Communication Technology

- 3.21 Presently there is a strategic policy (PS 3) which states support for information and communications technology developments subject to appropriate protection measures and that new overhead wires are placed underground if it does not have an impact on other interests. In line with the guidance in Planning Policy Wales (PPW) at the time of the preparation of the JLDP the national development management policy on telecommunications systems was not repeated within the plan rather there was a cross-reference to them.
- 3.22 PPW (Edition 11 February 2021) outlines the Government's support for electronic communications infrastructure particularly given an increase in working from home. There should be proactive but thoughtful planning to protect the character of particular areas. Development plans should outline policies based on criteria to guide development to suitable locations. Policy 14 in Future Wales supports increased mobile phone provision. The Government will identify Mobile Telecommunications Operating Zones where there is a poor service presently with a commitment for government, planning authorities and telecommunications operators to work together to improve the service in such locations.
- 3.23 In light of the change within PPW and the publication of Future Wales it will be necessary to amend this part of the Plan taking into account future needs within the Plan area and to prepare a criteria based policy for guiding developments to suitable locations.

Sustainable transport, development and accessibility

- 3.24 Policy PS 4 (Sustainable Transport, Development and Accessibility) supports transport improvements that maximise accessibility particularly by foot, bike and public transport; policy TRA 1 (Transport Network Developments) which includes criteria for improvements to the transport network, highlights the type of developments that will be supported for transfer

between different modes of transport, when transport assessments will be required with applications and highlighting transport plans for protection; policy TRA 2 (Parking standards) stating that parking provision should be in accordance with the Council Parking Standards; TRA 3 (Protection of Disused Railways) a policy rejecting proposals which prevents the possibility of re-opening the infrastructure of old or disused railways for rail or alternative transport purposes; policy TRA 4 (Transport Impact Management) is the most sustainable means of transport.

- 3.25 PPW (2021), as the PPW in existence when the Plan was prepared, continues to support the reduction of private car travel by promoting more journeys by foot, bike and public transport. There is a sustainable transport hierarchy which now includes a reference to very low emission vehicles and it is known that they have an important role to play in decarbonising transport especially in rural areas that lack public transport services. The planning system is encouraged to support the development of charging points as part of new developments. Future Wales sets out the requirements for the provision of electric vehicle charging points for non-residential developments. Parking spaces within new developments should reflect the local context. A Transport Assessment must be carried out with planning applications for developments falling within the categories set out in TAN 18. Future Wales includes International, National and Regional Connectivity policies (Policies 10 to 12) this complements the guidance in PPW (2021) and also refers to the development of the North Wales metro which is a new integrated transport system that provides a more frequent and faster unified service using trains, buses and light rail. In 2021 the Welsh Government has published 'A New Route: The Wales Transport Strategy' and 'Electric vehicle charging strategy for Wales'. The Government announced in June 2021 that they are freezing new road projects while a review takes place.
- 3.26 The Replacement Plan should take account of the contextual changes within National policy and guidance highlighted above to ensure that these will be in compliance with transport policies in the Plan.

Section 6.2 - Growth Management and Development - Sustainable living

Sustainable Development and Climate Change

- 3.27 Strategic Policy PS 5 (Sustainable Development) is an overarching policy that aims to ensure that development is consistent with the principles of sustainable development. The aim of Strategic Policy PS 6 (Alleviating and Adapting to the Effects of Climate Change) is to ensure that all development considers the impact on climate change. Climate change continues to be an ever pressing issue since the adoption of the JLDP with effects and implications becoming more evident as time passes.
- 3.28 Future Wales re-affirms the importance of climate change, stating that both the FW and PPW aim to ensure that the planning system focuss on delivering a decarbonised and resilient Wales

by "driving sustainable growth and combating climate change by guiding strategic development over the next 20 years".

- 3.29 Consideration should also be given to the implications of the Sustainable Urban Drainage System Policy (January 2019), where all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more will require sustainable drainage systems (SuDS) for surface water. In addition Low Carbon Wales (March 2019) sets out the Welsh Government's approach to cut emissions and increase efficiency in a way that maximises wider benefits for Wales, ensuring a fairer and healthier society. It sets out policies and proposals that are intended to reduce emissions and support the growth of the low carbon economy. Consideration should be given to modifying relevant policies so that they are aligned with the above documents.
- 3.30 Overall, the performance of the Plan's indicators that relate to Policy PS 6 are performing well meaning that it is considered that the relevant policies are being implemented effectively. The main issue identified in the AMRs relates to indicator D21 where the targets of 50% renewable energy potential being delivered by 2021 have not been achieved. A review of the Plan could identify barriers in certain renewable sectors and provide a more feasible potential target in any amended Plan. Monitoring for the flood risk policies shows that only one application for highly vulnerable development has been permitted in flood zone C2 since the Plan's adoption (conversion of a chapel into a dwelling). This planning application was granted by the Planning Committee is contrary to official recommendation. It is also noted that full planning applications were permitted on sites that were wholly/partly within a C1 flood zone; as part of the process of assessing the planning applications information was collected regarding the compliance of the planning applications with the tests contained in Technical Guidance Note 15 (Flooding); it was determined that they complied with the requirement of the tests set out in TAN 15. It is noted that the emerging revised TAN 15 will need to be considered as part of the Plan process.
- 3.31 Policy PCYFF 1 (Development Boundaries) sets out the difference between dealing with applications within the development boundary and those outside; PCYFF 2 (Development Criteria) a policy highlighting priority criteria that are not greeted elsewhere in the Plan; PCYFF 3 (Site Design and Shaping) and PCYFF 4 (Design and Landscaping) highlight design considerations that should be met with development; policy PCYFF 5 (Carbon Management) which expects developments to demonstrate how a contribution of renewable or low carbon energy technology has been addressed to meet the requirements of the electricity and heat proposal; policy PCYFF 6 (Water Conservation) which ensures that proposals include water conservation measures where practicable.
- 3.32 These are general issues that are considered for the vast majority of planning applications. Any changes within national and local policy and guidance in these areas as well as the suitability of existing policies will have to be reviewed in a Replacement Plan.

Renewable Technology

- 3.33 The Strategic Policy (PS 1) and Policies ADN 1 (Onshore Wind Energy), ADN 2 (Solar PV Energy) and ADN 3 (Other Renewable and Low Carbon Energy Technology) seek to ensure that the area fulfils its potential as a lead area for initiatives based on renewable or low carbon technologies as well as balancing the impact of renewable energy developments on the environment and communities.
- 3.34 The wind turbine typology supported within policy ADN 1 is based on the findings of the Landscape Capacity and Sensitivity Study in the Plan area. In line with the Welsh Government's Planning for Renewable and Low Carbon Energy - A Handbook for Planners (2015) the Plan identified potential opportunity sites for solar PV farms of 5MW or more.
- 3.35 In the Welsh Government's National Development Framework (NDF) (Draft) (2019) there were priority Areas for solar and wind identified within the Plan area. When Future Wales (2021) was published these had been taken out. The NDF Consultation Report (September 2020) explains that some of the wind priority areas have been refined following concerns from the Ministry of Defence that it wanted to protect its estate and strategic training areas. For solar priority areas the solar industry identified the need for flexibility in the policy position because in their opinion, solar is more agile in responding to grid capacity and because applications for solar farms do not have as much impact on the wider landscape as wind turbines. The Welsh Government accepted this and decided to remove the areas identified for solar development from the NDF.
- 3.36 With the adoption of Future Wales in 2021 and the publication of a revised PPW to reflect this, TAN 8 'Planning for Renewable Energy' has been replaced.
- 3.37 PPW (2021) includes an energy hierarchy and targets for renewable energy generation. The planning system is expected to make an active contribution to help secure the delivery of these targets in terms of new renewable energy generation capacity and promote energy efficiency measures in buildings. All onshore wind applications of 10MW or more and all other energy generating sites of between 10 and 350MW are major developments and are submitted directly to the Welsh Ministers under the Development of National Significance (DNS) process and are considered under Future Wales policies.
- 3.38 Paragraph 5.9.14 of PPW (2021) states that planning authorities should assess the opportunities for renewable and low carbon energy in their area and use the evidence to establish spatial policies in their development plan, which identify the most appropriate locations for energy development below 10MW.
- 3.39 Indicator D21 sets targets for greening the potential renewable energy resources identified in the Plan. It was expected that 50% of this of 1,113.35 GWh for electricity and 23.65 GWh for heat would have been covered by 2021. However, up to 2021, only 52.4 GWh for electricity and no GWh for heat has been prepared.

- 3.40 In terms of onshore wind there have been no significant new sites proposed since the Plan was adopted. There is an existing application to extend permission on an existing windfarm on Anglesey. For solar farms potential opportunity sites have been identified, however applications that have been granted permission such as Rhyd y Groes Rhosgoch (49.99MW) and recent pre-application enquiries have all been located outside these potential opportunity sites. The evidence with these intentions highlights the importance of access to capacity on the national grid as a key factor for site selection and that an element of these sites contains high quality agricultural land. High quality agricultural land was one reason why some areas were not identified as potential sites of opportunity in the Plan.
- 3.41 Existing policies relating to renewable energy will have to be amended to reflect the National contextual changes that have taken place since the Plan was adopted.

Managing coastal change

- 3.42 Following the publication of revised versions of Planning Policy Wales (Edition 10 in 2018 and then Edition 11 in 2021), there is now national planning policy guidance included in relation to the relevance of Shoreline Management Plans to Local Development Plans.
- 3.43 Planning Policy Wales (Edition 11, 2021) states that Shoreline Management Plans set out long-term local policy frameworks for coastal risk management. It is highlighted that the priorities contained in the Shoreline Management Plan should influence and inform the preparation of development plans. In those circumstances where it is clearly stated that coastal defences will no longer be maintained, development plans should include clear and specific policies to manage development in such areas, including where they feel that development would be unsuitable or that specific features should be taken into account.
- 3.44 Furthermore, in October 2019 the Welsh Government consulted on a revised version of Technical Advice Note (TAN) 15: Development, flooding and coastal erosion. The revised version of the TAN covers guidance on coastal erosion and flooding in the same document. The draft TAN 15 of the guidance supports the guidance included in Planning Policy Wales and emphasises the need to use the evidence contained in the Shoreline Management Plan when formulating, considering spatial strategy and potential development sites in the relevant Development Plan.
- 3.45 In October 2020 the Welsh Government published the new National Strategy for Flood and Coastal Erosion Risk Management in Wales. The Strategy sets out the long-term policies for flood management, as well as the measures that organisations such as Natural Resources Wales, local authorities and water companies will implement over the next decade to improve the way they plan, prepare and adapt to climate change over the century, including taking account of the guidance contained within the Shoreline Management Plan.
- 3.46 No review of the Shoreline Management Plan (SMP) 2 has taken place in the period since the adoption of the JLDP **but a refresh project and health check is currently being undertaken. Any changes to the SMP following the refresh project will be an important part of the Replacement Plan's evidence base to inform any future policies** and the guidance contained in that

~~document which influenced the current JLDP is therefore still of relevance.~~ However, as noted above, there is now a greater emphasis on Local Authorities to be incorporating and acting on the guidance contained in the Shoreline Management Plan, it will therefore be appropriate to ensure that the relevant Policy contained in the JLDP (Policy ARNA 1: Coastal Change Management Area) is aligned with the National Planning Policy guidance.

Section 6.3 - Growth Management and Development – Economy and Regeneration

Infrastructure projects of national importance and related developments

3.47 During the preparation and adoption of the JLDP there were two Nationally Significant Infrastructure Projects (NSIPs) underway, namely: -

- Construction of a new nuclear power station near Wylfa (Wylfa Newydd);
- Proposal by National Grid to undertake improvements / new works to the National Grid Connection Lines which would link the Wylfa Newydd site to a headland substation and beyond.

3.48 It was considered important to ensure that the Plan set a clear policy framework to assist the Councils in addressing and responding to the NSIP proposals. Therefore, a range of policies relating to the NSIP were included together with policies for related developments within the Plan.

3.49 Section 43 of the Wales Act 2017 published on 1st April 2018 now allows related development to be included within the Development Consent Order (DCO). As a result of the legislative change since the preparation and adoption of the JLDP the LPA would no longer be the determining authority in relation to relevant applications. As a result of this legislative change, some of the policies contained within the Plan are either partially or wholly unnecessary (Strategic Policy 9 to Strategic Policy 12).

3.50 Horizon submitted a Development Consent Order (DCO) application for the development of a nuclear power station (Wylfa Newydd) on the 1st of June, 2018. The application was subject to examination by a Panel of Planning Inspectors, appointed by the Secretary of State for the Ministry of Housing, Communities and Local Government. The Public Inspection ended (closed) on 23rd April 2019. At the end of the inspection, the Panel had 3 months to report to the Secretary of State for Business, Energy and Industrial Strategy outlining their conclusions and recommendation on whether to grant permission for the intention, with the final decision to be made by the Secretary of State on or before 23 October 2019 (6 months after the examination deadline).

3.51 The decision-making date was re-set to 31 March 2020 to allow further information on environmental impacts and other outstanding issues to be received.

- 3.52 Following the restrictions relating to the Covid-19 pandemic it was decided by the Secretary of State to reassign the statutory deadline for this application to 30 September 2020, as parliament was not sitting. It was intended that a statement confirming the new deadline for a decision would be made to the House of Commons and the House of Lords in accordance with section 107(7) of the Planning Act 2008 as soon as possible after the resumption of Parliament.
- 3.53 On the 22nd September, 28th September and 18th December 2020 Horizon sent correspondence to the Secretary of State requesting a postponement to the decision of Wylfa Newydd Development Consent Order (DCO). It was noted that the reason for asking to postpone the decision was due to ongoing discussions with a third party who had expressed an interest in proceeding with the development of a new nuclear power station following Hitachi's withdrawal. On the 27th January 2021 the Development Consent Order was withdrawn by Horizon Nuclear Power. The application was withdrawn due to the lack of an investor to the project and the lack of a new funding policy from the Government. As such it meant that Hitachi had decided to wind up Horizon as an operational development entity by 31 March 2021.
- 3.54 Linked to the Wylfa Newydd development for a new nuclear power station, National Grid submitted a Development Consent Order application on 7 September, 2018. This application was part of the Connecting North Wales Project for the installation of a 400kV electrical connection from the proposed Wylfa Newydd development.
- 3.55 Due to Hitachi's decision to delay the proposed development of the New Nuclear Power Station, on February 20, 2019 National Grid formally withdrew its application for an DCO. As a result, neither the Examining Authority nor the Planning Inspectorate gave further consideration to the application.
- 3.56 Due to the circumstances set out above, there is now uncertainty about the future of Wylfa Newydd due to the lack of developer and investment. It is considered appropriate to undertake a full review of the policies within the Plan relating to an Nationally Significant Infrastructure Projects. Further, there is also a need to re-visit the Plan Strategy which partly responded to the opportunities and demand that would result from the realisation of developments of national significance.
- 3.57 In line with the guidance contained in Future Wales: The National Plan 2040, the Welsh Government supports the North West Nuclear Arc initiative which is a shared vision (with the UK Government, universities and the National Nuclear Laboratory) to deliver the positive impacts that the nuclear sector could have in terms of investment, skills and training. It is noted that the 'Anglesey Energy Island' programme also seeks to co-ordinate action in relation to new energy developments to ensure maximum benefits for the area. It will be necessary to ensure that the Replacement Plan includes policies that will facilitate the vision within Future Wales and the Energy Island Projects.
- 3.58 During the preparation of the Replacement Plan, it will be necessary to take into consideration any changes associated with Wylfa Newydd, ensuring that the Plan is able to respond to those

changes as necessary. The Replacement Plan will need to reflect the objectives and vision of Future Wales, the Energy Island Programme and the Isle of Anglesey County Council in relation to energy developments in order to influence and maximise the benefit to the area.

Providing Opportunities for a prosperous Economy

- 3.59 One of the main objectives of the Plan was to facilitate the strategies of both Councils to grow and diversify the economy of the Plan area. The policy framework was informed by the Employment Land Review (2014) undertaken to assess current employment sites located in local authorities and project the future requirement for employment land during the plan period.
- 3.60 Performance indicators in the AMR have assessed the effectiveness of the safeguarded and allocated employment land. In terms of safeguarded employment sites, the indicators showed that although the policies were effective in protecting the sites from non-B1 (Business), B2 (General industrial) and B8 (Storage and Distribution), the rate of planning permission for new employment use was lower than expected. Similarly, the performance indicator in relation to allocated sites showed that the total allowable employment land fell below the cumulative requirement set out in the policy target. The Plan is a facilitator in the provision of employment site. Further, the Plan's policies ensure that employment developments are located in the most appropriate/suitable locations. It must be emphasised that the economic climate (i.e. impact of Wylfa Newydd, Brexit, Covid pandemic) is significantly different from when the Plan was adopted and this is considered to have had a significant impact on the number of employment land that has been taken up.
- 3.61 The effectiveness of the Plan's policy in relation to rural diversification (CYF 6) was also monitored in the AMR. This indicator suggests that the policy has been effectively implemented to approve new small-scale business applications and, therefore, contribute to ensuring economic prosperity and employment opportunities in rural areas.
- 3.62 As part of the preparation of the Replacement Plan, a new Employment Land Review study will be required and this will need to consider the impact of Brexit, Covid and the current situation (at the time) relating to the future of Wylfa Newydd. The Employment Land Review will also need to take account of Future Wales objectives for the Plan area.

Visitor Economy

- 3.63 The tourism policies in the plan seek to support the development of an all year round tourism industry, whilst balancing its impact on local communities (including language and culture) and the economy and ensuring that the natural, built and historic environment is protected.
- 3.64 PPW recognises that the role of tourism is vital to economic prosperity and job creation in many places in Wales, and requires plans to provide a framework to maintain and develop high quality, well-located tourism facilities. Future Wales recognises the importance of the tourism sector to the north Wales economy, and the importance of opportunities to support coastal

destinations, former industrial sites such as quarries and attractions, and new outdoor and active facilities.

- 3.65 The AMR has not identified any issues related to the implementation of tourism policies, and no action has been identified. However, general concerns were raised about issues that do not form part of any specific indicators relating to the provision of self-catering holiday accommodation and temporary/permanent caravan sites.
- 3.66 The Covid-19 pandemic and Brexit have seen an increase in the number of people choosing to stay for holidays in their own country ('staycation') rather than travelling abroad. As a result, there has been an increase in demand for self-catering holiday accommodation in the plan area, which has also put a strain on the local housing market, with a number of houses in the traditional tourist areas having been bought as second homes. This has led to tensions between the tourism sector and the local community as a result of the huge increase in the number of tourists visiting parts of the plan area.
- 3.67 Policy TWR 2 (Holiday Accommodation) addresses the issue of overprovision of self-contained holiday accommodation in some communities and the adopted Tourism Facilities and Accommodation SPG sets a threshold for overprovision, and has offered further guidance on the issue.
- 3.68 The Joint Planning Policy Service has recently undertaken research "Managing the use of a dwelling as holiday homes" to gain a better understanding of the issue. This research along with other relevant research will need to be used as evidence in reviewing the policies to help address the changes and impacts on the sector.
- 3.69 Alternative camping accommodation ('glamping') is an evolving industry, with new forms of accommodation available on the market. Camping without travelling long distances is seen as a cheaper option than other types of holiday accommodation, and many existing sites can be in prominent locations along the coast and in the open countryside. Policies TWR 3 (Static Caravan, Chalets and Permanent Alternative Camping Accommodation Sites) and TWR 5 (Touring Caravan, Camping and Temporary Camping Accommodation Sites) allow improvements to existing sites, and seek to encourage new development of high quality in terms of scale, design, layout and appearance in the landscape.
- 3.70 The camping policies in the Plan will need to be reviewed, and give consideration to community (including language and culture) and environmental issues and the requirements of the camping sector. The Landscape Sensitivity and Capacity Study (2014) may need to be reviewed to inform the policies in the new plan.
- 3.71 During the preparation of the Replacement Plan, it is considered necessary to review the policies in the JLDP relating to tourism to ensure that they remain relevant and comply with the relevant planning policy context and contextual changes, along with considering the content of Destination Management Plans (Anglesey and Gwynedd) and any other related strategies.

Town Centres and Retail Developments

- 3.72 Strategic policy PS12 (Town Centres and Retail) and MAN 1 (Proposed Town Centre Developments), MAN 2 (Principal Retail Areas) and MAN 3 (Retail Outside Defined Town Centres but within Development Boundaries) seek to protect, enhance and support town centres/retail centres across the plan area, and policies MAN 4 (Protection of Shops and Pubs in Villages), MAN 5 (New Village Retail Developments) and MAN 6 (Rural Retail) seek to provide small scale retail opportunities in rural areas.
- 3.73 Future Wales contains policies that seek to support urban centres and ensure that significant developments are located within town and city centres, and PPW promotes retail and commercial centres as the most suitable location for a range of activities additional to retail services. The emphasis on place-making in PPW is also significant in change management and in the development of retail and commercial centres.
- 3.74 The evidence base that contributes to the development of the plan's policies includes the Retail Study and the Retail Topic Paper. In the years since these documents were prepared (2013/14), the retail climate has changed significantly with the increasing growth in online shopping and the Covid-19 pandemic which has contributed to the closure of a significant number of major national and local retail and commercial businesses. Building Better Places – Creating Places and the Covid-19 Recovery (July 2020) calls on the planning system to respond to this situation by ensuring our retail and commercial centres can operate as flexibly as possible.
- 3.75 The JLDP establishes a retail hierarchy and the Retail Study identifies an additional need for:
- 7913m² of the floor area of comparison goods in Bangor
 - 200m² of convenient goods floor area and 176m² of comparison goods area in Caernarfon
 - 172m² of convenient goods floor area and 772m² of comparison goods area in Pwllheli
 - 492m² of convenient goods floor area in Llangefni.
- 3.76 Although the Annual Monitoring Reports (AMR) have not identified any specific issues with the implementation of retail policy, since the adoption of the JLDP, the number of planning applications for new retail use (A1 - Shops) in Bangor, Llangefni and Pwllheli has been relatively low; indeed, it is applications to change of use from A1 (Shops) use to other uses, such as A2 (Financial and Professional Services), A3 (Food and Drink) or C3 (Housing) that are submitted. Due to a lack of progress and pressure for A1 developments in these particular retail centres, the demand for retail developments appears not to be in line with the conclusions of the Retail Study. As a result of the contextual changes, during the progression of the Plan review, it is likely that a new Retail Study will be required to determine whether the conclusions of the previous study (2013) remain relevant.
- 3.77 In developing a revised evidence base other issues should be considered, such as changing the overall focus of the subject to focus on retail and commercial developments and the notion of place making, in line with more recent national policy and guidance.

Section 6.4 - Growth Management and Development – Housing Supply and Quality

Housing Scale

- 3.78 The Plan has identified a growth level of 7,184 residential units in the period 2011-26. The basis for this figure was set out in Topic Paper 4 'Describing Housing Growth'. The figure is based on demographic, social, environmental and economic considerations alongside factors in relation to the requirements of national policies and practical aspects such as the capacity of settlements to accommodate the growth.
- 3.79 Information from the Annual Monitoring Reports shows that annual and cumulative housing provision has consistently fallen below the target figures set out in the Joint Local Development Plan. By the end of the AMR 3 period (2020/21) there were 551 fewer units completed compared to the figure projected in the adopted Plan housing trajectory (-12.3%) or 866 fewer units if compared to the average annual development rate (-18.0%).
- 3.80 The annual development level has not met the corresponding figure in the housing trajectory in any year since the Plan was adopted and has only met the average development figure once (in 2018/19). ~~It is therefore considered that the growth figure needs to be re-looked at to consider its suitability and also review the method of establishing this figure.~~ Consideration should be given to whether the rationale and the different elements involved in the establishment of the growth figure remain suitable and also assess if there are new aspects that also need to be considered. It is important to undertake this work in the context of the requirements of the Development Plan Manual (Edition 3, March 2020) **and PPW (ed 11, Feb 2021)**, in terms of considering matters such as, for example, the latest population and household projections, past development rates, migration patterns and considerations in relation to the Welsh language. It will also be important to consider the influence of the Strategic Development Plan for the North Wales region as a hub in Future Wales.
- 3.81 The process of revising the plan provides an opportunity to re-look at the most appropriate levels of growth therefore taking into account the associated factors. The level of growth is a vital core element of the Plan's overall strategy. In reviewing the growth figure and housing strategy it will be vital to consider the impact of Brexit and the Covid-19 pandemic. Another aspect that will have to be considered is the uncertainty in relation to the future of Wylfa Newydd following the withdrawal of the Development Consent Order Application.

Housing Location

- 3.82 The Annual Monitoring Reports have not highlighted problems relating to the distribution of growth between the different tiers of the Plan. However, the Replacement Plan will need to consider how the proposed growth can be effectively distributed on the basis of the settlement strategy. The proposed growth in all relevant settlements will need to be considered on the basis of any revision to the Plan's growth figure and also in terms of the Plan's strategy. Some settlements have already reached their level of growth and the Replacement Plan needs to take account of the apportionment of housing between the different settlements. It is believed in this regard that the way in which different settlements have been categorised should also be re-looked at to ensure that the housing growth there fits effectively with the Plan's strategy. It

is likely that the position within some individual settlements has changed since the Plan was adopted in terms of the facilities and services that are evident in them. It will therefore be necessary to re-consider the information highlighted in Topic Paper 5, 'Developing the Settlement Strategy' to ensure that specific settlements receive sustainable housing growth.

- 3.83 As well as considering the distribution of housing by settlement, it is considered that the Replacement Plan also needs to consider the delivery of new housing. It will be necessary to ensure that the growth is achieved in a sustainable way that is in line with the Plan's strategy. This would mean greater certainty in terms of delivering the growth in a way that would maintain and promote linguistic, social, economic and environmental aspects.
- 3.84 One aspect that the Replacement Plan will have to consider is the suitability of housing allocations to meet a proportion of the growth figure. Information for the period up to the end of 2020/21 highlights that 655 fewer units (-44.6%) were completed on housing designations than were expected in line with the housing trajectory while 300 more units (+21.5%) were developed on large windfall sites (5+ units) compared to the figure in the trajectory. Please also note that by the end of AMR 3 planning permission did not exist for 30 of the 69 housing allocations in the Plan. Work in relation to the housing trajectory in Annual Monitoring Report 3 envisages that 930 units on designated sites would be developed following the end of the Plan period (i.e. after 2026). Whilst a delay is expected between site designation and development, consideration must be given to the suitability of existing housing allocations. As set out in the Development Plan Manual (Edition 3, March 2020) careful justification will be required to include designations carried forward from a previous plan in a revised plan. It is noted that a significant change in circumstances will be required to demonstrate that sites can be achieved and justify their inclusion again. Robust evidence will be required that such sites can be achieved.
- 3.85 It will be important to consider the best possible locations for the housing allocations in terms of availability, viability and also ensuring that they comply with the Plan's strategy and other planning considerations. Designations in the Plan should not be retained if there isn't evidence which shows that they are considered suitable in terms of meeting an element of the growth figure. Updating the Urban Capacity Assessment will be important when considering the windfall provision to accompany the housing allocations.

Local Market Housing

- 3.86 Permission has been granted for 5 local market units with 1 such unit completed during 2019/20 (information to end of AMR period 3). Please note that Policy TAI 5 in relation to Local Market Housing introduced an entirely new policy principle which was not evident in previous development plans. On this basis it is believed that a time delay continues between the adoption of the JLDP, the acceptance of a policy principle that is completely new in the relevant settlements and then the construction of such housing. Whilst it is considered important to maintain the policy in order to meet the needs of the relevant communities, consideration will

need to be given to whether any detail in the policy needs to be changed to promote consents and further development.

- 3.87 In terms of specific housing policies it will be important to re-examine the evidence underlying Policy TAI 5 (Local Market Housing) to consider the breadth of the area for which the policy relates. This evidence will include, for example, affordability ratio, percentage of people priced out of the market, percentage of second homes, migration trends, council tax bands in the area. Other sources of evidence may also have to be considered. Research is also needed to understand the reasons for the low number of local market units that have received planning permission and developed. Aspects such as the lack of potential opportunities to provide such units and lack of knowledge of the policy can therefore be considered. Whilst not many have been allowed and developed since the Plan was adopted, the principle and purpose of the Policy in promoting more sustainable housing markets in those areas where profound problems are evident, is something that certainly needs further consideration.

Type of Housing

- 3.88 The Type of Housing section of the Plan includes Policy TAI 8 (Appropriate Mix of Housing) which is a policy to ensure that all new residential development contributes to improving the balance of housing and meets the needs identified for the community as a whole; TAI 9 (Subdivision of Existing Properties into Self-Contained Flats & Houses in Multiple Occupation (HMOs)) a policy which ensures that buildings are suitable for division without adversely affecting neighbouring amenities and gives a threshold at a level of houses in multiple occupation within Wards; TAI 10 (Campus Style Accommodation for Construction Workers) a policy that applies to temporary accommodation provided to construction workers required in connection with large-scale construction projects (other than the Wylfa Newydd Project); TAI 11 (Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the Elderly) a policy that highlights sustainable placement considerations and need with such developments; TAI 12 (Purpose Built Student Accommodation) policy highlighting considerations to be met for supporting additional purpose-built student accommodation; TAI 13 (Replacement Dwellings) a policy which highlights considerations to be met for supporting housing re-building within and outside development boundaries; TAI 14 (Residential Use of Caravans, Mobile Homes and other forms of Non-Permanent Accommodation) a policy which as an exception permits the use of non-permanent accommodation as temporary residence for temporary workers during the construction of a particular construction project or for the establishment of a new rural enterprise.
- 3.89 Policy TAI 8 and the Supplementary Planning Guidance 'Housing Mix' ensure that material consideration is given to ensuring that an intention provides residential units that improve the balance of housing and help to meet the needs of the community as a whole. An application was rejected at Morfa Nefyn on the grounds that it did not provide units for the needs of the local community and the Council's decision was supported by an Inspector in its decision of the

Appeal in April 2021. The policy criteria should be reviewed to ensure that they are still suitable for such a policy in the Replacement Plan.

- 3.90 Policy TAI 9 distinguishes between sites within a development boundary and properties in the countryside. Within the development boundary with applications for houses in multiple occupation there is a threshold at which the number of units should not exceed 25% within 2 Bangor Wards and 10% remaining Wards of the Plan area. A Planning Inspector in an appeal in 2017 supported this threshold figure in the policy and rejected an application for a change of dwelling to a HMO. There has been no significant reduction in the number of units licensed as houses in multiple occupation in Bangor however this evidence base will have to be reviewed when amending the Plan. For unit criteria in the open countryside the suitability of these should be considered given the emphasis of sustainable placements in PPW.
- 3.91 No applications have been submitted for consideration under Policy TAI 10, this may be due to delays in some large-scale construction projects. The evidence base for major projects should be reviewed to assess the need for a policy type in the revised Plan.
- 3.92 Some applications have been dealt with under Policy TAI 11 and no problem appears to have been highlighted with the policy. The preparation of the Revised Plan will provide an opportunity to obtain the input of the care sector into the suitability of the current policy.
- 3.93 Policy TAI 12 was prepared as there was pressure with a number of applications for dedicated student accommodation in Bangor. In recent years there has been a significant reduction in the number of applications for this type of development. Evidence will need to be gathered from the University for expected changes in student numbers on a need for more bespoke accommodation to update the Plan. If a similar policy is prepared in a revised Plan the reference within criterion (1) should be changed to obtain support for the intention from a higher education institution as the University has stated that they were not willing to comment with private developments.
- 3.94 A large number of applications have been submitted under Policy TAI 13 for house reconstruction. A great deal of detail needs to be reviewed within the policy criteria to ensure consistency with other housing policies in the Plan. National policy for sustainable development should be reviewed and development justified within development boundaries to ensure that suitable residential units are not demolished in order to build larger units.
- 3.95 Few applications have been considered against policy TAI 14 to date. The preparation of a revised Plan will enable consideration to be given to the need for this type of policy in the revised Plan.

Affordable Housing

- 3.96 Policy PS 18 (Affordable Housing) sets a target for the minimum number of affordable housing to be provided through the Plan; TAI 15 (Affordable Housing Threshold and Classification) is a policy that sets a threshold at which affordable units need to be prepared and a percentage of affordable housing expected in different house price areas; TAI 16 (Exception Sites) is a policy that supports the intention for 100% affordable housing on sites immediately adjacent to the development boundary.
- 3.97 PPW (2021) supports that community need for affordable housing is a material planning consideration. A target should be included in the Plan for a number of affordable units ensuring that this can be addressed and is viable. The new 'Development Quality Requirements for Wales' standards were published in July 2021 and all publically funded affordable units should meet these standards through condition / Agreement 106 and satisfy the "space requirement" in appendix A and B. Paragraph 4.2.32 states that authorities must provide for affordable housing led sites i.e. sites with at least 50% affordable housing.
- 3.98 Indicator D47 sets targets every 2 years for meeting the target of 1,572 affordable units by 2026. In the period 2015 to 2021 a total of 626 affordable units have been completed. In order to meet the target set out for 2022, 201 affordable units will need to be built by the end of March 2022. The Plan's housing growth level is 866 units below the expected figure by 2020/21. The majority of this slippage has occurred on sites designated for housing in the Plan. These sites would have been expected to prepare a percentage of affordable housing and therefore this is partly responsible for the lower than expected level of affordable units that has been completed since 2015.
- 3.99 The thresholds and percentage of affordable housing expected within different housing price areas in Policy TAI 15 are based on evidence from the Affordable Housing Viability Assessment. Indicator D50 monitors changes in residual values across the house price areas. Due to the limited number and types of developments in some of the House Price Areas monitoring has been looking at the overall picture in the Plan area. The growth in house prices in the Plan area between 2016 and 2020 was around 10% which is a modest growth of 2% per annum. For the period 2020 to 2021 there was also a significant increase of 15.5% in Gwynedd and Anglesey seeing a significant increase of 15% in the same period. In relation to construction costs (based on a change in tender prices) these show an increase of 1.1% between 2019 and 2020, however there is a 1% reduction between 2020 and 2021. Overall there has been a 12.6% increase in construction costs since 2016. The dramatic increase seen this year is seen as a departure from the long-term practice and on this basis, this needs careful consideration going forward into 2022. This has been a time of economic and political change that may traditionally have created viability problems and challenges. The situation on paper therefore is that the Council can maintain its existing policies in site-specific discussions, however, the long-term picture is less certain. Prices may be increasing as a result of a unique set of factors including the Covid-induced trend for moving and strengthening the job market through furlough. An update to the Affordable Housing Viability Assessment will enable a review of policy TAI 15 to ensure that the thresholds and percentage of affordable housing sought are viable to prepare.

3.100 Policy TAI 16 supports the intentions for 100% affordable housing on sites that are outside but immediately adjacent to the development boundary if the criteria within the policy are met. Indicator D49 monitors a number of permitted planning applications on rural exception sites since the Plan was adopted; permission has been granted for 79 affordable units on 13 exception sites. Recent discussions have taken place relating to the size of development which can be considered under, the policy states that the proposal should be small scale and commensurate with the size of the settlement. The question is whether small scale should be more clearly defined for this type of development and the preparation of evidence for a revised Plan will provide an opportunity to look at this issue.

3.101 The 'Anglesey Housing Strategy 2022-27' consultation document states that in the next 3 years there will be an increase in the Council's stock of approximately 175 units and RSL homes of approximately 150 units. Gwynedd Council's 'Housing Action Plan' states that 100 Council houses will be built in the period 2020 to 2027 and around 265 RSL homes in the next two years. Discussions with the Housing Services of the two Councils together with RSLs will consider identifying opportunities for identifying affordable housing-led housing sites.

Accommodation for gypsies and travellers

3.102 TAI 17 (Protection of Existing Gypsy and Traveller Sites) is a policy that protects the Gypsy site in Llandygai and any new site that has been granted and implemented; TAI 18 (Gypsy and Traveller Site Designations) a policy that recognises an increase in the number of pitches on the Llandygai site and the development of a new site at Penhesgyn to meet the need from the Gypsy and Traveller Accommodation Needs Assessment 2016; TAI 19 (Sites for Permanent or Mobile or Temporary Gypsy and Traveller Pitches) a policy setting out the criteria to be met for the provision of permanent, touring or temporary additional sites.

3.103 PPW (2021) supports the need to undertake a Gypsy and Traveller Accommodation Needs Assessment with sufficient sites allocated in the Plan for any residential and/or transient need that has not been met at present. In Future Wales policy 19 'Strategic Policies for Regional Planning' lists what Strategic Development Plans should include and the list includes the needs of gypsies and travellers.

3.104 Indicators D56 to D59 monitor the preparation of a permanent site at Penhesgyn (D56), an extension to Llandygai (D57), temporary sites (D58) and unauthorised encampments (D59). To note that there are delays in the development of the Penhesgyn site due to a change of circumstances on the tolerated site on Pentraeth Lane whilst an extension of 5 units and an improvement to the existing plots have taken place on the Llandygai site. Permission has been granted for the development of a temporary site in the centre of Anglesey however due to cost increases there are delays in the site development timetable. Further work is needed on identifying a temporary site in the Holyhead area while Gwynedd Council uses part of a car park in Caernarfon when a temporary site is required there. Monitoring of unauthorised sites has not highlighted a significant problem within any part of the Plan area.

3.105 Both Councils are committed to undertaking an assessment of the needs of Gypsies and Travellers during 2021 with a final report to be submitted to the Welsh Government in 2022.

3.106 The Replacement Plan will take account of the findings of this assessment, however in the light of future guidance in Future Wales consideration should be given to what detail is expected to be included in a Local Development Plan for Gypsy and Traveller issues given Policy 19 in Future Wales.

Section 6.5 - Growth Management and Development – Natural and Built Environment

Protecting and enhancing the natural environment

3.107 The policies contained in the 'Protecting and Enhancing the Natural Environment' section of the Plan dealt with nature and landscape conservation and recognised the key role of the planning system in protecting and enhancing the natural environment. These policies recognise the statutory protection afforded to internationally and nationally designated landscapes, sites / habitats and biodiversity species.

3.108 In terms of landscape policies only a major development within an AONB has been monitored within the AMR and it is concluded that Policy PS 19 and Policy AMG 1 are being implemented effectively.

3.109 The relevant performance indicator monitored by the AMR concluded that any planning permission granted did not adversely impact the biodiversity or geodiversity value of international / national designations. As a result, all consents are considered to be in compliance with policy PS 19, and the policy continues to be implemented effectively. This was also the case for the performance indicator relating to locally important biodiversity or geodiversity value.

3.110 The evidence base that informs the development of landscape-based policies includes the LANDMAP database, the Snowdonia and Anglesey Seascape Character Assessment Study, the LUC Report 'Review of Special Landscape Areas in Gwynedd and Anglesey and the Landscape Sensitivity and Capacity Study (2014). It is unlikely that this evidence has changed significantly since they were prepared/updated.

3.111 In addition to statutory responsibilities, the biodiversity policies have been guided by Local Biodiversity Action Plans and existing designated sites of regional or local significance. Although geodiversity issues are unlikely to have changed significantly, the information in relation to the biodiversity of the area will need to be updated. Biodiversity and Geodiversity policy within Future Wales and PCCW incorporates strengthening the role and importance of biodiversity considerations in the planning system, following on from the Environment Act

Protecting and enhancing heritage assets

- 3.112 Heritage Asset policies are geared towards protecting the historic environment while also ensuring that it adapts and continues to respond to the needs of the current world. These policies have been prepared in the context of relevant Legislation, Circulars, Regulations and Directions and the national development control policies.
- 3.113 The Heritage Assets performance indicator monitored the effectiveness of policies PS20 and AT1, and published SPG on Heritage Assets. The AMR that has been published to date indicates that no applications were approved that did not comply with PS20 and AT1, it is therefore considered that the policies are being implemented effectively. In addition, following the publication of TAN 24 together with a number of CADW publications, there was no longer considered to be a need for specific SPG on the matter.
- 3.114 The policies are generally considered to be operating effectively. However, as part of the process of preparing a Replacement Plan, the policies will need to be reviewed to ensure that they reflect any legislative changes (e.g. The Historic Environment (Wales) Act (2016)), national planning policy and guidance (e.g. PPW. TAN 24 (Historic Environment)) and contextual changes for example the North West Wales Slate Landscape inscription as an UNESCO World Heritage Site.

Waste Management

- 3.115 The LDP Waste policies were prepared based on the national and regional planning policy guidance, with particular attention being given to the National Waste Strategy Towards Zero Waste – One Wales: One Planet which provided the general framework for the management of all wastes. This document is supported by a Collections, Infrastructure and Markets Sector Plan (the CIMSP). In accordance with that Plan Development, Plans are required to identify the types of locations where materials and waste management would be likely to be acceptable.
- 3.116 Whilst the evidence presented in the AMR to date indicates that the waste policies are generally seen as robust and fit for purpose, consideration will need to be given to the need to respond to changing circumstances throughout the process of creating a Replacement Plan. The information and analysis presented in the Regional Waste Plan will inform this process and provide a basis for action on the waste outcomes in each local authority area, and the region as a whole.

Minerals

- 3.117 As part of the planning process for Minerals within the JLDP, the main objective was to ensure that supply was managed in a sustainable manner and to achieve the best balance between the environmental, economic and social considerations. Minerals policies have been produced based on the Regional Technical Statement (RTS) (1st Review, August 2014). The Regional Technical Statement outlined how demand for aggregates over a 25 year period to 2036 will be met and provides a strategic basis for local development plans. The 2nd RTS Review is in the process of being adopted by the authorities.

- 3.118 The 2nd Review of the Regional Technical Statement (RT2) states that where local authorities are unable to meet their individual indicative share to provide mineral aggregates, all local authorities within that subregion (Conwy, Snowdonia National Park, Anglesey and Gwynedd) need to work together and collaborate to ensure that the overall proportion of the subregion continues to be met and to provide a consistent supply of aggregate minerals across the subregion.
- 3.119 The monitoring of the Minerals policies set out in the three AMR's indicates that the policies are working effectively. However, the Replacement Plan will need to consider the implications of the recommendations in the 2nd RTS Review for the minerals strategy set out in the LDP together with any changes to existing government guidance.

Proposals Maps, Inset Maps and Restrictions Maps

- 3.120 In order to reflect the changes that will be made to the Plan the proposals/inset maps will need to be amended in accordance with those amendments.
- 3.121 Although the Constraints Map is not formally part of a JLDP, it is considered useful to identify those spatial areas identified by other bodies/processes e.g. statutory landscape designations. The printed Constraints Map for the LDP represents a point in time and contains a number of designations that have been updated since the adoption of the JLDP and are therefore out of date. Moving forward, it is hoped that the Constraints Map will be produced in electronic form with public access which will allow it to be updated as required.

Supplementary Planning Guidance

- 3.122 The policies contained in the JLDP are supported by a range of Supplementary Planning Guidance. The purpose of SPG is to:
- assist applicants and their agents in preparing planning applications and guide them in discussions with officials on how to use relevant policies in the Joint Local Development Plan before submitting planning applications,
 - assisting officers in assessing planning applications, and officers and councillors in making decisions about planning applications, and
 - assist Planning Inspectors in making decisions on appeals.
- 3.123 Although the Plan contains policies that enable the Local Planning Authority to make consistent and transparent decisions on development applications, it cannot provide officers and potential applicants with all the detailed advice they need to inform proposals. In order to provide this detailed advice, the Councils have prepared a series of Supplementary Planning Guidance to support the Plan with more detailed guidance on a range of topics and issues to assist in the analysis or implementation of the Plan's policies and proposals.

3.124 Appendix 9 of the Joint Local Development Plan contains a table of SPG which has/or will be prepared together with the timetable envisaged for their preparation. The adopted SPGs are now used as a material planning consideration when making decisions on planning applications:-

Supplementary Planning Guidance	Date of adoption
Housing Mix	October 2018
Open Spaces in New Housing Developments	March 2019
Local Market Housing	March 2019
Affordable Housing	April 2019
Maintaining and creating distinctive and sustainable communities	July 2019
Planning Commitments	September 2019
House re-construction and conversion in the countryside	September 2019
Change of use of community facilities and services, employment sites, and retail units	January 2021
Facilities and Accommodation for Tourists	March 2021

3.125 A review of the existing SPG including recently revised and adopted SPG will be undertaken as part of the revision of the Plan. Further, the Plan review process may identify the need to prepare new SPG.

4 Evidence base review requirements

Evidence gathering

- 4.1 To inform the Replacement Plan, some aspects of the evidence base prepared to support the current LDP will need to be updated. Inevitably some aspects of that evidence base will be out of date with the need to update/replace it to reflect the current circumstances/policy framework as essential. The table below provides a list of anticipated studies/evidence base that will need to be prepared or reviewed as part of the Replacement Plan process (it is noted that the table below is not an exhaustive list).
- 4.2 The revision or replacement of the evidence base will provide an opportunity to gain a better understanding of the land use requirements of both counties during the lifetime of the Replacement Plan as well as considering the implications of the Covid pandemic and any contextual or policy changes that have taken place since the adoption of the current plan.
- 4.3 List of examples of the evidence base necessary to prepare a Revised Plan:-

Text	Clarification
Candidate Sites Assessment	Ensure that a complete and comprehensive assessment of the candidate sites (designations) within the JLDP is undertaken, ensuring that there are no restrictions that would hinder their development during the lifetime of the Replacement Plan.
Relevant Strategies and Plans	Ensure that the review of relevant strategies reflects current guidance.
Population and Housing	Consider the type of tenure and demand for housing to address the future needs of households.
Describing the Housing Growth and Spatial Strategy	Amend in line with up-to-date information to identify the needs of population and households during the lifetime of the Replacement Plan.

Text	Clarification
Developing the settlement hierarchy	Ensure that the Strategy continues to reflect the current situation and the role of those settlements in the wider geographical context.
Urban Capacity Study	Undertake an assessment of the amount of brownfield land that could contribute to housing need in the Plan area.
Retail	Undertake a retail survey to identify the role of retail centres during the lifetime of the Plan.
Tourism	Prepare a paper that identifies the challenges associated with the increase in the demand for tourism accommodation and the potential local policy response to that.
Welsh Language and Culture	Update the existing evidence base.
Local Market Housing	Undertake a review of the current Policy and identify any possible amendments to extend the Policy more widely.
Identification of Gypsy and Traveller sites	Seek to identify the need for permanent and transient pitches during the lifetime of the Plan.
Affordable Housing Viability Study	Advise on achievable and viable targets and thresholds for affordable housing.
Employment Land Study	Assess the need for employment land suitable for all employment sectors and future regional employment aspirations.
Renewable Energy Opportunities Study	To consider the renewable energy resource available within the Plan area to help shape a renewable energy target.

- 4.4 It is emphasised that the above list is not definitive and the need/demand to amend the evidence base including new evidence base when appropriate may emerge as the preparation of the Revised Plan progresses e.g. gathering further information on the accessibility and sustainability of settlements and gaining a better understanding of the links between settlements. Ongoing dialogue with other Local Authorities will help to achieve maximum efficiencies and consistency in evidence gathering/sharing and agree methodology where possible.

Impact Assessments

- 4.5 As part of the Plan revision process compliance with the Sustainability Appraisal requirements will be required. This would mean that the Sustainability Appraisal framework will need to be re-visited together with the Strategic Environmental Assessment included in the adopted Plan and revised as necessary. Due to the importance of the Welsh language as part of the social and cultural fabric of the whole plan area it is the intention to carry out a Welsh Language Impact Assessment during the process of preparing a Replacement Plan. This will inform the Sustainability Appraisal. The Sustainability Appraisal/SEA process is an integral part of the development of the LDP and a means of ensuring that the policies in the LDP promote sustainable development by integrating the key economic, environmental, social and cultural objectives into the development of the JLDP policies and proposals and taking into account any significant impacts on the environment.
- 4.6 A Habitats Regulations Assessment of the JLDP will need to be undertaken to determine if the policies and designations contained in the Plan are likely to affect European designated sites.
- 4.7 In addition to the requirements of the Sustainability Appraisal/SEA, it will be necessary to demonstrate how the JLDP contributes to the objectives of the Well-being Act and the 5 ways of working that have been identified in the Well-being of Future Generations Act. The Development Plan Manual states that the requirements of the Well-being of Future Generations Act are an essential part of the development/review of the Sustainability Appraisal framework.
- 4.8 A Well-being of Future Generations (Wales) Act 2015 came into force on 1 April 2016. As the Joint Local Development Plan had been submitted to the Government for examination before this date the Plan was not required to meet the well-being objectives as set out within the act. However, the JLDP was considered compatible with the well-being objectives.

5 Joint working and preparation of a Joint Local Development Plan

- 5.1 In accordance with Section 72 of the Planning and Compulsory Purchase Act (2004) and LDP Regulation 36 Local Planning Authorities may decide to undertake the preparation and adoption of a Joint Local Development Plan. The Government considers that there are circumstances in which joint working and planning offers significant benefits in terms of the quality of the plans, and addressing cross-border issues. It is emphasised that, following a single administrative process, a more holistic and consistent policy approach could make more effective and efficient use of resources and deliver better planning outcomes across the wider area. It is highlighted that a JLDP could include two or more Local Planning Authorities.
- 5.2 In 2010, Gwynedd Council and the Isle of Anglesey County Council agreed to establish joint working arrangements for the provision of a planning policy function. The joint working agreement resulted in the establishment of the following:-
- The creation of a Joint Planning Policy Unit (now a Joint Planning Policy Service) to carry out the planning policy functions for the Gwynedd and Anglesey Local Planning Authority area.
 - Prepare a Joint Local Development Plan for the Local Planning Authority Area of both authorities.
 - Establish a Joint Planning Policy Committee (JPPC) as a cross-border decision-making body
- 5.3 Following a review of joint working arrangements in 2017 the joint working arrangements remain in place. A further review of the joint working arrangements is planned shortly (end of 2021/early 2022) to ensure that a joint working agreement exists during the period of preparing a Revised Plan and beyond.
- 5.4 Gwynedd and Anglesey Joint LPA is the only joint development plan that has been prepared in Wales. The process of preparing the original Plan was therefore groundbreaking in terms of the principle of joint working as well as the democratic function of preparing and approving the Plan. The preparation of the Plan is considered to have been successful and that therefore there is a business case to continue with the same arrangements for the future.
- 5.5 It is noted that there is an intention to work with other neighbouring Local Planning Authorities (e.g. Snowdonia National Park, Conwy County Borough Council, Powys County Council) in preparing the Replacement Plan, receiving their input in relation to the development of the Plan and ensuring that the Plan is compatible with those authorities' Plans. Furthermore, as appropriate, there may be opportunities to undertake joint studies/evidence base development.

- 5.6 The Town and Country Planning (Strategic Development Plan) (Wales) Regulations (the 2021 Regulations) were published on 18 March 2021 and will come into force on 28 February 2022. The Regulations set out the procedure for preparing Strategic Development Plans (SDPs). In accordance with those Regulations there will be a duty to prepare a Regional Development Plan under the supervision of the Corporate Joint Committee.
- 5.7 Therefore, inevitably, regional co-operation will proceed jointly with the replacement of the Plan. It is hoped that the process of preparing an SDP will ensure that there is coherence between the Local Development Plan and the Strategic Development Plan in terms of strategy and vision for the local area and regionally.

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6. Conclusions and next steps

- 6.1 In line with the conclusions of the Annual Monitoring Reports that have been undertaken it is noted that the Plan is generally being implemented effectively and that the policies and targets set for them are being achieved. Despite the fact that there are no substantive issues highlighted in the Annual Monitoring Reports, due to contextual changes together with issues beyond the control of the JLDP, such as the implications of the Covid pandemic, Brexit, population and household projections and the uncertainty associated with Wylfa Newydd it is considered appropriate that a **Full Plan Review is undertaken.**
- 6.2 At the expense of the contextual issues that have a direct and indirect impact on the Plan's strategy it is inevitable that the changes that will need to be made to the Plan are going to be significant.
- 6.3 Furthermore, there is a need to ensure that the Plan is based on the most recent national planning policy guidance, including the national planning framework, Future Wales: the National Plan 2040.
- 6.4 It is emphasised that the preparation of Strategic Development Plans (SDPs) will also have an impact on the development and content of the Revised Plan. It is anticipated that these plans will be prepared in parallel, and that the Joint Planning Policy Service will be required to provide input into the process of preparing the SDP.