

Anglesey and Gwynedd Joint Local Development Plan

Inspectors' Report

Appendix A (PART 1):

Schedule of Matters Arising Changes proposed by the Council (with
recommended NMC numbers in **bold**)

Schedule of Matters Arising Changes (NMC): Chapter 1 – Chapter 6

NMC Number	Policy/ Para/ Map	Matters Arising Changes
Introduction		
NMC 1	1 - 6	<p><i>Delete as all the text included in paragraphs 1 to 6 as it describes the Focus Changes stage and is therefore no longer required. As this proposed Matters Arising Change affects a series of paragraphs/ whole section, the deleted text is not shown here in order to save paper. However, the revised Composite Plan (January 2017 – DA043) shows the deleted text.</i></p>
Chapter 1 Executive Summary		
NMC 2	1.1 – 1.33	<p><i>Delete Chapter 1 Executive Summary from the Plan in order to streamline the Plan’s content. As this proposed Matters Arising Change affects a whole chapter, the deleted text is not shown here in order to save paper. However, the revised Composite Plan (January 2017 – DA043) shows the deleted text.</i></p> <p><i>Note: changes to chapter numbers, paragraph numbers, etc. that will be required as a consequence of this Matters Arising Change will be revised and presented in the final adopted and printed version of the Plan.</i></p>
Chapter 2 Introduction		
NMC 3	2.2 & Table 4	<p><i>Delete as the information is no longer required:</i></p> <p>When the Plan is adopted, it will replace the Development Plans shown in the table below. It will also replace the Anglesey Unitary Development Plan (that was stopped in 2005), and Interim Planning Policies, which currently are material planning considerations for determining planning applications by the Isle of Anglesey County Council.</p> <p>Table 4: List of Development Plans that will be replaced after adopting the Plan</p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes	
		<u>Isle of Anglesey Planning Authority Area</u>	<u>Gwynedd Planning Authority Area</u>
		<ul style="list-style-type: none"> ● Gwynedd Structure Plan (1993) ● Anglesey Local Plan (1996) 	<ul style="list-style-type: none"> ● Gwynedd Unitary Development Plan (2009)
NMC 4	2.3	<p><i>Amend to provide text that refers to the Plan's adoption:</i></p> <p><u>The Anglesey and Gwynedd Joint Local Development was formally adopted on (insert date) 2017</u> Once the Plan is adopted, and the majority of decisions on planning applications in the two Planning Authority areas will be based on the contents of the Plan.</p>	
NMC 5	2.4	<p><i>Amend to provide text that refers to the Plan in its post adoption stage:</i></p> <p>The Plan will deals with Anglesey and Gwynedd, but parts of Gwynedd within the Snowdonia National Park will not be are not included. Map 1 shows the Plan area. It is neither a sub-regional nor a formal administrative area but whilst every area has its own special character, 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 makes made planning and economic sense.</p>	
NMC 6	2.6	<p><i>Amend to provide text that refers to the Plan in its post adoption stage:</i></p> <p>It will state what The Plan sets out the strategy and aims for development and land use will be in the area covered by the Anglesey and Gwynedd Planning Authorities and includes it will include policies used to implement these strategies and aims over a period of 15 years (2011 to 2026). The Plan will have a significant influence on development of the whole area and individual communities. It will provide provides guidance regarding the location of new houses, employment</p>	

NMC Number	Policy/ Para/ Map	Matters Arising Changes
		opportunities, leisure and community facilities and where these will be provided in the area. The Plan will be used to determine which developments will receive permission in the future by the Councils and where.
NMC 7	2.7	<p><i>Delete text as reference is made to the tests of soundness elsewhere in the Plan:</i></p> <p>It is a requirement for the Plan to be ‘sound’, i.e. showing good judgment and that it can be trusted. The matters that are important to the area must be examined, based on evidence regarding the economy, the society and the environment and fair consideration must be given to practical alternative options. The Plan will be measured against the Tests of Soundness. These deal with the contents of the Plan as well as its preparation process. The Tests are reproduced in Appendix 1.</p>
NMC 8	2.8	<p><i>Amend to include reference to the combined Sustainability Appraisal and Strategic Environmental Assessment as well as the Habitat Regulations Assessment and Welsh Language Impact Assessment:</i></p> <p>The process of preparing the Plan is shown in Figure 2, <u>which shows that the Plan preparation process has a number of distinct but interrelated stages. In addition to fulfilling each of the stages in the plan making process the Councils were also required to undertake a combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Plan. This ensures that sustainability is at the heart of the plan preparation process and that social, environmental and economic effects of policies and proposals are appraised to comply with the principles of sustainable development. A Welsh Language Impact Assessment informed the combined SA/ SEA, to ensure that the interests of the Welsh language were considered from the outset. The European Habitats Directive (92/43/EEC) also requires that a Habitat Regulation Assessment (HRA) is undertaken for the Plan. This ensures that the likely significant effects of the Plan on European sites of nature conservation value were considered.</u></p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
NMC 9	2.9	<p><i>Amend to refer to Appendix 1 of the Plan and to refer to where more information about the process can be found:</i></p> <p>The Plan has been assessed against the Tests of Soundness. These deal with the content of the Plan’s policy, along with the processes for producing it. <u>The Tests are reproduced in Appendix 1. Further information regarding the Plan preparation process can be found on the Councils’ websites at www.gwynedd.llyw.cymru/ldp and www.ynysmon.gov.uk/ldp</u></p>
NMC 10	2.9 Figure 2	<p><i>Replace Figure 2 with an alternative picture to provide a more up-to-date description of the Plan preparation process (see Appendix 1 to this Schedule)</i></p>
NMC 11	2.10 – 2.19	<p><i>Delete all the text included in paragraphs 2.10 to 2.19. This section of the Plan provided a description of the individual stages in the Plan preparation process. This level of detail is not required in the adopted Plan. As this proposed Matters Arising Change affects a series of paragraphs, the deleted text is not shown here in order to save paper. However, the revised Composite Plan (January 2017 – DA043) shows the deleted text.</i></p>
NMC 12	New paragraph 2.19a	<p><i>Include new paragraph to refer to the adoption, monitoring and review stages:</i></p> <p><u>The adoption of the Plan represents the final stage in the Plan preparation process. Monitoring and review will continue over the lifetime of the Plan, i.e. until 31st December 2026.</u></p>
NMC 13	2.20 – 2.22	<p><i>Delete all the text included in paragraphs 2.20 – 2.22. This section of the Plan provided a description of individual chapters in the Plan. This level of detail is not required in the adopted Plan. As this proposed Matters Arising Change affects a series of paragraphs, the deleted text is not shown here in order to save paper. However, the revised Composite Plan (January 2017 – DA043) shows the deleted text.</i></p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
NMC 14	New paragraph 2.22a	<p><i>Include new text to provide a short description of the Plan's content:</i></p> <p><u>How to use this document</u></p> <p><u>The Plan includes a Vision and Objectives for the Plan, a Strategy and a series of Strategic and Detailed Policies and provides a monitoring framework. The framework includes indicators, policy targets and triggers for further action in relation to relevant policies and will form the basis on which to measure the effectiveness of the Plan's policies. This section of the Plan therefore provides a basis for the production of the Annual Monitoring Report. The Plan includes a Proposals Map, which illustrates each of the Plan's policies and proposals that have a spatial component, other than spatial delineations are determined by other mechanisms, e.g. AONBs. The latter information is included on a Constraints Map. Whilst the Constraints Map is not part of the Plan, where appropriate, policies refer to the designations shown on it.</u></p>
NMC 15	New paragraph 2.22b	<p><i>Include new text to advise about the need to consider the Plan as a whole:</i></p> <p><u>The Plan must be read as a whole. All policies are interrelated and should be read together to understand their combined effect on a planning proposal. Decisions on proposals will have regard to the relevant policies in the Plan and the requirements of national planning policy and guidance, which is set out in a wide range of policy documents, statements and advice notes published by Welsh Government.</u></p>
NMC 16	2.23 – 2.29	<p><i>Delete all the text included in paragraphs 2.23 – 2.29 as this describes the public consultation about the Deposit Plan and is therefore no longer required. As this proposed Matters Arising Change affects a series of paragraphs, the deleted text is not shown here in order to save paper. However, the revised Composite Plan (January 2017 – DA043) shows the deleted text.</i></p>
Chapter 3 Policy context		

NMC Number	Policy/ Para/ Map	Matters Arising Changes
NMC 17	3.1	<p><i>Delete reference to 'Deposit' Plan. This change has also been made in other parts of the Plan to ensure consistency. Remove reference to Topic Paper from the paragraph in order to streamline the Plan.</i></p> <p>There are several plans, strategies and national, sub-regional and local policy statements which provide a framework for development in the Plan area. The Planning and Compulsory Purchase Act makes it a requirement for local development plans to be prepared and that they address these documents. This part of the Deposit Plan summarises <u>legislation and the national</u> planning policy framework that is <u>are</u> relevant to the Plan area. A detailed schedule of the plans, programmes and strategies that provide the context is provided in Topic Paper 2 Related Strategies and Plans and in the Sustainability Appraisal Report and the Screening Report related to the Habitat Regulations Assessment, which are published as supporting documents alongside the Deposit Plan.</p>
NMC 18	3.2	<p><i>Update to refer to Planning Policy Wales, Edition 9. This change has also been made in other parts of the Plan to ensure consistency and that the Plan is up-to-date.</i></p> <p>Planning Policy Wales (July 2014) (<u>Edition 9, November 2016</u>)</p>
NMC 19	3.4	<p><i>Remove reference to Minerals Planning Policy as this aspect of national planning policy is included in Planning Policy Wales, Edition 9</i></p> <p>Minerals Planning Policy Wales (2000)</p> <p>Minerals Planning Policy Wales is Welsh Government's document that provides land use planning policy for minerals extraction and associated development in Wales. This includes all minerals and substances in the ground and underneath it, which is mined over ground or underground. It is supported by Technical Advice Notes, which deal with Minerals.</p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
NMC 20	New paragraph 3.6a	<p><i>Include reference to Planning (Wales) Act 2015</i></p> <p><u>The Planning (Wales) Act 2015</u></p> <p><u>The Planning (Wales) Act 2015 sets out a series of legislative changes to deliver reform of the planning system in Wales, to ensure it is fair, resilient and enables development. The Act addresses 5 key objectives:</u></p> <ul style="list-style-type: none"> • <u>A modernised framework for the delivery of planning services – the Act introduces powers to allow planning applications to be made directly to Welsh Ministers in limited circumstances</u> • <u>Strengthening the plan led approach - the Act introduces a legal basis for the preparation of a National Development Framework and Strategic Development Plans</u> • <u>Improved resilience - the Act will allow the Welsh Ministers to direct local planning authorities to work together and for local planning authorities to be merged</u> • <u>Frontloading and improving the development management system – the Act will introduce a statutory pre application procedure for defined categories of planning application</u> • <u>Enabling effective enforcement and appeals – the Act enables changes to enforcement procedures to secure prompt, meaningful action against breaches of planning control and increase the transparency and efficiency of the appeal system.</u>
NMC 21	New paragraph 3.6b	<p><i>Include reference to The Well-being of Future Generations (Wales) Act 2015</i></p> <p><u>The Well-being of Future Generations (Wales) Act 2015</u></p> <p><u>The Planning (Wales) Act 2015 introduced a statutory purpose for the planning system in Wales – any statutory body carrying out a planning function must exercise those functions in accordance with the principles of sustainable development as set out in the Well-being of Future Generations (Wales) Act 2015. The implication of the Well-being of Future Generations (Wales) Act 2015 (Commencement No.2 and Transitional and Saving Provisions) Order 2015 is that the requirements of various sections of the Act do not apply to development plans that had been submitted for</u></p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
		<p><u>Examination prior to 1 April 2016. This provision therefore applies to this Plan. Nonetheless, this Plan has been subject to a high level assessment against the Act’s seven goals: a prosperous Wales; a resilient Wales; a healthier Wales; a more equal Wales; a Wales of cohesive communities; a Wales of vibrant culture and thriving Welsh language; a globally responsive Wales. The overall conclusions are positive and align with the conclusions of the Sustainability Appraisal and the Equalities Impact Assessment undertaken throughout the Plan preparation process.</u></p>
NMC 22	3.7 – 3.9	<p><i>Delete all the text in paragraphs 3.7 – 3.9. As this proposed Matters Arising Change affects a series of paragraphs the deleted text is not shown here in order to save paper. However, the revised Composite Plan (January 2017 – DA043) shows the deleted text.</i></p> <p><i>Replace deleted text with new paragraphs to describe the Wales Act 2017 and its relationship to the local decision making process:</i></p> <p><u>“Wales Act 2017</u></p> <p><u>The Wales Act 2017, which received Royal Assent on 31 January 2017, introduced changes to the application of Planning Act 2008 in Wales. Planning Act 2008 provides that projects defined as Nationally Significant Infrastructure Projects, e.g. Wylfa Newydd Nuclear Power Station, are of such potential importance to the UK that a different consenting process has been established. Under the Nationally Significant Infrastructure Project (NSIP) consenting procedure in Planning Act 2008, an application for a Development Consent Order (DCO) is examined by the Planning Inspectorate, who will then make a recommendation to the relevant Secretary of State. Section 43 of the Wales Act permits the inclusion of development commonly referred to as “associated development” within the application for DCO. Associated development can be described as, for example, development that supports the delivery and operation of NSIPs, and could include such works as highway improvements, temporary accommodation for construction workers, park and ride facility, logistics centre, etc. It means that developers may choose whether to include these types of developments within a DCO application or make separate planning applications to the Local Planning Authorities.</u></p> <p><u>NSIPs and their “associated development” are subject to a separate planning process within the national planning</u></p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
		<p><u>regime and this Plan does not have the same status for decision making by the Secretary of State as it does for decisions under the Town and Country Planning Act 1990, where the Council is the determining authority. However, the Planning Act 2008 provides that the Secretary of State must have regard to any Local Impact Report (LIR) prepared by a planning authority together with any other matters he/she thinks are both important and relevant to the decision. Chapter 7 of the Plan will inform the LIR to be submitted by the Councils to the Secretary of State in connection with the determination of any application for development consent.</u></p>
NMC 23	3.10	<p><i>Amend paragraph to refer solely to local plans and strategies:</i></p> <p>Table 5 provides a summary of the main regional and local plans and policies <i>that have informed the Plan</i>. It is not an exhaustive list – as mentioned previously Topic Paper 2, the Sustainability Report and the Habitat Regulations Assessment Screening Report provide a comprehensive schedule</p>
NMC 24	Table 5 – regional plans and strategies	<p><i>Remove all the text in Table 5 that refers and describes regional plans and strategies as the information is included in relevant topic papers. As this proposed Matters Arising Change affects a series of paragraphs the deleted text is not shown here in order to save paper. However, the revised Composite Plan (January 2017 – DA043) shows the deleted text.</i></p>
NMC 25	Table 5 – local plans and strategies	<p><i>Remove reference to the New Nuclear Build at Wylfa Newydd Supplementary Planning Guidance as this information is included in Chapter 7.3</i></p> <p>Anglesey Energy Island Programme/ Nuclear New Build Supplementary Planning Guidance</p> <p>Anglesey’s Energy Island Programme is a joint attempt between a number of stakeholders in the public and private sectors (including the UK Government and the Welsh Government) to place Anglesey in the vanguard in terms of energy research and development, generating and servicing and which will be a means of influencing these major infrastructure projects</p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
		<p>coming to the area, or affecting the area.</p> <p>The Isle of Anglesey County Council looks at the development of major projects as key to transforming the Island's future economy and providing a high and sustainable quality of life for Anglesey's residents. At the moment the two most prominent projects are Wylfa Newydd and the North Wales Connection Project. The Council is investing a lot of resources to ensure that the Island can take full advantage of the inward investment by the private sector.</p> <p>The aim of the Supplementary Planning Guidance is to enable the Isle of Anglesey County Council in the interim period to play its full role in the planning consenting processes for the New Nuclear Build, be it as a consultee for the Development Consent Order, or in its consideration of Town & Country Planning Act applications for associated developments.</p>
NMC 26	Table 5 – local plans and strategies	<p><i>Remove reference to the Meirionnydd Employment Plan as this information is provided in the Employment Land Review report.</i></p> <p>Meirionnydd Employment Plan (2010)</p> <p>This Plan aims to identify the employment situation in Meirionnydd including the potential workforce numbers and the jobs available, the structure of the economy and prosperity within the area – along with noting a possible work programme in response.</p> <p>The aim of the Plan is to close the opportunity gap by drawing appropriately on the strengths and resources of Meirionnydd to ensure an innovative, vibrant and sustainable economy with a variety of high quality work opportunities.</p> <p>The Plan should facilitate sustainable economic regeneration in the area giving full consideration to the Strategy's aims, objectives and targets.</p> <p>The Plan should improve access to employment opportunities especially in communities of deprivation.</p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
		<p>The Plan should allocate sites for varied economic uses along with the infrastructure for employment.</p> <p>The Plan should support suitable economic activity and improve employment forecasts and opportunities giving consideration to those sectors that are in greatest need of support.</p> <p>The Plan should encourage the economic vitality of town centres as well as the countryside.</p>
Chapter 4 Spatial profile and key issues		
NMC 27	4.7	<p><i>Amend to improve clarity and remove reference to the Deposit Plan consultation stage:</i></p> <p>The key issues to be tackled in the Plan have been identified by considering the key trends brought to the fore through the consideration of various strategies, plans and programmes referred to in Chapter 3 and included in the relevant Topic Paper; the Sustainability Appraisal Report; the baseline information about social, economic and environmental issues and the results of the public engagement periods prior to developing the Preferred Strategy and the consultation about the Preferred Strategy. More information about these issues can be found in Topic Papers, Background Papers, and the Sustainability Appraisal Report which are published alongside the Deposit Plan and listed in Appendix 2.</p>
Chapter 5 Vision and Strategic Objectives		

NMC Number	Policy/ Para/ Map	Matters Arising Changes												
NMC 28	5.4	<p><i>Amend text to refer to the Supplementary Planning Guidance about Wylfa Newydd:</i></p> <p>In Anglesey, the Anglesey Energy Island Programme has identified the following vision in the New Nuclear Build at Wylfa Supplementary Planning Guidance <u>(2017)</u> (2014) in order to set the Council’s aspirations for Wylfa Newydd, which is essential to transform the Island’s economy in the future and provide a long term and sustainable quality of life for Anglesey’s residents:</p> <p>“The New Nuclear Station at Wylfa is a positive driver for the transformation of the economy and communities on Anglesey, providing sustainable employment opportunities, improving the quality of life for the existing and future generations and enhancing local identity and distinctiveness.”</p>												
NMC 29	5.8 Table 7	<p><i>Amend table 7 to reflect revised indicator numbering set out in the monitoring framework in Chapter 8 and include additional objective introduced as Focus Change Nf6</i></p> <p style="text-align: center;">Table 7: Link between the objectives, policies and monitoring indicators</p> <table border="1" data-bbox="584 895 1906 1345"> <thead> <tr> <th data-bbox="584 895 748 967">Objectives</th> <th data-bbox="754 895 1547 967">Policies</th> <th data-bbox="1554 895 1906 967">Monitoring indicators</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="584 971 1906 1007">Theme 1: Support and create safe, healthy, distinctive and vibrant communities</td> </tr> <tr> <td data-bbox="584 1011 748 1238">SO1</td> <td data-bbox="754 1011 1547 1238">PS 1, PS 2, ISA 1, ISA 2, PS 5, PCYFF 1, PS 8, PS 9, PS 10, CYF 1, CYF 3, CYF 4, CYF 5, CYF 6, CYF 7, PS 11, TWR 1, TWR 2, TWR 3, TWR 4, TWR 5, PS 12, MAN 4, MAN 5, MAN 6, PS 13, PS 14, PS 15, TAI 1, TAI 2, TAI 3, TAI 4, TAI 5, TAI 6, TAI 9, TAI 10, TAI 14, TAI 15, TAI 16, TAI 17, TAI 18, TAI 19</td> <td data-bbox="1554 1011 1906 1238">D1, D2, <u>D3, D4</u></td> </tr> <tr> <td data-bbox="584 1243 748 1345">SO2</td> <td data-bbox="754 1243 1547 1345">PS 2, ISA 1, ISA 2, ISA 3, ISA 4, ISA 5, PS 3, TRA 2</td> <td data-bbox="1554 1243 1906 1345">D3, D8, D9, D10, D11 <u>D5, D6, D7, D8, D9, D10</u></td> </tr> </tbody> </table>	Objectives	Policies	Monitoring indicators	Theme 1: Support and create safe, healthy, distinctive and vibrant communities			SO1	PS 1, PS 2, ISA 1, ISA 2, PS 5, PCYFF 1, PS 8, PS 9, PS 10, CYF 1, CYF 3, CYF 4, CYF 5, CYF 6, CYF 7, PS 11, TWR 1, TWR 2, TWR 3, TWR 4, TWR 5, PS 12, MAN 4, MAN 5, MAN 6, PS 13, PS 14, PS 15, TAI 1, TAI 2, TAI 3, TAI 4, TAI 5, TAI 6, TAI 9, TAI 10, TAI 14, TAI 15, TAI 16, TAI 17, TAI 18, TAI 19	D1, D2, <u>D3, D4</u>	SO2	PS 2, ISA 1, ISA 2, ISA 3, ISA 4, ISA 5, PS 3, TRA 2	D3, D8, D9, D10, D11 <u>D5, D6, D7, D8, D9, D10</u>
Objectives	Policies	Monitoring indicators												
Theme 1: Support and create safe, healthy, distinctive and vibrant communities														
SO1	PS 1, PS 2, ISA 1, ISA 2, PS 5, PCYFF 1, PS 8, PS 9, PS 10, CYF 1, CYF 3, CYF 4, CYF 5, CYF 6, CYF 7, PS 11, TWR 1, TWR 2, TWR 3, TWR 4, TWR 5, PS 12, MAN 4, MAN 5, MAN 6, PS 13, PS 14, PS 15, TAI 1, TAI 2, TAI 3, TAI 4, TAI 5, TAI 6, TAI 9, TAI 10, TAI 14, TAI 15, TAI 16, TAI 17, TAI 18, TAI 19	D1, D2, <u>D3, D4</u>												
SO2	PS 2, ISA 1, ISA 2, ISA 3, ISA 4, ISA 5, PS 3, TRA 2	D3, D8, D9, D10, D11 <u>D5, D6, D7, D8, D9, D10</u>												

NMC Number	Policy/ Para/ Map	Matters Arising Changes		
		SO3	PS 4, TRA 1, <u>TRA 2</u> , TRA 3, TRA 4	D4, D5, D6, D7,
		SO4	PS 4, PS 9	D8, D10 <u>D11, D12, D13, D14, D15</u>
Theme 2: Sustainable living				
		SO5	PS 5, PS 6, PCYFF 1, <u>PCYFF 1A</u> , PCYFF 3, PCYFF 4, PCYFF 5	D15, D16, <u>D17, D18, D19,</u>
		SO6	PS 5, PS 6, PCYFF 1, PCYFF 2, PCYFF 4, PCYFF 5, ARNA 1, ADN 1, <u>ADN 1A</u> , ADN 2	D12, D13, D14 <u>D20, D21, D22, D23</u>
		SO7	PS 5, PCYFF 1, PCYFF 2, PCYFF 3	D15 <u>D24</u>
		SO8	PS 1, PS 2, PS 4, PS 15, TRA 4 <u>PS 15</u>	D16 <u>D25</u>
Theme 3: Support growth and regeneration that will transform the local economy under the umbrella of Anglesey Energy Island Programme and other strategies and plans, building on those elements of its unique economic profile that are identified as being of regional and national significance (economy and regeneration)				
		<u>SO8a</u>	<u>PS 9, PS 9A, PS 9B, PS 9C, TAI 3</u>	<u>D26, D27, D28, D29, D30</u>
		SO9	PS 8, PS 9, PS 10, CYF 1, CYF 2, CYF 3 , CYF 4, CYF 6 , CYF 7	D17, D18 <u>D31, D32, D33, D34,</u>
		SO10	PS 9, ISA 3	D10 <u>D35, D36</u>

NMC Number	Policy/ Para/ Map	Matters Arising Changes		
		SO11	PS 3, PS 8, PS 9, CYF 3, CYF 6, CYF 7, PS 11, TWR 1, PS 12 CYF 5	D22, D23, D24 D37
		SO12	PS 12, MAN 1, MAN 2, MAN 3, MAN 7	D19, D20 D38, D39, D40
		SO13	PS 11, TWR 1, TWR 2, TWR 3, TWR 4 , TWR 5	D22, D23 D41, D42
		Theme 4: To give everyone access to a home appropriate to their needs (supply and quality of housing)		
		SO14	PS 13, PS 15 , TAI 14, TAI 15, TAI 16, TAI 17, TAI 18, TAI 19	D25, D26 D43, D44, D45, D46
		SO15	PS 13, PS 14, PS 15 , TAI 1, TAI 2, TAI 3, TAI 4, TAI 5, TAI 6 , TAI 7, TAI 8 , TAI 9, TAI 10, TAI 11, TAI 12, TAI 13,	D27, D28, D29, D30, D31, D32, D33, D34 D47, D48, D49, D50, D51, D52, D53, D54, D55, D56, D57, D58
		Theme 5: Protect and enhance the natural and built environment (natural and built environment)		
		SO16	PS 16, AMG 1 , AMG1A , AMG 2 , AMG 3 , AMG 4, AMG 5, PS 17, AT 1, AT 2, AT 3, AT 4	D35, D36, D37, D38, D39 D59, D60, D61, D62, D63
		SO17	PS 18, GWA 1, GWA 2 , GWA 3	D42 D64, D65
		SO18	PS 19, MWYN 1, MWYN 2, MWYN 3, MWYN 4, MWYN 5, MWYN 6, MWYN 7, MWYN 8, MWYN 9, MWYN 10	D40, D41 D66, D67, D68

NMC Number	Policy/ Para/ Map	Matters Arising Changes								
Chapter 6 – The Strategy										
NMC 30	6.3	<p>Delete to streamline the Plan:</p> <p>The Strategy takes the main elements of the Vision and Objectives and sets out principal land uses that will deliver them. In line with the Single Integrated Plan for Anglesey and Gwynedd, the broad Strategy is to strengthen communities in the Plan area. The Strategy contains the elements described in Table 8.</p>								
NMC 31	Table 8	<p>Delete to streamline the Plan:</p> <p style="text-align: center;">Table 8 – Main Elements of the Strategy</p> <table border="1" data-bbox="584 722 1787 1358"> <thead> <tr> <th data-bbox="584 722 893 831">Sustainable communities</th> <th data-bbox="900 722 1182 831">Economic growth and regeneration</th> <th data-bbox="1189 722 1494 831">Quality housing</th> <th data-bbox="1500 722 1787 831">Natural and built environment</th> </tr> </thead> <tbody> <tr> <td data-bbox="584 836 893 1358"> <ul style="list-style-type: none"> ● match physical and social infrastructure to sustainable development and economic growth needs; ● sustainable movement through consideration of land use and </td> <td data-bbox="900 836 1182 1358"> <ul style="list-style-type: none"> ● facilitate the delivery of jobs to support the Plan area’s population & wider economy; ● existing employment land retained from inappropriate development; </td> <td data-bbox="1189 836 1494 1358"> <ul style="list-style-type: none"> ● an effective supply of land for housing; ● choice of housing type, size and tenure meets the requirements of a range of different households within local communities, including the </td> <td data-bbox="1500 836 1787 1358"> <ul style="list-style-type: none"> ● safeguarding habitats, species, landscapes, townscapes, archaeology, historic buildings and monuments, allowing development that doesn’t adversely impact </td> </tr> </tbody> </table>	Sustainable communities	Economic growth and regeneration	Quality housing	Natural and built environment	<ul style="list-style-type: none"> ● match physical and social infrastructure to sustainable development and economic growth needs; ● sustainable movement through consideration of land use and 	<ul style="list-style-type: none"> ● facilitate the delivery of jobs to support the Plan area’s population & wider economy; ● existing employment land retained from inappropriate development; 	<ul style="list-style-type: none"> ● an effective supply of land for housing; ● choice of housing type, size and tenure meets the requirements of a range of different households within local communities, including the 	<ul style="list-style-type: none"> ● safeguarding habitats, species, landscapes, townscapes, archaeology, historic buildings and monuments, allowing development that doesn’t adversely impact
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NMC Number	Policy/ Para/ Map	Matters Arising Changes				
		<p>promotion of active and sustainable travel;</p> <ul style="list-style-type: none"> • safeguarding land for future infrastructure provision, including routes. 	<ul style="list-style-type: none"> • facilitate an increase in employment land availability; • encourage existing and new businesses to invest; • facilitate a growing year-round tourism and cultural activity sector. 	<p>provision of an appropriate level of affordable housing based on defined local needs;</p> <ul style="list-style-type: none"> • encourage, where appropriate, brownfield development and use of existing buildings, including long term vacant housing is a priority. 	<p>or preferably enhances these assets;</p> <ul style="list-style-type: none"> • safeguarding mineral deposits. 	
NMC 32	6.4	<p>Delete to streamline the Plan:</p> <p>Several cross-cutting themes have informed the Plan, influencing and underpinning the choices and direction of the policies, proposals and development sites. Table 9 describes the cross-cutting themes.</p>				

NMC Number	Policy/ Para/ Map	Matters Arising Changes								
NMC 33	Table 9	<p data-bbox="573 304 952 343"><i>Delete to streamline the Plan:</i></p> <p data-bbox="1144 379 1518 411">Table 9 – Cross-Cutting Themes</p> <table border="1" data-bbox="580 440 1783 1206"> <thead> <tr> <th data-bbox="580 440 990 555">Welsh language and culture</th> <th data-bbox="996 440 1400 555">Climate change and sustainable development</th> <th data-bbox="1406 440 1783 555">Creating quality places</th> </tr> </thead> <tbody> <tr> <td data-bbox="580 560 990 1206"> <ul data-bbox="613 560 981 1034" style="list-style-type: none"> • promote prosperous and sustainable communities that support local services including the provision of additional housing and related development proportionate to local requirement; • support an advanced, thriving and diverse local economy. </td> <td data-bbox="996 560 1400 1206"> <ul data-bbox="1030 560 1388 1145" style="list-style-type: none"> • ensure high resource efficiency and low/zero carbon energy generation technologies are incorporated within development; • embrace sustainable quality design and construction in new development; • avoid, mitigate or adapt to the causes of climate change </td> <td data-bbox="1406 560 1783 1206"> <ul data-bbox="1440 560 1771 1173" style="list-style-type: none"> • promote high quality new development; • protect and enhance important cultural, historic and landscape features; • safeguard, promote and expand green networks and habitats; • integrate new development into existing community infrastructure. </td> </tr> </tbody> </table>			Welsh language and culture	Climate change and sustainable development	Creating quality places	<ul data-bbox="613 560 981 1034" style="list-style-type: none"> • promote prosperous and sustainable communities that support local services including the provision of additional housing and related development proportionate to local requirement; • support an advanced, thriving and diverse local economy. 	<ul data-bbox="1030 560 1388 1145" style="list-style-type: none"> • ensure high resource efficiency and low/zero carbon energy generation technologies are incorporated within development; • embrace sustainable quality design and construction in new development; • avoid, mitigate or adapt to the causes of climate change 	<ul data-bbox="1440 560 1771 1173" style="list-style-type: none"> • promote high quality new development; • protect and enhance important cultural, historic and landscape features; • safeguard, promote and expand green networks and habitats; • integrate new development into existing community infrastructure.
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NMC Number	Policy/ Para/ Map	Matters Arising Changes
NMC 34	6.8	<p><i>Delete to streamline the Plan. The information is available in other documents:</i></p> <p>The selection and categorisation of settlements is based on data and its analysis as set out in Topic Paper 5: Developing the settlement strategy (May 2013). In the Paper, settlements are ranked according to a number of factors and the interplay between them. The factors include population, numbers of retail, employment, community and service facilities they contain and their access to public transport and the functional links between them. Facilities are weighted to reflect the fact that some facilities are more valuable than others in terms of the sustainability benefits they provide.</p>
NMC 35	6.12 – 6.18	<p><i>Delete to streamline the Plan. The information is available in other documents:</i></p> <p>This approach should maximise the use of existing infrastructure, promote improvements where required, promote efficient use of land and buildings and make travel more sustainable.</p> <p>Where possible, priority has been given to the re-use of suitable previously developed land (i.e. brownfield land) and existing buildings by identifying them as sources for future development during the Plan period. The Urban Capacity Study of the Centres, shown on Diagrammatic Map 9 and 10 and listed in Appendix 4, has informed this element of the Plan. The opportunities highlighted on a settlement by settlement basis are set out in Topic Paper 6: Urban Capacity Study published alongside the Deposit Plan. There are policies in the Plan that facilitate the development of brownfield land and existing buildings, where appropriate.</p> <p>Overall, the ability to achieve the proposed spatial distribution on a settlement by settlement basis is influenced to a degree by the ability to accommodate development at the chosen locations. The sites chosen for each settlement result from a detailed analysis of the environmental, infrastructure and social capacity of the individual settlements and an assessment of different site options that have come forward. These detailed analyses are set out in Topic Paper 1: Candidate Sites Assessment Update and the Welsh Language Impact Assessment report, produced as background documents alongside the Deposit Plan.</p> <p>In determining the spatial distribution of new housing sites it was also necessary to take into account the existing supply of development. The existing housing supply consists of land with planning permission and windfall development, as</p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
		<p>described and quantified in a series of housing policies in Chapter 7 of this Plan. New housing allocations are only identified in the Subregional Centre, Urban and Local Service Centres and Service Villages and only if the existing land bank and windfall sites cannot accommodate their indicative level of growth.</p> <p>Due to significant physical constraints in Blaenau Ffestiniog and the regeneration initiatives in place to attract new investment opportunities locally, the Strategy proposes a relatively higher use of brownfield land and buildings within the settlement compared to other settlements. This element of the Strategy will be monitored and reviewed, which will include discussion with the Snowdonia National Park Local Planning Authority and Conwy County Borough Council as there are settlements within their administrative areas that may be able to contribute in the long term to providing a solution, if required.</p> <p>Although Porthmadog is defended against flooding, large parts of the settlement are categorised as being within Zone C1 (see Constraints Map). A core function of the Plan is to ensure that all development is sustainable, having regard to the implications of addressing climate change. Development proposals that would lead to a reduction in floodplain storage capacity or impede flood flows are strongly discouraged. On this basis and the lack of alternative sites beyond the flood risk area, the Plan cannot allocate land for housing in Porthmadog. Nonetheless new housing could be promoted on brownfield/ windfall sites provided that they conform to local planning policy and national planning policy and guidance set out in Planning Policy Wales and TAN 15. Due to this factor the supply of land for housing is less, which means that the Centre cannot accommodate the growth that would be normally directed to it. It has been necessary to identify alternative locations in its catchment area that align with the spatial strategy in its catchment area that would assist in meeting the requirement for housing that should otherwise be provided in the Urban Service Centre. Similar issues in nearby Tremadog means that it cannot contribute to providing the solution.</p> <p>Criccieth and Penrhyndeudraeth have been chosen after taking into account a range of factors. Both Local Service Centres have good transport links with Porthmadog and each one has a good level of services that provide their residents the opportunity to walk to them to satisfy their everyday requirements, thus reducing the need for journeys to Porthmadog. This approach also accords with aspirations to retain opportunities locally. This leads to Criccieth and Penrhyndeudraeth, in accordance with the spatial strategy, being attributed an increase in the housing growth opportunities. Chapter 7 of the</p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
		Plan provides detailed information about levels of housing growth to each settlement.
NMC 36	6.19	<p><i>Delete sentences as the information is available in other documents:</i></p> <p>The Plan is informed by a range of assessments including the combined Sustainability Appraisal and Strategic Environmental Assessment, a Welsh Language Impact Assessment, Habitats Regulation Assessment, and a Level 1 Strategic Flood Risk Assessment. It is considered that the viability of local provision within these Local Service Centres can be enhanced by being supported by a larger population within walking distance. Given Porthmadog's continued role as an Urban Service Centre there will still be those within Criccieth and Penrhyndeudraeth and surrounding villages that will need to travel to Porthmadog, for example for employment purposes, alternative shopping opportunities or banking. However, their journey will be shorter than a journey to the nearest alternative Urban Service Centres and the choice of Transport modes includes by bus and by train. Gwynedd Council is committed to re-evaluating the options for growth in Criccieth and Penrhyndeudraeth in the Plan's first review.</p>
NMC 37	6.20	<p><i>Amend to refer to 'development' boundaries as opposed to 'settlement' boundaries and to remove reference to 'deposit':</i></p> <p><u>Development</u> Settlement boundaries</p> <p>In order to provide robust guidance to assess and determine planning applications each settlement is defined spatially. The Deposit Plan has defined development boundaries around the Sub-Regional Centre, Urban Service Centres, Local Service Centres, and Service/ Local/ Coastal/ Rural Villages. Clusters do not have <u>development</u> settlement boundaries. Here development will be required to relate well to the existing built form, which will be shown on the Proposals Maps by colouring buildings that form their core. Development boundaries and clusters are drawn in order to:</p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
NMC 38	6.22	<p><i>Delete to streamline the Plan:</i></p> <p>The Strategy protects areas outside the development boundary and the identified Clusters, i.e. the countryside, from development other than those uses that are essential to a rural location and which would not harm its character and appearance. The Plan emphasises national planning policy and legislation that manage development in nationally and internationally protected areas and emphasises the need to maintain Special Landscape Areas and areas of particular biodiversity or cultural local importance.</p>
NMC 39	6.27	<p><i>Delete to streamline the Plan. The information is available in other documents and other sections in the Plan:</i></p> <p>Whilst the Plan is being produced when the Plan area is still experiencing the impact of the recession with the resultant low demand for all types of properties and land, there is strong cause for optimism within the Plan area linked to the expected substantial and unprecedented increased employment associated with the construction of Wylfa Newydd and development of other major infrastructure projects. It is anticipated that £2.5 billion will be added to the Anglesey and North Wales economy over the next 15 years. Traditional sectors are also considered important, including tourism, agriculture and the public services, especially education, and care and health services.</p>
NMC 40	6.28	<p><i>Amend by removing text that provides information that is available elsewhere and to update information about Enterprise Sites:</i></p> <p>Delivery of Wylfa Newydd and other major strategic projects will require significant private sector investment. They will require major investments in infrastructure, bringing major economic, social and environmental opportunities, as well as challenges. The Plan has an important role in facilitating the sustainable development of these projects whilst protecting the unique culture, heritage and natural environment of the area. The Councils in partnership with Welsh Government, project promoters, and business organisations will promote and support sustainable economic development. In order to boost economic activity on Anglesey the Island has been identified as an Enterprise Zone. As indicated in Chapter 3, the <u>The</u> assignment of Enterprise Zone status to the island of Anglesey complements the existing Anglesey Energy Island</p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
		<p>Programme, set up to bring high skilled jobs to the area from major energy investments and establish the island as a world renowned centre of excellence in low carbon energy generation. Nine Ten key sites on the Island have been identified in respect of being subject to focussed support. The Welsh Government has also identified the Snowdonia Enterprise Zone, which, although located in the Snowdonia National Park, could help spread prosperity beyond the Park's administrative boundaries.</p>
NMC 41	6.29	<p><i>Remove to streamline the Plan:</i></p> <p>The role of the further and higher education sector is central to growing the commercial value of research for example in biological, computer, medical and ocean sciences; renewable and low carbon energy; life sciences, and food as well as improving people's skills so that they are able to make the most of employment opportunities that may develop locally in the future. Locations near to the Plan area's university and colleges, which include the proposed Menai Science Park near Gaerwen, Anglesey, have potential benefits to the local economy.</p>
NMC 42	6.30	<p><i>Remove to streamline the Plan:</i></p> <p>Providing the framework that facilitates development that sustains, improves, modernises and diversifies the economy will provide one of the building blocks that can contribute to sustain, strengthen or create Welsh speaking communities</p>
NMC 43	6.32	<p><i>Amend to clarify the Plan and remove reference to publication of a document in a previous stage of the Plan preparation process:</i></p> <p>The Employment Land Review (2012), which is published as a Background Paper alongside the Deposit Plan, and analysis of later information leads to the requirement to safeguard <u>642.9 ha of existing employment land in the Plan area and to</u> and allocate <u>55.1 ha of new sites</u> in the region of 800 ha in the Plan area, plus an additional 144.1 ha in reserve on the Island. The Plan will:</p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
		<ul style="list-style-type: none"> i. safeguard established business and industrial <u>sites</u> areas in which turnover and vacant plots will accommodate new businesses; ii. allocate new sites to accommodate new businesses or enable existing businesses to expand and relocate; iii. provide opportunities for businesses to develop on alternative sites if a specific need is established that can't be accommodated on a safeguarded or allocated site; and iv. provide opportunities for businesses to develop in rural areas.
NMC 44	6.33	<p><i>Remove to streamline the Plan:</i></p> <p>The majority of safeguarded or allocated sites are located in or close to the Centres identified in the settlement hierarchy, have good transportation links and are close to housing to reduce the need for long car based journeys and encourage walking, cycling and public transport usage. All business and industry sites that are either safeguarded or allocated in the Plan will be reviewed at least every five years to ensure there is an effective land supply in the Plan area.</p>
NMC 45	6.35	<p><i>Remove reference to publication of a document in a previous stage of the Plan preparation process:</i></p> <p>The Retail Needs Study (2012), which is published as a Background Paper alongside the Deposit Plan, identifies the potential for additional floorspace in particular locations. Town Centre boundaries have been identified for the larger town centres listed in the network of centres as have principal shopping areas. Proposals in these centres would need to be of a scale and nature compatible with the role and function of that centre.</p>
NMC 46	6.37	<p><i>Remove to streamline the Plan. The information is available elsewhere:</i></p> <p>A number of development options were considered in relation to levels of housing growth and the general spatial distribution before publishing the Plan's Preferred Strategy for public consultation (May and June 2013). The Preferred Strategy set out the reasoned justification for proposing an option that was below the Welsh Government's 2008 based principal population and household projections, but slightly higher than the long term past build rates.</p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
NMC 47	6.38	<p><i>Remove to streamline the Plan. The information is available elsewhere:</i></p> <p>The formal consultation process revealed contrasting views about the preferred option (see the Consultation Report published alongside the Deposit Plan). Since the public consultation about the Preferred Strategy, the Welsh Government published its 2011 based population and household projections. Planning Policy Wales (paragraph 9.2.2) states that the Welsh Government's latest population and household projections produced for each local authority area should be the starting point for assessing an area's requirement for housing.</p>
NMC 48	6.39	<p><i>Remove to streamline the Plan. The information is available elsewhere:</i></p> <p>The public consultation findings and the latest 2011 based population and household projections for Anglesey and Gwynedd all indicate contrasting views about the level of housing growth required in the Plan area up to 2026. Therefore, additional work has been undertaken in order to ensure that the level of growth in the Deposit Plan is based on robust and up to date evidence. A record of the factors that have been considered is set out in Topic Paper 4: Describing the Housing & Spatial Growth (2013 & 2014), which in turn refers to a series of other relevant Topic Papers and Background Papers. The Process of selecting a single housing target was also informed by the Sustainability Appraisal and a Welsh Language Impact Assessment.</p>
NMC 49	6.40	<p><i>Include wording to clarify which vacancy rate has been applied to identify the housing requirement:</i></p> <p><u>The Plan's</u> The basic housing requirement (the target) for the Plan area, i.e. 7,184, which takes account of the vacancy rate, <u>(12.2% in Gwynedd Planning Authority area and 10.5% in Anglesey Planning Authority area)</u>, is based on assessment of all the evidence and is directly related to the Plan area's growth prospects and the Councils' aspirations. It is considered that linking housing requirements to wider economic prospects improves the robustness and deliverability of the Plan's Strategy. It is anticipated that it will contribute to providing an opportunity and scope to live and work in the</p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
		Plan area. The level of growth reflects the impacts of the recession as well as the transformational economic prospects expected later on during the Plan period. The Plan will facilitate the development required to complement each Council's strategic plans and programmes. This should mean that the area will start to become a more age-balanced area, more independent and less reliant on outside sources of labour, with scope for reducing levels of out commuting and be on its way to becoming a sustainable and more self-contained set of communities.
NMC 50	6.41	<p><i>Include wording to improve clarity and ensure internal consistency:</i></p> <p>To ensure that the housing supply has the flexibility necessary for the continued delivery of new housing, even if unpredictable changes to the effective land supply occur during the Plan period, a 10% slippage allowance has been added to the overall target. Therefore, the overall housing <u>land supply</u> and requirement stands at 7,902 for the Plan area during the Plan period (2011 – 2026). This equates to <u>a land supply for</u> 3,817 housing units <u>in</u> to Anglesey and 4,084 <u>for</u> to the Gwynedd Local Planning Authority area.</p>
NMC 51	6.42	<p><i>Amend to ensure internal consistency of the Plan:</i></p> <p>In line with the spatial strategy, and having considered the capacity of individual Centres to accommodate additional growth, up to 55 <u>53</u>% of the overall housing land requirement identified for the Plan area is directed to Bangor (the Sub-regional Centre) and the Urban Service Centres combined and at least 20 <u>22</u>% to the Local Service Centres. These are the largest settlements where there are concentrations of facilities, employment opportunities and transport options. The remainder (no more than 25) is expected to be delivered in Villages, Clusters and the countryside.</p>
NMC 52	6.43	<p><i>Amend to improve clarity:</i></p> <p><u>Based on the information available, including the 2015 Gwynedd Joint Housing Land Availability Study and the 2015 Anglesey Housing Land Monitoring Statement,</u> approximately half of the overall housing land requirement is being <u>could</u> <u>be</u> met from housing <u>built since 2011,</u> sites that already benefit from planning consent given under the <u>previous</u> existing</p>

NMC Number	Policy/ Para/ Map	Matters Arising Changes
		development plans or <u>previous Interim Planning Policies</u> under other material planning considerations. Appendix 5 provides more details about this. The shortfall will be met by windfall sites, existing buildings and new sites that have been selected to provide flexibility and choice. Chapter 7 provides more detail about this.
NMC 53	6.44	<p><i>Remove to streamline the Plan:</i></p> <p>The economic recession has had, and continues to have, an impact on the house building industry as both house builders and potential buyers face difficulties accessing finances and mortgages. This has resulted in a lower completion rates than seen during the pre-recession period. It is therefore likely that a number of sites identified in this Plan will take longer to deliver and the timing is likely to be linked to the decision to invest in Wylfa Newydd and the success of mechanisms applied in the Enterprise Zone. It is anticipated that around 2,368 housing units could be delivered during 2011 – 2018, with the remaining being delivered in the latter part of the Plan period. The land supply will help ensure that the lack of effective housing land will not become a constraint on economic recovery.</p>
NMC 54	6.45	<p><i>Amend to improve clarity and internal consistency of the Plan:</i></p> <p>The quantity and the quality of homes can help to meet the varying needs and aspirations of different households in the Plan area and support investment in the economy. <u>The Councils consider that this approach ensures alignment between employment and housing resulting in a more sustainable pattern of development, which in turn improves the robustness of the Plan.</u></p>