

NMC	Policy/Para/ Map	Matters Arising Changes
337	Appendix 1	<i>Amendments to reflect revised Tests of Soundness</i>

Tests of soundness

Procedural Tests

P1: it has been prepared in accordance with the Delivery Agreement including the Community Involvement Strategy

P2: the plan and its policies have been subjected to sustainability appraisal including strategic environmental assessment

Consistency Tests

C1: it is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas

C2: it has regard to national policy

C3: it has regard to the Wales Spatial Plan

C4: it has regard to the relevant community strategy/ies

Coherence & Effectiveness Tests

CE1: the plan sets out a coherent strategy from which its policies and allocations logically flow and, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities

CE2: the strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base

CE3: there are clear mechanisms for implementation and monitoring

CE4: it is reasonably flexible to enable it to deal with changing circumstances

Preparation Requirements:

- Has preparation complied with legal and regulatory procedural requirements? (LDP Regulations, CIS, SEA Regulations, SA, HRA etc?)

Test 1: Does the plan fit? (i.e. is it clear that the LDP is consistent with other plans?)

Questions

- Does it have regard to national policy and WSP
- Does it have regard to Well-being Goals
- Does it have regard to the Welsh National Marine Plan
- Is it consistent with regional plans, strategies and utility programmes?
- Is it compatible with the plans of neighbouring authorities?
- Does it reflect the Single Integrated Plan (SIP) or the National Park Management Plan (NPMP)?

Test 2: Is the plan appropriate? (i.e. is the plan appropriate for the area in the light of the evidence?)

Questions

- Is it locally specific?
- Does it address the key issues?
- Is it supported by robust, proportionate and credible evidence?
- Can the rationale behind plan policies be demonstrated?
- Does it seek to meet assessed needs and contribute to the achievement of sustainable development?
- Are the vision and the strategy positive and sufficiently aspirational?
- Have the 'real' alternatives been properly considered?

- Is it logical, reasonable and balanced?
- Is it coherent and consistent?
- Is it clear and focused?

Test 3: Will the plan deliver (i.e. is it likely to be effective?)

Questions

- Will it be effective?
- Can it be implemented?
- Is there support from the relevant infrastructure providers both financially and in terms of meeting relevant timescales?
- Will development be viable?
- Can the sites allocated be delivered?
- Is the plan sufficiently flexible? Are there appropriate contingency provisions?

- Is it monitored effectively?

(Local Development Plan Manual – Edition 2 – August 2015)

Appendix 2 Schedule of key documents

NMC Number	Policy/Para/Map	Matters Arising Changes
338	Appendix 2	<i>Amend to provide an updated schedule of documents:</i>

Topic Paper 1 Candidate Sites Assessment (2013)

Topic Paper 1A Candidate Sites Assessment – update (2015)

Topic Paper 1B **Candidate Sites Assessment – update (2016)**

Topic Paper 2 Relevant Strategies and Plans (2015)

Topic Paper 2A **Relevant Strategies and Plans – update (2016)**

Topic Paper 3 Population and Housing (2015)

Topic Paper 3 **Population and Housing – update (2016)**

Topic Paper 4 Describing the housing and spatial growth (2013)

Topic Paper 4A Describing the housing and spatial growth – update (2014)

Topic Paper 4B **Describing the housing and spatial growth – update (2016)**

Topic Paper 5 Developing the settlement hierarchy (2015)

Topic Paper 5 **Developing the settlement hierarchy - update (2016)**

Topic Paper 6 Urban Capacity Study (2015)

Topic Paper 7 Retail (2013)

Topic Paper 8 Strategic Flood Consequence Assessment (Level 1) (2013)

Topic Paper 9 **Tourism** (2013)

Topic Paper 10 Welsh Language and Culture (2015)

Appendix 2 Schedule of key documents

Topic Paper 10A	Language Profile - Gwynedd (2014)
Topic Paper 10B	Language Profile - Anglesey (2014)
Topic Paper 11	Minerals (2015)
Topic Paper 12	Waste (2015)
Topic Paper 13	Community Infrastructure (Baseline Information) (2015)
Topic Paper 14	Open Space Assessment (2015)
Topic Paper 15	Transport (2015)
Topic Paper 16	Student accommodation (2015)
Topic Paper 17	Local Market Housing (2015)
<u>Topic Paper</u> <u>17A</u>	<u>Local Market Housing – update (2016)</u>
Topic Paper 18	Identifying Gypsy and Traveller Sites (2015)
<u>Topic Paper</u> <u>18A</u>	<u>Identifying Gypsy and Traveller Sites – update and addendum (2016)</u>
<u>Topic Paper 19</u>	<u>Settlement Profile (2016)</u>
<u>Topic Paper 20</u>	<u>Housing Trajectory (2016)</u>
<u>Topic Paper</u> <u>20A</u>	<u>Housing Trajectory – update and addendum (2016)</u>
Background Paper	Affordable Housing Viability Study (2013)
Background Paper	Affordable Housing Viability Study – update (2014)

Background **Affordable Housing Viability Study – update (2016)**
Paper

Background Employment Land Study (2012)
Paper

Background **Employment Justification Paper (2016)**
Paper

Background Retail Study Gwynedd and Anglesey (2013)
Paper

Background Review of Special Landscape Areas Gwynedd and Anglesey (2013)
Paper

Background Gwynedd Landscape Strategy (Update 2012)
Paper

Background Anglesey Landscape Strategy (Update 2011)
Paper

Background Scoping Renewable Energy Opportunities Gwynedd (2012)
Paper

Background Anglesey Renewable Energy Capacity Study (2014)
Paper

Background **Renewable Energy Study (2016)**
Paper

Background Housing and Language Study Gwynedd and Anglesey (2014)
Paper

Background Gwynedd and Anglesey Population and Household Forecasts: Assumptions, methodology
Paper and scenario results (2014)

Background Explaining the difference between the Welsh Government’s 2008 based and 2011 based
Paper projections for Gwynedd (2014)

Appendix 2 Schedule of key documents

Background Paper Explaining the difference between the Welsh Government's 2008 based and 2011 based projections for the Isle of Anglesey (2014)

Background Paper Scoping of potential development sites: Pwllheli (Development Appraisal Report) (2014)

Background Paper **Sites' Feasibility Report (2016)**

Background Paper **Wind Turbines and Pylons (2014)**

Background Paper **Landscape Sensitivity and Capacity Study (2014)**

Background Paper **Addendum to the Landscape Sensitivity and Capacity Study (2016)**

Background Paper **Strategic Flood Risk Assessment Level 2 Porthmadog (2015)**

Background Paper **Strategic Flood Risk Assessment Level 2 Hirael Bay, Bangor (2015)**

Background Paper **Housing Market Assessment Study Report Anglesey (2013)**

Background Paper **Housing Market Assessment Study Gwynedd (2013)**

Background Paper **Gypsy and Traveller Accommodation Needs Assessment Anglesey and Gwynedd (2016)**

Background Paper **Gypsy and Traveller Accommodation Needs Assessment North West Wales (2015)**

Background Paper **Wylfa Newydd Project Update (2016)**

Copies of the above can be seen on Gwynedd Council's and the Isle of Anglesey County Council's websites or obtained from the Joint Planning Policy Unit:

<https://www.gwynedd.gov.uk/en/Council/Strategies-and-policies/Environment-and-planning/Planning-policy/Joint-Local-Development-Plan/Supporting-documents/Supporting-documents.aspx>

<http://www.anglesey.gov.uk/planning-and-waste/planning-policy/joint-local-development-plan-anglesey-and-gwynedd/supporting-documents?redirect=false>

Other studies

Housing Land Availability Studies (Gwynedd) (annual) <https://www.gwynedd.gov.uk/en/Council/Strategies-and-policies/Environment-and-planning/Planning-policy/Joint-Housing-Land-Availability-Study.aspx>

Housing Land Availability Studies (Anglesey) (annual) <http://www.anglesey.gov.uk/planning-and-waste/planning-policy/joint-housing-land-availability-study/>

West Wales Shoreline Management Plan 2

http://www.westofwalesmp.org/content.asp?nav=23&parent_directory_id=10

NMC 339 *Delete reference to individual Clusters as a consequence of amendments to Policy TAI 18 & make minor amendments to text to ensure internal consistency*

Sub-regional Centre:

1. Bangor

Urban Service Centres:

Anglesey

2. Amlwch
3. Caergybi
4. Llangefni

Gwynedd

5. Blaenau Ffestiniog
6. Caernarfon
7. Porthmadog
8. Pwllheli

Local Service Centres:

Anglesey

9. Biwmares,
10. Benllech,
11. Bodedern,
12. Cemaes,
13. Gaerwen,
14. Llanfairpwll,
15. Porthaethwy,
16. Pentraeth,
17. Rhosneigr,
18. Y Fali

Gwynedd

19. Abermaw,
20. Abersoch,
21. Bethesda,
22. Criccieth,
23. Llanberis,
24. Llanrug,
25. Nefyn,
26. Penrhyndeudraeth,

27. Penygroes,
28. Tywyn

Service Villages:

Anglesey

29. Gwalchmai,
30. Niwbwrch,
31. Llannerch-y-medd

Gwynedd

32. Bethel,
33. Bontnewydd,
34. Botwnnog,
35. Chwilog,
36. Deiniolen,
37. Rachub,
38. Tremadog,
39. Y Ffôr

Local, Rural and Coastal Villages:

A) Local Villages

Ynys Môn

40. Bethel,
41. Bodffordd,
42. Bryngwran,
43. Brynsiencyn,
44. Caergeiliog,
45. Dwyran,
46. Llandegfan,
47. Llanddaniel Fab,
48. Llanfachraeth,
49. Llanfaethlu,
50. Llanfechell,
51. Llanfihangel yn Nhowyn,
52. Llangaffo,
53. Llangristiolus,
54. Llanrhyddlad,
55. Pencarnisiog,
56. Penysarn,
57. Rhosybol,
58. Talwrn,
59. Tregele

Gwynedd

60. Abererch,
61. Brynrefail,
62. Caeathro,
63. Carmel,
64. Cwm y Glo,
65. Dinas (Llanwnda),
66. Dinas Dinlle,
67. Dolydd a Maen Coch,
68. Efailnewydd,
69. Garndolbenmaen,
70. Garreg-Llanfrothen,
71. Groeslon,
72. Llandwrog,
73. Llandygai,
74. Llangybi,
75. Llanllyfni,
76. Llanystumdwy,
77. Nantlle,
78. Penisarwaun,
79. Pentref Uchaf,
80. Rhiwlas,
81. Rhosgadfan,
82. Rhostryfan,
83. Sarn Mellteyrn,
84. Talysarn,
85. Trefor,
86. Tregarth,
87. Tudweiliog,
88. Waunfawr,
89. Y Fron

B) Coastal/ Rural Villages:

Anglesey

90. Aberffraw,
91. Carreglefn,
92. Llanbedrgoch,
93. Llanddona,
94. Llanfaelog,
95. Llangoed,
96. Malltraeth,
97. Moelfre,
98. Pont Rhyd y Bont
99. Trearddur

Gwynedd

100. Aberdaron,
101. Borth y Gest,
102. Clynnog Fawr,
103. Corris,
104. Edern,
105. Fairbourne,
106. Llanaelhaearn,
107. Llanbedrog,
108. Llangian,
109. Llithfaen,
110. Morfa Bychan,
111. Morfa Nefyn,
112. Mynytho,
113. Rhoshirwaun,
114. Sarn Bach,
115. Y Felinheli

Clusters:

Anglesey

116. Bodorgan,
117. Bro Iarddur (Trearddur),
118. Bryn Du,
119. Brynminceg (Old Llandegfan),
120. Brynrefail,
121. Brynteg,
122. Bwlch Gwyn,
123. Capel Coch,
124. Capel Mawr,
- ~~125. Capel Parc,~~
126. Carmel,
127. Cerrigman,
128. Cichle,
129. Haulfre (Llangoed),
- ~~130. Elim,~~
131. Glanyrafon,
132. Glyn Garth,
133. Gorsaf Gaerwen,
134. Hebron,
135. Hendre Hywel (Pentraeth),
136. Hermon,
137. ~~Llanddeusant,~~
138. ~~Llancilian,~~
139. Llanfaes,
140. ~~Llanfairynghornwy,~~
141. Llangadwaladr,

- | | |
|-----------------------------------|-------------------------------|
| 142. Llansadwrn, | 186. Glasinfryn, |
| 143. Llanynghenedl, | 187. Groeslon Waunfawr, |
| 144. Llynfaes, | 188. Llanaber, |
| 145. Marianglas, | 189. Llandderfel, |
| 146. Mynydd Mechell, | 190. Llanengan, |
| 147. Nebo, | 191. Llanfor, |
| 148. Penygroes, | 192. Llangwnadl, |
| 149. Pen y Marian, | 193. Llanestyn, |
| 150. Pengorffwysfa, | 194. Llanllechid, |
| 151. Penlon, | 195. Llannor, |
| 152. Penmon, | 196. Llanwnda, |
| 153. Pentre Berw, | 197. Llwyn Hudol, |
| 154. Pentre Canol (Holyhead), | 198. Machroes, |
| 155. Penygraigwen, | 199. Maes Tryfan, |
| 156. Porth Llechhog (Bull Bay), | 200. Minffordd, |
| 157. Rhoscefnhir, | 201. Minffordd (Bangor), |
| 158. Rhosmeirch, | 202. Mynydd Llandygai, |
| 159. Rhostrehwfa, | 203. Nebo, |
| 160. Bryn y Mor (Valley), | 204. Pantglas, |
| 161. Rhydwyn, | 205. Pencaenewydd, |
| 162. Star, | 206. Penmorfa, |
| 163. Traeth Coch (Red Wharf Bay), | 207. Penrhos, |
| 164. Trefor, | 208. Pentir, |
| 165. Tyn Lon (Glan yr Afon), | 209. Pentrefelin, |
| 166. Tynyngogl | 210. Pistyll, |
| | 211. Pontllyfni, |
| <u>Gwynedd</u> | 212. Rhiw, |
| 167. Aberdesach, | 213. Rhos Isaf, |
| 168. Aberllefenni, | 214. Rhoslan, |
| 169. Aberpwll, | 215. Rhydyclafdy, |
| 170. Bethesda Bach, | 216. Saron (Llanwnda), |
| 171. Bryncir, | 217. Sling, |
| 172. Bryncroes, | 218. Swan, |
| 173. Bryn Eglwys, | 219. Tai'n Lon, |
| 174. Bwlchtocyn, | 220. Talwaenydd, |
| 175. Penrhos (Caeathro), | 221. Talybont, |
| 176. Caerhun/Waen Wen, | 222. Tan y Coed, |
| 177. Capel Uchaf, | 223. Treborth, |
| 178. Capel y Graig, | 224. Ty'n-lon, |
| 179. Ceidio, | 225. Ty'n y Lon, |
| 180. Corris Uchaf, | 226. Waun (Penisarwaun). |
| 181. Crawia, | |
| 182. Dinas (Llyn), | |
| 183. Dinorwig, | |
| 184. Friog, | |
| 185. Gallt y Foel, | |

Appendix 4 Schedule of settlements

CATEGORY	WHICH SETTLEMENTS (in alphabetical order)	FUNCTION	IMPLICATIONS
Sub-Regional Centre	Bangor	The city has a sub-regional role and a for the Plan area and a more local role. It plays a cross-boundary and local role in terms of employment, education, health and leisure opportunities. It is a retail centre not only for its own population but also for a wider area.	The Plan aims to maintain and improve Bangor's status as a settlement of national significance and a strategic centre for the North West. A higher proportion of housing units, employment, retail and leisure. Housing units provided through urban capacity (infill, windfall, re-use of buildings, and long-term vacant housing back in use) and allocations. Allocations take the form of estate-scale development where appropriate. A proportion of affordable housing will be required. The Plan promotes opportunities for varied employment opportunities on the Bryn Cegin regional strategic site and Parc Menai sub-regional strategic site. Provide opportunities for both start-up, and encourage clusters of businesses. It also aims to provide for retail growth to maintain the city's important regional role in offering a choice of comparison and convenience goods.
Urban Service Centre	Amlwch, Blaenau Ffestiniog, Caernarfon, Holyhead, Llangefni, Porthmadog and Pwllheli	These have a sub-county role in terms of providing a wide range of services and facilities for their own population and parts of the counties. Some, i.e. Llangefni and Caernarfon also have an administrative function for their counties.	The Plan aims to ensure that the economic potential of Urban Service Centres is maximised. It will match their role for the local economy with a corresponding growth in varied housing units. New enterprises will be encouraged to set up and grow as will opportunities for expansion, focussing on their unique strengths, e.g. linkages to the nuclear sector, tourism and leisure. Housing will meet general need and affordable housing on allocated sites, windfall and infill sites, re-use of

Appendix 4 Schedule of settlements

CATEGORY	WHICH SETTLEMENTS (in alphabetical order)	FUNCTION	IMPLICATIONS
			buildings and long term vacant housing. It will encourage community, health, leisure and entertainment facilities in them. A range of comparison and convenience shopping will be promoted.
Local Service Centre	Abersoch, Barmouth, Bethesda, Biwmares, Benllech, Bodedern, Cemaes, Criccieth, Gaerwen, Llanberis, Llanfairpwll, Llanrug, Menai Bridge, Nefyn, Penrhyndeudraeth, Penygroes, Pentraeth, Rhosneigr, Tywyn, Valley.	These are recognized as centres for facilities and services meeting the needs of their own populations and their direct catchment areas. They have some employment and retail opportunities and very good links with either an Urban Service Centre or the Sub-Regional Centre, whichever is nearest.	Maintain and vary their employment and service opportunities and thus their function in the network of settlements. This will increase the opportunity for surrounding rural communities to easily access basic facilities and services. Housing growth will be guided to bring about opportunities for open market housing, unless the evidence indicates that the need is for local market housing. Relatively smaller housing allocations, windfall and infill sites, re-use of buildings and long term vacant homes. All of these Centres will contribute to meeting the need for affordable housing units. Convenience shopping to meet day-to-day needs and specialist or independent shops.
Service Villages	Bethel, Bontnewydd, Botwnnog, Chwilog, Deiniolen, Gwalchmai, Llannerch-y-medd, Newbrough, Rachub, Tremadog, Y Ffôr.	They contain a number of local facilities and services, which include at least one key service or facility. They are obviously able to meet the day to day needs of households within them and in their area.	The degree of development will be led by local requirements for employment and local housing, commensurate with the individual settlements. A higher proportion of housing will be guided to the Service Villages compared to other Villages. There are will be <u>are</u> housing allocations in the Service Villages, where appropriate to provide appropriate open market housing (unless the
Local/Rural/Coastal Villages	Too numerous to list here – see list at	There are generally fewer services and facilities offered within them, which means they have less influence. Some Coastal Villages have	

Appendix 4 Schedule of settlements

CATEGORY	WHICH SETTLEMENTS (in alphabetical order)	FUNCTION	IMPLICATIONS
	beginning of this Appendix.	comparatively more services and facilities, but the existence of a higher proportion of holiday homes or second homes means there is a need to control further change in them.	<p>evidence indicates that the need is for local market housing) and a proportion of affordable housing.</p> <p>In order to reflect the character and role of the other Villages, a more limited level of housing units will be promoted, to meet the needs of local communities themselves and reduce opportunities, particularly in the Coastal Villages, for new housing stock to be used as summer or holiday homes. New provision most likely to be provided through infill sites, re-use of buildings or completion of larger sites already benefitting from planning consent. An emphasis will be on the provision of homes that are affordable for local communities or local market housing, where the evidence supports this approach.</p> <p>The emphasis will be on retention of existing day-to-day services and facilities, unless evidence supports an alternative approach.</p>
Clusters	Too numerous to list here – see list at beginning of this Appendix.	Settlements with at least 10 housing units in a group that is sufficiently tightly placed to be easily defined and with links to settlements higher up in the settlement hierarchy.	Only affordable housing units to meet local need, on plots conforming to policy requirements.

NMC	Policy/Para/Map	Matters Arising Changes
NMC340	Appendix 5	<p><i>Delete all the introductory text and tables 1 and 2 (which provided details of number of units with planning consent in April 2014 that hadn't been started and those under construction); delete table 4 which provided a schedule of allocated sites that had the benefit of planning consent in April 2014 as the updated information is provided in policies TAI 14 to TAI 16; delete table 5, which provided details of number of units built per settlement by 2014; retain table 3 (but renumber as table 15), which provides totals of housing units that are deemed to be unlikely to be completed during the Plan period; include text after renumbered table 3, i.e. table 15 to describe assumptions about delivery of housing in Clusters and the Countryside; and insert new tables 1 – 14 in order to update information about housing supply in the Plan area. As this Matters Arising Change affects a series of paragraphs and a number of tables, the deleted text is not shown here in order to save paper. However, the revised Composite Plan (2017) shows the deleted text.</i></p>

APPENDIX 5 – Housing supply - April 2015

Table 1 - Main Centres – Gwynedd

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Bangor</u>	<u>969</u>	<u>211</u>	<u>180</u>	<u>218</u>	<u>148</u>	<u>212</u>
<u>Caernarfon</u>	<u>415</u>	<u>41</u>	<u>59</u>	<u>132</u>	<u>71</u>	<u>112</u>
<u>Pwllheli</u>	<u>323</u>	<u>45</u>	<u>37</u>	<u>0</u>	<u>181</u>	<u>60</u>
<u>Porthmadog</u>	<u>150</u>	<u>5</u>	<u>87</u>	<u>0</u>	<u>0</u>	<u>58</u>
<u>Blaenau Ffestiniog</u>	<u>298</u>	<u>7</u>	<u>15</u>	<u>0</u>	<u>155</u>	<u>121</u>

Table 2 - Main Centres – Anglesey

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Amlwch</u>	<u>533</u>	<u>22</u>	<u>53</u>	<u>0</u>	<u>373</u>	<u>85</u>
<u>Holyhead</u>	<u>833</u>	<u>100</u>	<u>142</u>	<u>256</u>	<u>174</u>	<u>161</u>
<u>Llangefni</u>	<u>673</u>	<u>57</u>	<u>49</u>	<u>42</u>	<u>443</u>	<u>82</u>

Table 3 - Local Service Centres – Gwynedd

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Abermaw</u>	<u>91</u>	<u>20</u>	<u>57</u>	<u>0</u>	<u>0</u>	<u>14</u>
<u>Abersoch</u>	<u>67</u>	<u>13</u>	<u>54</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Bethesda</u>	<u>99</u>	<u>20</u>	<u>49</u>	<u>0</u>	<u>0</u>	<u>30</u>
<u>Criccieth</u>	<u>164</u>	<u>7</u>	<u>64</u>	<u>0</u>	<u>34</u>	<u>59</u>
<u>Llanberis</u>	<u>65</u>	<u>5</u>	<u>1</u>	<u>11</u>	<u>16</u>	<u>32</u>

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Llanrug</u>	<u>61</u>	<u>18</u>	<u>18</u>	<u>16</u>	<u>0</u>	<u>9</u>
<u>Nefyn</u>	<u>73</u>	<u>7</u>	<u>22</u>	<u>10</u>	<u>19</u>	<u>15</u>
<u>Penrhyndeudraeth</u>	<u>152</u>	<u>7</u>	<u>22</u>	<u>0</u>	<u>108</u>	<u>15</u>
<u>Penygroes</u>	<u>89</u>	<u>15</u>	<u>10</u>	<u>0</u>	<u>39</u>	<u>25</u>
<u>Tywyn</u>	<u>103</u>	<u>25</u>	<u>44</u>	<u>35</u>	<u>0</u>	<u>0</u>

Table 4 - Local Service Centres – Anglesey

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Menai Bridge</u>	<u>115</u>	<u>22</u>	<u>13</u>	<u>56</u>	<u>14</u>	<u>10</u>
<u>Beaumaris</u>	<u>96</u>	<u>8</u>	<u>3</u>	<u>35</u>	<u>0</u>	<u>50</u>
<u>Benllech</u>	<u>90</u>	<u>45</u>	<u>25</u>	<u>0</u>	<u>12</u>	<u>8</u>
<u>Valley</u>	<u>84</u>	<u>13</u>	<u>19</u>	<u>0</u>	<u>40</u>	<u>12</u>
<u>Llanfairpwll</u>	<u>82</u>	<u>15</u>	<u>26</u>	<u>10</u>	<u>30</u>	<u>1</u>

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Cemaes</u>	<u>81</u>	<u>3</u>	<u>8</u>	<u>0</u>	<u>60</u>	<u>10</u>
<u>Rhosneigr</u>	<u>70</u>	<u>18</u>	<u>14</u>	<u>0</u>	<u>0</u>	<u>38</u>
<u>Gaerwen</u>	<u>58</u>	<u>18</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>36</u>
<u>Bodedern</u>	<u>57</u>	<u>0</u>	<u>8</u>	<u>0</u>	<u>48</u>	<u>1</u>
<u>Pentraeth</u>	<u>57</u>	<u>29</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>23</u>

Table 5 - Service Villages – Gwynedd

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Bethel</u>	<u>40</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>40</u>	<u>0</u>
<u>Bontnewydd</u>	<u>40</u>	<u>1</u>	<u>3</u>	<u>26</u>	<u>10</u>	<u>0</u>
<u>Botwnnog</u>	<u>40</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>32</u>	<u>6</u>
<u>Chwilog</u>	<u>40</u>	<u>1</u>	<u>1</u>	<u>15</u>	<u>20</u>	<u>3</u>
<u>Deiniolen</u>	<u>45</u>	<u>14</u>	<u>4</u>	<u>27</u>	<u>0</u>	<u>0</u>

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Rachub</u>	<u>40</u>	<u>3</u>	<u>6</u>	<u>0</u>	<u>30</u>	<u>1</u>
<u>Tremadog</u>	<u>12</u>	<u>2</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Y Ffôr</u>	<u>40</u>	<u>0</u>	<u>0</u>	<u>9</u>	<u>28</u>	<u>3</u>

Table 6 - Service Villages – Anglesey

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Gwalchmai</u>	<u>40</u>	<u>1</u>	<u>12</u>	<u>0</u>	<u>28</u>	<u>0</u>
<u>Newborough</u>	<u>40</u>	<u>3</u>	<u>11</u>	<u>12</u>	<u>0</u>	<u>14</u>
<u>Llanerchymedd</u>	<u>40</u>	<u>2</u>	<u>17</u>	<u>0</u>	<u>17</u>	<u>4</u>

Table 7 - Local Villages – Gwynedd

<u>Settlement</u>	<u>Indicative</u>	<u>Completed</u>	<u>Commitments</u>	<u>Housing Allocations</u>	<u>Indicative Supply Level -</u>
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	<u>supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>housing units (2011-15)</u> <u>(b)</u>	<u>(Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	<u>Windfall Sites</u> <u>(dd)</u>
<u>Abererch</u>	<u>9</u>	<u>1</u>	<u>1</u>	<u>There is no housing allocation in this Tier.</u>		<u>7</u>
<u>Brynrefail</u>	<u>7</u>	<u>5</u>	<u>0</u>		<u>2</u>	
<u>Caeathro</u>	<u>7</u>	<u>0</u>	<u>12</u>		<u>0</u>	
<u>Carmel</u>	<u>12</u>	<u>0</u>	<u>0</u>		<u>12</u>	
<u>Cwm y Glo</u>	<u>13</u>	<u>6</u>	<u>11</u>		<u>0</u>	
<u>Dinas (Llanwnda)</u>	<u>8</u>	<u>2</u>	<u>0</u>		<u>6</u>	
<u>Dinas Dinlle</u>	<u>5</u>	<u>1</u>	<u>2</u>		<u>2</u>	
<u>Dolydd and Maen Coch</u>	<u>4</u>	<u>1</u>	<u>0</u>		<u>3</u>	
<u>Efailnewydd</u>	<u>8</u>	<u>3</u>	<u>0</u>		<u>5</u>	
<u>Garndolbenmaen</u>	<u>12</u>	<u>0</u>	<u>0</u>		<u>12</u>	
<u>Garreg-Llanfrothen</u>	<u>10</u>	<u>2</u>	<u>0</u>		<u>8</u>	
<u>Groeslon</u>	<u>13</u>	<u>2</u>	<u>0</u>		<u>11</u>	
<u>Llandwrog</u>	<u>7</u>	<u>1</u>	<u>0</u>		<u>6</u>	
<u>Llandygai</u>	<u>8</u>	<u>1</u>	<u>15</u>		<u>0</u>	
<u>Llangybi</u>	<u>4</u>	<u>1</u>	<u>0</u>		<u>3</u>	
<u>Llanllyfni</u>	<u>9</u>	<u>1</u>	<u>2</u>		<u>6</u>	
<u>Llanystumdwy</u>	<u>10</u>	<u>0</u>	<u>1</u>		<u>9</u>	
<u>Nantlle</u>	<u>6</u>	<u>0</u>	<u>0</u>		<u>6</u>	
<u>Penisarwaun</u>	<u>8</u>	<u>3</u>	<u>1</u>		<u>4</u>	

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Pentref Uchaf</u>	<u>4</u>	<u>0</u>	<u>1</u>			<u>3</u>
<u>Rhiwlas</u>	<u>9</u>	<u>1</u>	<u>1</u>			<u>7</u>
<u>Rhosgadfan</u>	<u>9</u>	<u>0</u>	<u>4</u>			<u>5</u>
<u>Rhostryfan</u>	<u>10</u>	<u>7</u>	<u>12</u>			<u>0</u>
<u>Sarn Mellteyrn</u>	<u>11</u>	<u>0</u>	<u>3</u>			<u>8</u>
<u>Talysarn</u>	<u>13</u>	<u>2</u>	<u>3</u>			<u>8</u>
<u>Tregarth</u>	<u>13</u>	<u>0</u>	<u>2</u>			<u>11</u>
<u>Trefor</u>	<u>13</u>	<u>4</u>	<u>4</u>			<u>5</u>
<u>Tudweiliog</u>	<u>12</u>	<u>2</u>	<u>4</u>			<u>6</u>
<u>Waunfawr</u>	<u>13</u>	<u>7</u>	<u>9</u>			<u>0</u>
<u>Y Fron</u>	<u>6</u>	<u>0</u>	<u>2</u>			<u>4</u>

Table 8 - Local Villages – Anglesey

<u>Settlement</u>	<u>Indicative</u>	<u>Completed</u>	<u>Commitments</u>	<u>Housing Allocations</u>	<u>Indicative Supply Level -</u>
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	<u>supply</u> <u>(including</u> <u>10% slippage</u> <u>allowance)</u>	<u>housing units</u> <u>(2011-15)</u>	<u>(Land Bank -</u> <u>Housing) (April</u> <u>2015)</u>	<u>Commitments (Land</u> <u>Bank - Housing)</u> <u>(Apr 15)</u> <u>(ch)</u>	<u>Without Planning</u> <u>Permission</u> <u>(Apr 15)</u> <u>(d)</u>	<u>Windfall Sites</u> <u>(dd)</u>
	<u>(a)</u>	<u>(b)</u>	<u>(c)</u>			
<u>Bethel</u>	<u>16</u>	<u>2</u>	<u>0</u>	<u>There is no housing allocation in this Tier.</u>		<u>14</u>
<u>Bodffordd</u>	<u>22</u>	<u>2</u>	<u>0</u>		<u>20</u>	
<u>Bryngwran</u>	<u>25</u>	<u>3</u>	<u>18</u>		<u>4</u>	
<u>Brynsiencyn</u>	<u>29</u>	<u>1</u>	<u>10</u>		<u>18</u>	
<u>Caergeiliog</u>	<u>20</u>	<u>0</u>	<u>4</u>		<u>16</u>	
<u>Dwyran</u>	<u>26</u>	<u>11</u>	<u>25</u>		<u>0</u>	
<u>Llandegfan</u>	<u>27</u>	<u>0</u>	<u>10</u>		<u>17</u>	
<u>Llanddaniel Fab</u>	<u>23</u>	<u>13</u>	<u>5</u>		<u>5</u>	
<u>Llanfachraeth</u>	<u>27</u>	<u>2</u>	<u>7</u>		<u>18</u>	
<u>Llanfaethlu</u>	<u>12</u>	<u>2</u>	<u>7</u>		<u>3</u>	
<u>Llanfechell</u>	<u>24</u>	<u>1</u>	<u>22</u>		<u>1</u>	
<u>Llanfihangel yn</u> <u>Nhowyn</u>	<u>22</u>	<u>0</u>	<u>1</u>		<u>21</u>	
<u>Llangaffo</u>	<u>19</u>	<u>0</u>	<u>0</u>		<u>19</u>	
<u>Llangristiolus</u>	<u>15</u>	<u>13</u>	<u>9</u>		<u>0</u>	
<u>Llanrhyddlad</u>	<u>7</u>	<u>0</u>	<u>3</u>		<u>4</u>	
<u>Pencarnisiog</u>	<u>11</u>	<u>0</u>	<u>2</u>		<u>9</u>	
<u>Penysarn</u>	<u>28</u>	<u>0</u>	<u>6</u>		<u>22</u>	
<u>Rhosybol</u>	<u>24</u>	<u>3</u>	<u>14</u>		<u>7</u>	
<u>Talwrn</u>	<u>20</u>	<u>6</u>	<u>4</u>		<u>10</u>	
<u>Tregele</u>	<u>10</u>	<u>1</u>	<u>2</u>		<u>7</u>	

Table 9 - Rural and Coastal Villages – Gwynedd

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Aberdaron</u>	<u>13</u>	<u>4</u>	<u>2</u>	<u>There is no housing allocation in this Tier.</u>		<u>7</u>
<u>Borth y Gest</u>	<u>10</u>	<u>0</u>	<u>3</u>			<u>7</u>
<u>Clynnog Fawr</u>	<u>10</u>	<u>1</u>	<u>1</u>			<u>8</u>
<u>Corris</u>	<u>14</u>	<u>0</u>	<u>0</u>			<u>14</u>
<u>Ederu</u>	<u>12</u>	<u>0</u>	<u>11</u>			<u>1</u>
<u>Fairbourne</u>	<u>0</u>	<u>4</u>	<u>5</u>			<u>0</u>
<u>Llanaelhaearn</u>	<u>15</u>	<u>2</u>	<u>1</u>			<u>12</u>
<u>Llangian</u>	<u>4</u>	<u>0</u>	<u>0</u>			<u>4</u>
<u>Llanbedrog</u>	<u>16</u>	<u>16</u>	<u>3</u>			<u>0</u>
<u>Llithfaen</u>	<u>9</u>	<u>4</u>	<u>1</u>			<u>4</u>
<u>Morfa Bychan</u>	<u>10</u>	<u>6</u>	<u>7</u>			<u>0</u>
<u>Morfa Nefyn</u>	<u>15</u>	<u>26</u>	<u>12</u>			<u>0</u>
<u>Mynytho</u>	<u>13</u>	<u>7</u>	<u>2</u>			<u>4</u>
<u>Rhoshirwaun</u>	<u>6</u>	<u>2</u>	<u>2</u>			<u>2</u>
<u>Sarn Bach</u>	<u>4</u>	<u>0</u>	<u>0</u>			<u>4</u>
<u>Y Felinheli</u>	<u>19</u>	<u>67</u>	<u>47</u>			<u>0</u>

Table 10 - Rural and Coastal Villages – Anglesey

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Aberffraw</u>	<u>20</u>	<u>4</u>	<u>7</u>	<u>There is no housing allocation in this Tier.</u>		<u>9</u>
<u>Carreglefn</u>	<u>11</u>	<u>2</u>	<u>2</u>			<u>7</u>
<u>Four Mile Bridge</u>	<u>17</u>	<u>4</u>	<u>10</u>			<u>3</u>
<u>Llanbedrgoch</u>	<u>11</u>	<u>2</u>	<u>6</u>			<u>3</u>
<u>Llanddona</u>	<u>20</u>	<u>0</u>	<u>11</u>			<u>9</u>
<u>Llanfaelog</u>	<u>20</u>	<u>0</u>	<u>11</u>			<u>9</u>
<u>Llangoed</u>	<u>27</u>	<u>5</u>	<u>13</u>			<u>9</u>
<u>Malltraeth</u>	<u>16</u>	<u>0</u>	<u>3</u>			<u>13</u>
<u>Moelfre</u>	<u>32</u>	<u>12</u>	<u>2</u>			<u>18</u>
<u>Trearddur</u>	<u>32</u>	<u>28</u>	<u>49</u>			<u>0</u>

Table 11A - Clusters - Gwynedd – Arfon

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Aberpwll</u>	<u>60 units within the Sub-area</u>	<u>0</u>	<u>0</u>	<u>There is no housing allocation in this Tier.</u>		<u>60 units within the Sub-area</u>
<u>Bethesda Bach</u>		<u>5</u>	<u>0</u>			
<u>Penrhos (Caeathro)</u>		<u>0</u>	<u>0</u>			
<u>Caerhun/Waen Wen</u>		<u>0</u>	<u>1</u>			
<u>Capel y Graig</u>		<u>0</u>	<u>0</u>			
<u>Crawia</u>		<u>0</u>	<u>0</u>			
<u>Dinorwig</u>		<u>0</u>	<u>0</u>			
<u>Gallt y Foel</u>		<u>0</u>	<u>0</u>			
<u>Glasinfryn</u>		<u>2</u>	<u>0</u>			
<u>Groeslon</u>		<u>0</u>	<u>0</u>			
<u>Waunfawr</u>						
<u>Llanllechid</u>		<u>1</u>	<u>0</u>			
<u>Llanwnda</u>		<u>3</u>	<u>1</u>			
<u>Minffordd (Bangor)</u>		<u>0</u>	<u>0</u>			
<u>Mynydd Llandygai</u>		<u>1</u>	<u>0</u>			

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Nebo</u>		<u>0</u>	<u>4</u>			
<u>Pentir</u>		<u>2</u>	<u>0</u>			
<u>Saron (Llanwnda)</u>		<u>0</u>	<u>1</u>			
<u>Talybont</u>		<u>0</u>	<u>0</u>			
<u>Tan y Coed</u>		<u>0</u>	<u>0</u>			
<u>Treborth</u>		<u>0</u>	<u>0</u>			
<u>Ty'n-lôn</u>		<u>0</u>	<u>0</u>			
<u>Ty'n y Lôn</u>		<u>0</u>	<u>0</u>			
<u>Waun (Penisarwaun)</u>		<u>0</u>	<u>0</u>			

Table 11B - Clusters - Gwynedd – Dwyfor

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Aberdesach</u>	<u>40 units within the Sub-area</u>	<u>0</u>	<u>0</u>	<u>There is no housing allocation in this Tier.</u>		<u>40 units within the Sub-area</u>
<u>Bryncir</u>		<u>0</u>	<u>0</u>			
<u>Bryncroes</u>		<u>1</u>	<u>1</u>			
<u>Llanengan</u>		<u>0</u>	<u>6</u>			
<u>Llannor</u>		<u>1</u>	<u>0</u>			
<u>Llwyn Hudol</u>		<u>0</u>	<u>0</u>			
<u>Pantglas</u>		<u>0</u>	<u>0</u>			
<u>Penmorfa</u>		<u>0</u>	<u>0</u>			
<u>Penrhos</u>		<u>0</u>	<u>0</u>			
<u>Pentrefelin</u>		<u>0</u>	<u>2</u>			
<u>Pistyll</u>		<u>0</u>	<u>0</u>			
<u>Pontllyfni</u>		<u>1</u>	<u>3</u>			
<u>Rhoslan</u>		<u>0</u>	<u>0</u>			
<u>Swan</u>		<u>0</u>	<u>0</u>			
<u>Tai'n Lôn</u>	<u>0</u>	<u>0</u>				

Table 11C - Clusters - Gwynedd – Meirionnydd

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Aberllefenni</u>	<u>19 units within the Sub-area</u>	<u>0</u>	<u>0</u>	<u>There is no housing allocation in this Tier.</u>		<u>19 units within the Sub-area</u>
<u>Corris Uchaf</u>		<u>1</u>	<u>1</u>			
<u>Llanaber</u>		<u>0</u>	<u>0</u>			
<u>Llandderfel</u>		<u>2</u>	<u>1</u>			
<u>Llanfor</u>		<u>0</u>	<u>0</u>			
<u>Minffordd</u>		<u>0</u>	<u>0</u>			
<u>Talwaenydd</u>		<u>0</u>	<u>0</u>			

Table 12 - Clusters – Anglesey

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Bodorgan</u>	<u>105 units</u>	<u>0</u>	<u>0</u>	<u>There is no housing allocation in this Tier.</u>		<u>105 units within the Sub-</u>

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u> <u>within the Sub-area</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u> <u>area</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Bro laddur (Trearddur)</u>		<u>0</u>	<u>0</u>			
<u>Bryn Du</u>		<u>1</u>	<u>0</u>			
<u>Brynminceg (Hen Llandegfan)</u>		<u>2</u>	<u>1</u>			
<u>Brynrefail</u>		<u>0</u>	<u>1</u>			
<u>Brynteg</u>		<u>4</u>	<u>2</u>			
<u>Bwlch Gwyn</u>		<u>0</u>	<u>1</u>			
<u>Capel Coch</u>		<u>1</u>	<u>3</u>			
<u>Capel Mawr</u>		<u>2</u>	<u>2</u>			
<u>Carmel</u>		<u>3</u>	<u>2</u>			
<u>Cerrigman</u>		<u>0</u>	<u>6</u>			
<u>Cichle</u>		<u>0</u>	<u>0</u>			
<u>Haulfre (Llangoed)</u>		<u>0</u>	<u>0</u>			
<u>Glanyrafon</u>		<u>0</u>	<u>4</u>			
<u>Glyn Garth</u>		<u>0</u>	<u>0</u>			
<u>Gorsaf Gaerwen</u>		<u>2</u>	<u>0</u>			
<u>Hebron</u>		<u>0</u>	<u>0</u>			
<u>Hendre Hywel (Pentraeth)</u>		<u>0</u>	<u>0</u>			
<u>Hermon</u>		<u>2</u>	<u>2</u>			

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Llanfaes</u>		<u>0</u>	<u>1</u>			
<u>Llangadwaladr</u>		<u>0</u>	<u>3</u>			
<u>Llansadwrn</u>		<u>1</u>	<u>1</u>			
<u>Llanynghenedl</u>		<u>3</u>	<u>1</u>			
<u>Llynfaes</u>		<u>0</u>	<u>0</u>			
<u>Marianglas</u>		<u>0</u>	<u>0</u>			
<u>Nebo</u>		<u>1</u>	<u>4</u>			
<u>Pen y Marian</u>		<u>0</u>	<u>0</u>			
<u>Penlon</u>		<u>0</u>	<u>5</u>			
<u>Penmon</u>		<u>0</u>	<u>0</u>			
<u>Pentre Berw</u>		<u>11</u>	<u>20</u>			
<u>Pentre Canol (Holyhead)</u>		<u>0</u>	<u>1</u>			
<u>Porth Llechog (Bull Bay)</u>		<u>7</u>	<u>8</u>			
<u>Rhoscefnhir</u>		<u>1</u>	<u>3</u>			
<u>Rhosmeirch</u>		<u>5</u>	<u>1</u>			
<u>Rhostrehwfa</u>		<u>2</u>	<u>0</u>			
<u>Bryn y Môr (Valley)</u>		<u>0</u>	<u>0</u>			
<u>Rhydwyn</u>		<u>2</u>	<u>3</u>			
<u>Star</u>		<u>2</u>	<u>2</u>			

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Traeth Coch (Red Wharf Bay)</u>		<u>0</u>	<u>1</u>			
<u>Trefor</u>		<u>0</u>	<u>2</u>			
<u>Tyn Lôn (Glan yr Afon)</u>		<u>0</u>	<u>0</u>			
<u>Tynyngol</u>		<u>4</u>	<u>4</u>			

Table 13 - Countryside – Gwynedd

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Gwynedd Countryside</u>	<u>100</u>	<u>25</u>	<u>50</u>	<u>There is no housing allocation in this Tier.</u>		<u>35</u>

Table 14 - Countryside – Anglesey

<u>Settlement</u>	<u>Indicative supply (including 10% slippage allowance)</u> <u>(a)</u>	<u>Completed housing units (2011-15)</u> <u>(b)</u>	<u>Commitments (Land Bank - Housing) (April 2015)</u> <u>(c)</u>	<u>Housing Allocations</u>		<u>Indicative Supply Level - Windfall Sites</u> <u>(dd)</u>
				<u>Commitments (Land Bank - Housing) (Apr 15)</u> <u>(ch)</u>	<u>Without Planning Permission (Apr 15)</u> <u>(d)</u>	
<u>Anglesey Countryside</u>	<u>150</u>	<u>113</u>	<u>249</u>	<u>There is no housing allocation in this Tier.</u>		<u>0</u>

New text inserted after renumbered table 3, i.e. table 15

In addition to the large sites identified above, on the basis of past expiry rates seen on Ynys Môn it is also considered that the following number of small sites units are unlikely to be completed in the following categories:

(i) Table 12 – Clusters - Anglesey = 50 of the units.

(ii) Table 14 – countryside – Anglesey = 120 of the units.

Register of Matters Arising Changes (NMC): Appendix 7

NMC	Policy/Para/Map	Matters Arising Changes
341	Appendix 7	<i>Amend Appendix 7 to include a ‘health warning’ at the start of the Appendix as the information is time-limited, i.e. additional sites could be added during the Plan period or, conversely, monitoring and review of designations could lead to sites being de-designated and include a Schedule of Local Nature Reserves, Wildlife Sites, Anglesey GeoPark and World Heritage Sites:</i>

Please note that the list of sites provided under each heading is correct at the date of adoption of the Plan. To see if any sites have been added or removed from this list please visit the Plan’s interactive Constraints Map (which will be updated during the Plan period) and/ or Natural Resources Wales’ website (<https://naturalresources.wales/?lang=en>) or CADW’s website (<http://cadw.gov.wales>)

<u>Local Nature Reserves</u>		
<p><u>Gwynedd</u></p> <ol style="list-style-type: none"> 1. <u>Morfa Aber,</u> 2. <u>Lafan Beach,</u> 3. <u>Morfa Madryn,</u> 4. <u>Y Foryd,</u> 5. <u>Parc Dudley,</u> 6. <u>Lôn Cob Bach,</u> 7. <u>Pen y Banc,</u> 8. <u>Parc y Borth</u> 	<p><u>Anglesey</u></p> <ol style="list-style-type: none"> 9. <u>The Dingle, Llangefni</u> 10. <u>Llangoed Commons</u> 11. <u>Mawr common, Llandegfan</u> 12. <u>Aberlleiniog</u> 13. <u>Cyrnol Woods, Menai Bridge</u> 	

<u>Wildlife Sites¹</u>		
<u>Gwynedd</u>	153. <u>Coed Bryn Llwyd</u>	304. <u>Glan Tywyn</u>
1. <u>Nant Meillionydd</u>	154. <u>Bryn Llwyd</u>	305. <u>Bodior Estate Woodlands</u>
2. <u>Caerdydd woods</u>	155. <u>Gorphwysfa (Brewery Fields)</u>	306. <u>Craig Dinas</u>
3. <u>Mur-Serchog</u>	156. <u>Treborth Road Woodlands</u>	307. <u>Ty'n Mynydd heathland</u>
4. <u>Nyffryn Bella</u>	157. <u>Ty'n y Clwt</u>	308. <u>Tywyn Bryn-y-Bar</u>
5. <u>Pen-y-foel</u>	158. <u>Faenol School</u>	309. <u>Cae-Barcdy</u>
6. <u>Ty Engan</u>	159. <u>Railway cuttings (Treborth)</u>	310. <u>Bwth Corwgl – Bae Trearddur coastland</u>
7. <u>Plas yn Rhiw</u>	160. <u>Treborth Woods</u>	311. <u>Trewilmot marsh</u>
8. <u>Nanhoron</u>	161. <u>Treborth Botanic Gardens</u>	312. <u>Holyhead Breakwater quarry</u>
9. <u>Tyn Lon</u>	162. <u>Goetra Isaf</u>	313. <u>Mynydd Celyn heathland</u>
10. <u>Abersoch, Borth Fawr</u>	163. <u>Bryniau-heulog</u>	314. <u>Pont Hwfa marsh</u>
11. <u>Bwlchto cyn</u>	164. <u>Mausoleum woodland and pasture</u>	315. <u>Gwely Brwyn Cliperau</u>
12. <u>Fach Farm</u>	165. <u>Vaynol Wood</u>	316. <u>Tywyn Gwyn/ Penial Dowyn</u>
13. <u>Rhandir mosaic</u>	166. <u>Vaynol Park woodlands and lake</u>	317. <u>Penbryn yr Eglwys coastland</u>
14. <u>Creigir Goch</u>	167. <u>Ty-newydd</u>	318. <u>Porth Nobla - Traeth Mawr coastland</u>
15. <u>Dwylan Bellaf / Dwylan</u>	168. <u>Tyddyn-Heilyn</u>	319. <u>Bodorgan Estate Woodlands</u>
16. <u>Craigfryn</u>	169. <u>Nant y Garth woods</u>	320. <u>Gwely Cyrs Caergeiliog</u>
17. <u>Soch River (South West)</u>	170. <u>Pont Ladi-wen woods</u>	321. <u>Cae Ifan</u>
18. <u>Soch River (South East)</u>	171. <u>Gwyndy</u>	322. <u>Tywyn Llyn/ Tywyn Fferam</u>
19. <u>Soch River (North West)</u>	172. <u>Llanfair Wood & nearby copses</u>	323. <u>Tyn Morfa</u>
20. <u>Soch River (North East)</u>	173. <u>Cefn-Cynrig</u>	324. <u>Ysgwydd marsh</u>
21. <u>Pant Gwyn</u>	174. <u>Rhos-chwilog (North)</u>	325. <u>Fferam-Bach marsh</u>
22. <u>Machroes Mosaic (West)</u>	175. <u>Rhos-chwilog (South)</u>	326. <u>Tyddyn Harri</u>
23. <u>Machroes Mosaic (East)</u>	176. <u>Pont-rug</u>	327. <u>Rhosbadrig marsh</u>
24. <u>Penrhyn Du</u>	177. <u>Pen-yr-orsedd</u>	328. <u>Tafarn-y-Grib marsh</u>
25. <u>Gwinllan Olwen Bach</u>	178. <u>Cadnant River</u>	329. <u>Tywyn Trewan</u>
26. <u>Creigiau-cathod woods</u>	179. <u>Lon-glai</u>	330. <u>Tyddyn Gwyn</u>
27. <u>Dinam woods</u>	180. <u>Penrhyn Stud</u>	331. <u>Rhostir/ Pwll Caergeiliog</u>
	181. <u>Gallt-y-sil farm</u>	332. <u>Plas marsh</u>

¹ Please note that the list of Wildlife Sites is correct at the date of adoption of the Plan. To see if any sites have been added or removed from this list please visit Cofnod's webpage (i.e. the Local Biological Record Centre) <http://safleol.lrcwales.org.uk/> and/ or the Plan's interactive Constraints Map

28. <u>Garn / Rhos meadow</u>	182. <u>Waenfawr Road</u>	333. <u>Carreglwyd Woods</u>
29. <u>Cei Llydan</u>	183. <u>Seiont River Mosaic (South)</u>	334. <u>Clwch Dernog</u>
30. <u>Trwyn-y-Fach / The Warren</u>	184. <u>Seiont River Mosaic (East)</u>	335. <u>Cors Goch Lake</u>
31. <u>Penrallt woods</u>	185. <u>Maes-merddin</u>	336. <u>Tre Iorwerth Woods</u>
32. <u>Morfa Nefyn</u>	186. <u>Gwredog</u>	337. <u>Bwch Lake</u>
33. <u>Ty'n Pwll</u>	187. <u>Pen-y-groes</u>	338. <u>Tre'r Ddol marsh</u>
34. <u>Garn Boduan</u>	188. <u>Pen y Castell</u>	339. <u>Mynydd Mechell heathland</u>
35. <u>Western flank of Garn Boduan</u>	189. <u>Craig y Pandy</u>	340. <u>Y Bol marsh</u>
36. <u>Tynrhos Marsh</u>	190. <u>Corbri</u>	341. <u>Mynydd y Garn mudflats</u>
37. <u>Mynydd Mawr Woods</u>	191. <u>Parc y Moch</u>	342. <u>Mynachdy marsh</u>
38. <u>Pyllau-Budron</u>	192. <u>Ymwlich Fawr</u>	343. <u>Bonw marsh</u>
39. <u>Nr.Tyddyn Cae</u>	193. <u>Ymwlich Bach</u>	344. <u>Cromlech marsh</u>
40. <u>Bachellyn Woods</u>	194. <u>Rhydd Rhos 1</u>	345. <u>Wgyr River</u>
41. <u>Allt Ty Coch</u>	195. <u>Rhydd Rhos 2</u>	346. <u>Cae Owen marsh</u>
42. <u>Cefn Llanfair Woods</u>	196. <u>Coed y Chwarel</u>	347. <u>Teilia Neuadd wetland</u>
43. <u>Bodgale Woods</u>	197. <u>Tan-yr-allt woods</u>	348. <u>Trwyn y Buarth - Porth Wen caostland</u>
44. <u>Quarry Wood</u>	198. <u>Allt-wen woods</u>	349. <u>Llanlleiana mudflats</u>
45. <u>Bodlende</u>	199. <u>Cefn Du</u>	350. <u>Ty Du mudflats</u>
46. <u>Bryn teg</u>	200. <u>Bwlch-y-groed Quarry</u>	351. <u>Mynydd y Garn</u>
47. <u>Clawdd Mawr</u>	201. <u>East Talysarn Quarry</u>	352. <u>Pencarreg headland</u>
48. <u>Mynydd Nefyn 2</u>	202. <u>Cegin Woods</u>	353. <u>Dwyran wetland/ Braint River</u>
49. <u>Mynydd Nefyn 1</u>	203. <u>Clwt y Bont</u>	354. <u>Gwinllan y Gors</u>
50. <u>Mynydd Nefyn 4</u>	204. <u>Clwt y Bont (East)</u>	355. <u>Rhos y Llyn</u>
51. <u>Bodeilias Quarry</u>	205. <u>Tyddyn-Ilwydyn</u>	356. <u>Llanidan Quarry</u>
52. <u>Mynydd Nefyn 3</u>	206. <u>Rhyddallt-bach</u>	357. <u>Bryn Rhedyn, Niwbwrch</u>
53. <u>Cerniog Bach & Isaf</u>	207. <u>Beuno River</u>	358. <u>Gwydryn</u>
54. <u>Penmaen Bridge</u>	208. <u>Bodwyn</u>	359. <u>Llynfaes marsh</u>
55. <u>Pensarn Bridge</u>	209. <u>Lletty</u>	360. <u>Frogwy Lake</u>
56. <u>Felin Bach Fountain</u>	210. <u>Ty'n-y-coed</u>	361. <u>Henblas Woods</u>
57. <u>Gwynfryn</u>	211. <u>Croesywaen</u>	362. <u>Dingle (Nant y Pandy)</u>
58. <u>By Penlon Caernarfon</u>	212. <u>Garreg-fawr Slate quarry</u>	363. <u>Gorchudden Gylched</u>
59. <u>Marian-y-mor (Lon Cob Bach)</u>	213. <u>Cyrnant</u>	364. <u>Fferam Parc</u>
60. <u>Yr Ala, Pwllheli</u>	214. <u>Glyn Rhonwy Woodlands</u>	365. <u>Llangristiolus common</u>
61. <u>Pont y Carreg-fechan</u>	215. <u>Glyn Rhonwy Quarries woodland mosaic</u>	366. <u>Hendre Fawr marsh</u>
		367. <u>Clegyrdy-bach/Neuadd Wen/Ty'n Beudy</u>

62. <u>Pwllheli Harbour</u>	216. <u>Glyn Rhonwy Quarries 1</u>	368. <u>Tregarnedd Fawr marsh</u>
63. <u>Farchog Woods</u>	217. <u>Glyn Rhonwy Quarries 2</u>	369. <u>Talwrn grazing land</u>
64. <u>Hafodlon</u>	218. <u>Glyn Rhonwy Quarries 3</u>	370. <u>Cae Mawr Woods</u>
65. <u>Glyddyn Mawr</u>	219. <u>Ty'n-y-mynydd</u>	371. <u>Glan-y-gors / Ty'n-y-mynydd wetland</u>
66. <u>Bryn Golau</u>	220. <u>Y Fron Slate Quarries</u>	372. <u>Bodafon-y-Glyn Woods</u>
67. <u>Tyddyn Ronnen</u>	221. <u>Moel Smytho</u>	373. <u>Maen Eryr</u>
68. <u>Covered Reservoir</u>	222. <u>Ty-newydd</u>	374. <u>Mynydd Bodafon</u>
69. <u>Nr. Bryn Llangedwydd</u>	223. <u>Cerrigllwydion</u>	375. <u>Cefn Du Woods</u>
70. <u>Pont Hendre-garcin</u>	224. <u>Above Dinorwig</u>	376. <u>Traeth Dulas marsh</u>
71. <u>Bryn-penrhyn</u>	225. <u>Nr. Fawr Quarry</u>	377. <u>Ponciau heathland</u>
72. <u>Penraig (North)</u>	226. <u>Dinorwic Slate Quarries</u>	378. <u>Frigan marsh</u>
73. <u>Llwyn</u>	227. <u>Ty Mawr</u>	379. <u>Llysdulas woods</u>
74. <u>Llanarmon</u>	228. <u>Pen-y-Bwlch</u>	380. <u>Llwyn-Crwn Lake/ Caerhos Lligwy escarpment</u>
75. <u>Bryn Gwynt</u>	229. <u>Maes-y-coed woods</u>	381. <u>Prysan/ Galchfaen/ Fagwyr Fawr</u>
76. <u>Plas Llanarmon</u>	230. <u>Pen-y-bryn</u>	382. <u>Frigan Quarry</u>
77. <u>Gwinllan y Gromlech</u>	231. <u>Bronygarth Hospital</u>	383. <u>Pont Lligwy</u>
78. <u>Llys Padrig</u>	232. <u>Abergafren</u>	384. <u>Nant y Perfedd/ Traeth Lligwy</u>
79. <u>Bryn Bachau Farm</u>	233. <u>Cae Canol</u>	385. <u>Coedydd Plas Lligwy</u>
80. <u>Gwinllan Cefn Rhosgyll</u>	234. <u>Nursery Wood</u>	386. <u>Afon y Marchogion ac Ynys Isaf</u>
81. <u>Rhos Gwag-y-noe</u>	235. <u>Carreg-goch</u>	387. <u>Caeau Brynteg</u>
82. <u>Chwilog Bach</u>	236. <u>Parc y Borth</u>	388. <u>Traian grazing land</u>
83. <u>Tyn Coed Uchaf</u>	237. <u>Gwernddwyrhyd</u>	389. <u>Capel Brynrefail fields</u>
84. <u>Cefn Coed</u>	238. <u>Glan Morfa Bach</u>	390. <u>Graigfryn</u>
85. <u>Bryntirion</u>	239. <u>Dyffryn Nantlle Slate Quarries (East)</u>	391. <u>Porth Wen - Porth Llechog Coastland</u>
86. <u>Afonwen L:akes</u>	240. <u>Quarry below Marchlyn Bach</u>	392. <u>Porth Llechog</u>
87. <u>Pen y Bryn</u>	241. <u>Holyhead Road woodland</u>	393. <u>Llaethdy Lake</u>
88. <u>By Butlins</u>	242. <u>Talhenbont Wood</u>	394. <u>Tal-y-Dyffryn Marsh</u>
89. <u>Pont Llwyn-gwyn</u>	243. <u>Coed Mawr</u>	395. <u>Llam Carw – Porthrychen Coastland</u>
90. <u>Pen-y-bryn</u>	244. <u>Pebelig Graveyard</u>	396. <u>Point Lynas/ Freshwater Bay Coastland</u>
91. <u>Drwsdeugoed</u>	245. <u>Bryn Coch</u>	397. <u>Pentrefelin/ Dyffryn Adda Pools</u>
92. <u>Abererch Station</u>	246. <u>Dol Elidir</u>	398. <u>Parys Mountain</u>
93. <u>Pen Sarn</u>	247. <u>Llainwen Isaf</u>	399. <u>Mynydd Eilian</u>
94. <u>Below Cwmgwared</u>	248. <u>Penmaen-mawr woods</u>	400. <u>Porthrychen - Porth Eilian Coastland</u>
95. <u>Llifon River</u>	249. <u>Waggoner's Covert</u>	401. <u>Glanrafon woods</u>
96. <u>Garth Darwen (West)</u>	250. <u>Tai-draw woods</u>	402. <u>Llwyn Padog/ Llwyn Bonc</u>

97. <u>Garth Darwen (East)</u>	251. <u>Llannerch yr Eryr woods</u>	403. <u>Moel y Don woods</u>
98. <u>Dafarn Dudur</u>	252. <u>Craig Wenallt woods</u>	404. <u>The Ardd woods</u>
99. <u>South of Coch y Rhwd</u>	253. <u>North west of Ty isaf</u>	405. <u>Odyn Calch woods</u>
100. <u>Llyfni River (North 1)</u>	254. <u>Ty-nant woods</u>	406. <u>Llwyn Chwarel-Goch</u>
101. <u>Llyfni River (North 2)</u>	255. <u>Craig-crogan woods</u>	407. <u>Bryncelli Ddu woods</u>
102. <u>Llyfni River (South 1)</u>	256. <u>Bryn Melyn woods</u>	408. <u>Bod-Ynys Marsh</u>
103. <u>South of Llenar Fawr</u>	257. <u>Wern Dywyll</u>	409. <u>Plas Gwyn woods</u>
104. <u>Llanllyfni</u>	258. <u>Caecano Mawr</u>	410. <u>Ty Fry woods</u>
105. <u>Butlins 1</u>	259. <u>Carreg Ddu</u>	411. <u>Braint woods / Siglen/ Dyfnia</u>
106. <u>Afon Wen</u>	260. <u>Cefn Trwsgl</u>	412. <u>Nodwydd River/ Traeth Coch</u>
107. <u>Lon Penrallt</u>	261. <u>Ffestiniog Slate Quarry</u>	413. <u>Bryn Hyrddin</u>
108. <u>Lon Tan-y-Bryn</u>	262. <u>Cwmorthin Lake</u>	414. <u>Planhigfa Clyddyn</u>
109. <u>Tuhwnt-i'r-gors</u>	263. <u>Oakeley Square</u>	415. <u>Vivian woods / Cors Wiber</u>
110. <u>Bodlondeb Home Woods</u>	264. <u>Mynydd Cymerau</u>	416. <u>Durley Dene marsh</u>
111. <u>Plas Brereton</u>	265. <u>Ffridd Coed</u>	417. <u>Plas Cadnant woods</u>
112. <u>Bont y Chrychddwr</u>	266. <u>Tan-yr-allt</u>	418. <u>Llandegfan common</u>
113. <u>Dol-wenith</u>	267. <u>Corris quarry</u>	419. <u>Plas woods</u>
114. <u>Brithdir-isaf</u>	268. <u>Braich Goch woods northwards</u>	420. <u>Yr Orchudden Wastad</u>
115. <u>Ty 'rallt Farm</u>	269. <u>Aber Corris</u>	421. <u>Pen-y-Parc Lake</u>
116. <u>Rhos Broneifion</u>	270. <u>Abercwmiddaw Quarry</u>	422. <u>Baron Hill Estate woodlands</u>
117. <u>Gell Farm</u>	271. <u>Mynydd Cymerau Quarry</u>	423. <u>Ty'n y Berllan</u>
118. <u>Coed Mawr</u>	272. <u>Ty'n-y-pant woods</u>	424. <u>Ty'n-y-mynydd/ Rhos/ Glan-yr-afon</u>
119. <u>Coed Trefan (South)</u>	273. <u>Garregwen</u>	425. <u>Bwlch heathland</u>
120. <u>Nr.Talysarn</u>	274. <u>Seiont River, Caernarfon</u>	426. <u>Cefn Llech</u>
121. <u>Below Ty'n-y-coed</u>	275. <u>Glan-gynfi</u>	427. <u>Cae Marl</u>
122. <u>Nant Stigallt</u>	276. <u>Porth Penrhyn Mudflats</u>	428. <u>Y Bonc</u>
123. <u>Below Talysarn</u>	277. <u>Glan-y-don</u>	429. <u>Marian-glas woodlands</u>
124. <u>Gwinllan Tyddyn</u>	278. <u>Sports ground & Sewage works</u>	430. <u>Y Bwlch marsh</u>
125. <u>Clogwyn Melyn</u>	279. <u>Groeslon South</u>	431. <u>Efail Newydd marsh</u>
126. <u>Mynydd y Cilgwyn</u>	280. <u>Above Bron Ogwen</u>	432. <u>Breeze Hill</u>
127. <u>Nant-noddfa</u>	281. <u>Henbarc</u>	433. <u>Coed y Wern</u>
128. <u>Dyffryn Nantlle Slate Quarries (West)</u>	282. <u>Bontuchaf</u>	434. <u>Dingle Hafod-y-Rhug</u>
129. <u>Bryn Beddau</u>	283. <u>Gerlan</u>	435. <u>Rhos Castell/ Bryn Offa</u>
130. <u>Dolau Gwyn</u>	284. <u>Gwaun-y-gwail (West)</u>	436. <u>Parc Newydd</u>
	285. <u>Gwernydd</u>	437. <u>Hen Dy grazing land</u>

<p>131. <u>Pen-y-bryn quarries</u></p> <p>132. <u>Dyffryn Nantlle</u></p> <p>133. <u>Woodlands in Penrhyn Park 2</u></p> <p>134. <u>Penrhyn Bridge Swamp</u> <u>Llandegai woodlands</u></p> <p>135. <u>Tal-y-bont woodlands</u></p> <p>136. <u>Felin Cochwillan to Talybont</u></p> <p>137. <u>Plas Maes-y-groes</u></p> <p>138. <u>Roman Camp</u></p> <p>139. <u>Nant Porth Farm copses</u></p> <p>140. <u>Penrhyn Arms Wood</u></p> <p>141. <u>Bangor Mountain</u></p> <p>142. <u>Golf course scrub & woodland</u></p> <p>143. <u>Lon Pobty</u></p> <p>144. <u>Llandegai Estate</u></p> <p>145. <u>Llandegai - Glasinfryn woodlands</u></p> <p>146. <u>Lon Pobty woods</u></p> <p>147. <u>Glanadda Hill</u></p> <p>148. <u>Bryn Glas</u></p> <p>149. <u>Minffordd to Pant Caerhun</u></p> <p>150. <u>Cyttir Lane Woods</u></p> <p>151. <u>Perfeddgoed</u></p> <p>152. <u>Tair Ffynnon Uchaf</u></p>	<p>286. <u>Bryn Derwen</u></p> <p>287. <u>Bryn Meurig woods</u></p> <p>288. <u>Glasgoed woods</u></p> <p>289. <u>Pen y Buarth</u></p> <p>290. <u>Deiniol House</u></p> <p>291. <u>Blaen-y-cae woods</u></p> <p>292. <u>Baron Hill</u></p> <p>293. <u>Glan y Gors</u></p> <p>294. <u>Llyn Pant Afon</u></p> <p>295. <u>Tan-y-coed</u></p> <p>296. <u>Glanffynnon</u></p> <p>297. <u>Rhos ddu</u></p> <p>298. <u>Clwt y Bont (West)</u></p> <p>299. <u>Clwt y Bont massif</u></p> <p>300. <u>Bron-y-foel</u></p> <p><u>Anglesey</u></p> <p>301. <u>Porth Diana to Cefn y Borth Coastline and Rhos Ty'n y Mynydd</u></p> <p>302. <u>Pwll Porth Diana</u></p> <p>303. <u>Cerrig-moelion Marsh</u></p>	<p>438. <u>Cae Tan Rallt Wen / Bwlch y Ffos</u></p> <p>439. <u>Tan Dinas coastland</u></p> <p>440. <u>Dolydd Lleiniog</u></p> <p>441. <u>Flagstaff Quarry/ Penmon Quarry</u></p> <p>442. <u>Penhwnllys Quarry</u></p>
<u>UNESCO Global GeoPark</u>		
<u>Anglesey</u>		
1. <u>GeoMôn</u>		
<u>UNESCO World Heritage Sites</u>		
<u>Gwynedd</u>	<u>Anglesey</u>	

1. <u>Caernarfon Castle</u>	2. <u>Beaumaris Castle</u>	
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Matters Arising Changes NMC 342

Amend to provide an updated schedule of policies.

7.1 SAFE, HEALTHY, UNIQUE AND ACTIVE COMMUNITIES

Welsh language and culture		58 <u>59</u>
PS 1	Welsh language and culture	

Infrastructure and developer contributions		59 - 65 <u>61 - 67</u>
PS 2	Infrastructure and developer contributions	
ISA 1	Infrastructure provision	
ISA 2	Community facilities	
ISA 3	Further and higher education development	
ISA 4	Safeguarding existing open space	
ISA 5	Provision of open spaces in new housing developments	

Information and communications technology		65 - 66 <u>67 - 68</u>
PS 3	Information and communications technology	

Sustainable transport, development and accessibility		66 - 73 <u>68 - 75</u>
PS 4	Sustainable transport, development and accessibility	
TRA 1	Transport network developments	
TRA 2	Parking standards	
TRA 3	Safeguarding disused railway lines	
TRA 4	Managing transport impacts	

7.2 LIVING SUSTAINABLY

Sustainable development and climate change		74 - 82 <u>76 - 86</u>
PS 5	Sustainable development	
PS 6	Alleviating and adapting to the effects of climate change	

<u>PCYFF 1A</u>	<u>Development boundaries</u>	
PCYFF 1	Development criteria	
PCYFF 2	Design and place shaping	
PCYFF 3	Design and landscaping	
PCYFF 4	Carbon management	
PCYFF 5	Water conservation	
Renewable energy technology		<u>82—8886 - 97</u>
PS 7	Renewable energy technology	
ADN 1	On-shore wind energy	
<u>ADN 1A</u>	<u>PV solar energy</u>	
ADN 2	Other renewable energy <u>and low carbon</u> technologies	
Coastal change management		<u>88—9197 - 100</u>
ARNA 1	Coastal Change Management Area	

7.3 ECONOMY AND REGENERATION		
Proposals for major infrastructure projects		<u>92—97101 - 110</u>
PS 8	Proposals for national significant infrastructure projects and associated <u>related</u> developments	
PS 9	Wylfa Newydd project associated <u>and related</u> development	
<u>PS 9A</u>	<u>Wylfa Newydd – campus style temporary accommodation for construction workers</u>	
<u>PS 9B</u>	<u>Wylfa Newydd – logistics centre</u>	
<u>PS 9C</u>	<u>Wylfa Newydd– park and ride and park and share facilities</u>	
Providing Opportunities for a Flourishing Economy		<u>97—108110 - 124</u>
PS 10	Providing opportunity for a flourishing economy	
CYF 1	Safeguarding, and allocating <u>and reserving</u> land and units for employment use	

CYF 1A	<u>Adwy'r Hafan, Pwllheli</u>
CYF 2	Ancillary Uses on Employment Sites
CYF 3	New large single user industrial or business enterprise on sites which are not safeguarded or allocated for employment purposes
CYF 4	Alternative uses of existing employment sites
CYF 5	Reuse and conversion of rural buildings, use of residential properties or new build units for business/ industrial use
CYF 6	Regeneration Sites
CYF 7	Holyhead Regeneration Area

The Visitor Economy		108 – 117 124 - 134
PS 11	The Visitor Economy	
TWR 1	Visitor Attractions and Facilities	
TWR 2	Holiday Accommodation	
TWR 3	Static caravan and chalet sites and permanent alternative camping accommodation	
TWR 4	Holiday Occupancy	
TWR 5	Touring caravan, camping and temporary alternative camping accommodation	

Town Centres and Retail Development		117 – 125 134 - 143
PS 12	Town centres and retail developments	
MAN 1	Proposed town centre developments	
MAN 2	Primary retail areas (Retail Core)	
MAN 3	Retailing outside defined town centres but within development boundaries	
MAN 4	Safeguarding village shops and public houses	
MAN 5	New retailing in villages	
MAN 6	Retailing in the countryside	
MAN 7	Hot food take-away uses	

7.4 SUPPLY AND QUALITY OF HOUSING

A balanced housing provision <u>Scale of housing</u>		126 - 141 <u>144 - 145</u>
PS 13	Housing provision	
<u>Location of housing</u>		
PS 15	Settlement strategy	
TAI 14	Housing in Sub-regional Centre & Urban Service Centres	
TAI 15	Housing in Local Service Centres	
TAI 16	Housing in Service Villages	
TAI 17	Housing in Local, Rural & Coastal Villages	
TAI 18	Housing in Clusters	
TAI 19	Conversion of traditional buildings in open countryside	

<u>Type of housing</u>		<u>164 - 182</u>
TAI 1	Appropriate housing mix	
TAI X	New Policy TAI X	
TAI 2	Subdivision of existing properties to self-contained flats & Houses in Multiple Occupation (HMOS)	
TAI 3	Accommodation for temporary <u>Campus style accommodation</u> for construction workers	
TAI 4	Residential care homes, extra care housing or specialist care accommodation for the elderly	
TAI 5	Local market housing	
TAI 6	Purpose built student accommodation	
TAI 7	Replacement dwellings	
TAI 8	Residential use of caravans, mobile homes or other forms of non-permanent accommodation	

<u>Affordable housing</u>		141 - 147 <u>182 - 193</u>
PS 14	Affordable housing	

TAI 9	Affordable housing threshold & distribution
TAI 10	Exception sites
Gypsy and Traveller accommodation 147 – 152193 - 199	
TAI 11	Safeguarding existing gypsy & traveller sites
TAI 12	Gypsy and Traveller site allocations
TAI 13	Sites for <u>New permanent or transit pitches or temporary stopping places for</u> Gypsies and Traveller pitches

7.5 NATURAL AND BUILT ENVIRONMENT	
Conserving and enhancing the natural environment 169 – 179200 - 213	
PS 16	Conserving and <u>where appropriate</u> enhancing the natural environment
New Policy	Area of Outstanding Natural Beauty management plans
AMG 1	Special Landscape Areas
AMG 2	Protecting and enhancing features and qualities that are distinctive to the local landscape character
AMG 3	Coastal Protection
AMG 4	Local Biodiversity Conservation
AMG 5	Protecting Sites of Regional or Local Significance
Preserving and enhancing heritage assets 180 – 187214 - 224	
PS 17	Preserving and <u>where appropriate</u> enhancing heritage assets
AT 1	Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens
AT 2	Enabling development
AT 3	Locally or regionally significant non-designated heritage assets
AT 4	Protection of non-designated archaeological sites <u>and their setting</u>

Waste management		189 – 191 224 - 228
PS 18	Waste management	
GWA 1	Provision of waste management and recycling Infrastructure	
GWA 2	Waste management outside development boundaries and allocated sites	
GWA 3	Low and very low level Radioactive waste treatment and storage <u>management</u>	

Minerals		192 – 200 229 - 238
PS 19	Minerals	
MWYN 1	Safeguarding mineral resources	
MWYN 2	Preferred areas	
MWYN 4	Mineral developments	
MWYN 5	Local building stone	
MWYN 6	Buffer zones around mineral sites	
MWYN 7	Railhead and wharf facilities	
MWYN 8	Exploration works	
MWYN 9	Borrow pits	
MWYN 10	Restoration and after care	

Appendix 9 Schedule of proposed Supplementary Planning Guidance

NMC	Policy/Para/ Map	Matters Arising Changes
NMC343	Appendix 9	<i>Update the schedule of proposed Supplementary Planning Guidance:</i>

The following table provides a schedule of proposed Supplementary Planning Guidance to be prepared at different stages **and the anticipated timetable for their adoption**. Since the following Supplementary Planning Guidance will support policies included in the adopted Joint Local Development Plan they will not be adopted until the Plan's adoption in accordance with an agreed work programme.

Title	Relevant Deposit Plan Policies	Timescale to adoption
Planning obligations, incorporating developer contributions for a range of infrastructure	PS 2 and ISA 1 plus use specific policies, e.g. ISA 5 (open spaces), TA1 98 (affordable housing)	Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended. Draft version to be submitted prior to/ at Examination. <u>Quarter 3 2017/ 18</u>
Maintenance and creation of distinctive and sustainable communities	PS 1, ISA 1, PS 5, TAI 1	Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended. Draft version may need to be submitted prior to/ at Examination. <u>Quarter 3 2017/ 18</u>
Affordable housing	PS 13, PS 14, TAI 9, TAI 10	Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended. Draft version may need to be submitted prior to/ at Examination. Commuted sum issues to be included in Planning Obligations SPG. <u>Quarter 3 2017/ 18</u>
Local market housing	TAI 5	New SPG. Draft version may need to be submitted prior to/ at Examination. <u>Quarter 3 2017/ 18</u>
Type and mix of housing	TAI 1	New SPG. To be prepared within 18 months of the Plan's adoption. <u>Quarter 3 2017/ 18</u>
Open spaces in new residential development	ISA 5	Current adopted SPG (Gwynedd) will be revised, updated and extended within 18 months of the Plan's adoption. Planning obligations SPG to pick up Section 106 issues. <u>Quarter 4 2017/ 18</u>

Appendix 9 Schedule of proposed Supplementary Planning Guidance

Title	Relevant Deposit Plan Policies	Timescale to adoption
Tourism development – attractions and accommodation	TWR 2, TWR 3, TWR 4, TWR 5	Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended within 18 months of the Plan's adoption. Quarter 3 2018/ 19
Design, incorporating carbon management, accessibility, infill sites, lighting (this list is not exhaustive)	PS 5, PS 6, PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PCYFF 5	Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended within 18 months of the Plan's adoption. Quarter 4 2017/ 18
Site/ area specific development briefs	TAI 1, PCYFF 1, CYF 7	New SPGs. To be prepared within 18 months of the Plan's adoption. Quarter 4 2017/ 18 – Quarter 2 2018/ 19
Conversion of buildings into self-contained flats or housing in multiple occupation	TAI 2, PCYFF 1, PCYFF 2	New SPG. To be prepared within 12 months of the Plan's adoption. Quarter 4 2017/ 18
Conversion of buildings in the countryside	TAI 19, CYF 5	Current adopted SPG (Gwynedd and Anglesey) will be revised and updated within 18 months of adoption. Design SPG to pick up on aesthetic issues. Quarter 2 2018/ 19
Change of use of community facilities and services, employment sites, retail units	ISA 2, CYF 2, CYF 3, MAN 2, MAN 4	New SPG. To be prepared within 18 months of the Plan's adoption. Quarter 2 2018/ 19
<u>Best Practice in Biodiversity Conservation in Planning and Development</u> Biodiversity in planning	AMG 4, AMG 5	Current adopted SPG (Gwynedd) will be revised, updated and extended within 18 months of the Plan's adoption. Planning obligations SPG to pick up Section 106 issues. Quarter 4 2017/ 18
Heritage assets	AT 1	New SPG. To be prepared within 18 months of the Plan's adoption. Quarter 2 2018/ 19
Locating Stand- alone renewable energy development	PS 7, ADN 1, ADN 2	Current adopted SPG (Gwynedd and Anglesey) will be revised and updated within 18 months of the Plan's adoption. Quarter 2 2018/ 19
Wylfa Newydd	PS 9, <u>PS 9A, PS 9B, PS 9C, TAI 3</u>	Current adopted SPG (Anglesey) to be revisited after the Plan's adoption. Planning obligations SPG to pick up Section 106 issues. Other SPGs likely to

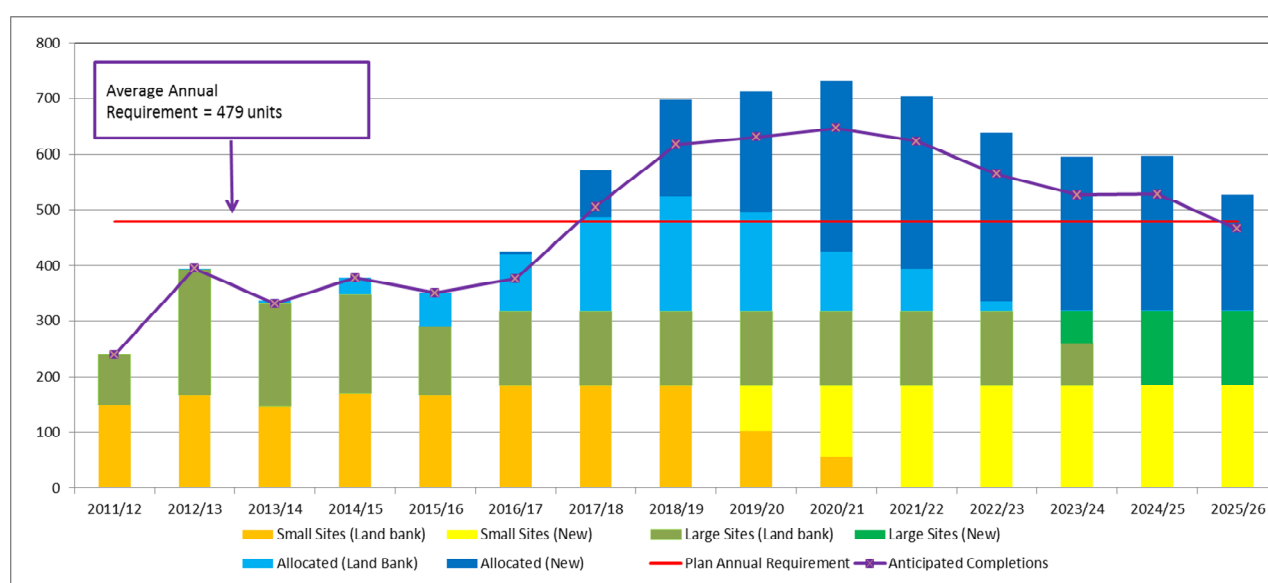
Appendix 9 Schedule of proposed Supplementary Planning Guidance

Title	Relevant Deposit Plan Policies	Timescale to adoption
		pick up theme based issues. <u>Quarter 3 2017/ 18</u>
<u>Parking standards</u>	<u>TRA 2</u>	<u>Quarter 2 2018/ 19</u>

NMC	Policy/Para/Map	Matters Arising Changes
NMC344	Appendix 10	<i>Include additional appendix (Appendix 10) that refers to the Housing Delivery Trajectory</i>

The Councils prepared a Housing Trajectory as part of the supporting evidence base. This sets out the past performance on housing supply and anticipated rates of supply over the entire lifespan of the Joint Local Development Plan. The annual monitoring report will allow the Councils to review the actual completion rates seen against the anticipated rates of supply in the Housing Trajectory.

Graph 1 – Housing Supply Bar Chart



Terms used in Housing Supply Bar Chart

<u>Term</u>	<u>Definition</u>
<u>Total Completions</u>	<u>The number of Housing Units completed in the period 1-4-2011 to 31-3-2015.</u> <u>For the purpose of the Trajectory Graph these Completions have been split down to the relevant Land Bank categories listed below to help identify from which category they have been delivered.</u>
<u>Small Sites (Land bank)</u>	<u>Sites below 5 units either completed prior to April 2015 or with an existing planning permission at April 2015.</u> <u>None of these sites are allocated in the JLDP.</u>
<u>Small Sites (New)</u>	<u>Sites below 5 units without planning permission at April 2015.</u> <u>None of these sites are allocated in the JLDP.</u>
<u>Large Sites (Land bank)</u>	<u>Sites of 5 or more units either completed prior to April</u>

Appendix 10 Housing Delivery Trajectory

<u>Term</u>	<u>Definition</u>
	<u>2015 or with an existing planning permission at April 2015.</u> <u>None of these sites are allocated in the JLDP.¹</u>
<u>Large Sites (New)</u>	<u>Sites of 5 or more units without planning permission at April 2015.</u> <u>None of these sites will be allocated in the JLDP.</u>
<u>Allocated (Land bank)</u>	<u>Sites Allocated as Housing Sites in the JLDP either completed prior to April 2015 or with an existing planning permission at April 2015.</u>
<u>Allocated (New)</u>	<u>Sites Allocated as Housing Sites in the JLDP without planning permission at April 2015.</u>
<u>Anticipated Completions</u>	<u>The level of completions without the slippage allowance</u>

¹ These are mainly sites within Villages where the Plan has not allocated housing sites.

Table 1 – Housing Development Indicative Trajectory and housing Land Supply 2011-26

Housing development indicative trajectory and housing land supply 2011-26										
LDP Year/ JHLAS period	JLDP housing requirement	Year end completions	Anticipated completions	Total cumulative completions	JLDP years remaining	Residual requirement without slippage allowance	5 year requirement	Annual building requirement	Total land available	Total land supply in years
	a			b	c	d = (a - b)	e = (d/c)*5	f = e/5	g	h = g/f
2011/12	7,184	240		240	15	6944	2315	463		
2012/13	7,184	394		634	14	6550	2339	468		
2013/14	7,184	337		971	13	6213	2390	478		
2014/15	7,184	377		1348	12	5836	2432	486		
2015/16	7,184	351		1699	11	5485	2493	499		
2016/17	7,184		376	2075	10	5109	2555	511	2776	5.4
2017/18	7,184		505	2580	9	4604	2558	512	3023	5.9
2018/19	7,184		617	3197	8	3987	2492	498	3083	6.2
2019/20	7,184		631	3828	7	3356	2397	479	2993	6.2
2020/21	7,184		647	4475	6	2709	2258	452	2890	6.4
2021/22	7,184		623	5098	5	2086	2086	417	2709	6.5
2022/23	7,184		565	5663	4	1521	2565*	513*	2565**	5
2023/24	7,184		527	6190	3	994	2480*	496*	2479**	5
2024/25	7,184		528	6718	2	466	2430*	486*	2431**	5
2025/26	7,184		466	7184	1	0	2380*	476*	2382**	5

* - Building requirement based on the guidance noted in paragraph 5.2 of TAN 1 .

** - From 2022/23 onwards, the total land available for a 5 year period cannot be established. As such, to calculate the land available, for any subsequent year beyond the end of the Plan period, the figure of 479 units per annum is used i.e. the average annual requirement figure for the Plan period.

Glossary of Terms

NMC Number	Policy/Para/Map	Matters Arising Changes
NMC 345-357	Glossary of Terms	<i>Amend to include additional terms and amend existing terms to improve clarity:</i>

NMC Number	TERM	ACRONYM (where appropriate)	Description
	5 year supply		Technical Advice Note (TAN) 1 states that Local Planning Authorities must ensure that sufficient land is genuinely available to provide a 5 year supply of land for housing. This land supply must inform the strategy contained in the development plan.
	A1, A2 and A3 Use Class		These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. A1 refers to establishments categorised as shops, A2 are establishments categorised as Financial and professional services and A3 are categorised in Wales as restaurants, cafés, drinking establishments and hot food takeaways.
	Adoption		The final confirmation of a development plan status by a local planning authority (LPA). All previous structure, local plans, unitary development plans and interim planning policies are then superseded.
NMC 345	Affordable housing <u>(In accordance with the definition of TAN 2)</u>		<p>Housing provided to those whose needs are not met by the open market.</p> <p>Affordable housing should:</p> <ul style="list-style-type: none"> • meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and • include provision for the home to remain affordable for future eligible households. <p>This term breaks down into two sub-categories:</p> <ul style="list-style-type: none"> • social rented housing - provided by local authorities and registered social landlords where rent levels have regard to the Welsh

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
			<p>Government's guideline rents and benchmark rents; and</p> <ul style="list-style-type: none"> • intermediate housing - where prices or rents are above those of social rented housing but below market housing prices or rents. <p><u>A planning mechanism e.g. a Section 106 agreement, is used to control the price and occupancy of the houses.</u></p>
NMC 346	<p><u>Affordable Housing for Local Need (In Local, Coastal, Rural Villages or Clusters)</u></p>		<p><u>The Affordable Housing element will be consistent with the definition of 'Affordable Housing (In accordance with the definition of TAN 2)' which is in this glossary of terms.</u></p> <p><u>Local Need in a Local, Coastal or Rural Village - People in need of an affordable house who have resided within the Village or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past.</u></p> <p><u>Local Need in Clusters - People in need of an affordable house who have resided within the Cluster or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past.</u></p> <p><u>This is to ensure that growth in these settlements will not draw people with no connection to the settlement out of Service Centres / Villages.</u></p>
	Affordable Housing Viability Study		A study that identifies the level of affordable housing that is viable to be provided on open market housing sites within different Housing Price Areas in the plan Area.
	After-Use		The ultimate land-use to which former mineral or waste sites are returned.
	Aggregates		Sand, gravel, crushed rock and other bulk materials used by the construction industry.
	Aggregates Safeguarding		The protection of aggregate resources from unnecessary sterilisation by other types of

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
			development.
	Anglesey Energy Island Programme		The Anglesey Energy Island Programme is a collective effort between several stakeholders within the public and private sector working in partnership to put Anglesey at the forefront of energy research and development, production and servicing, in order bring significant economic rewards.
	Annual Monitoring Report	AMR	A report submitted to the Welsh Government by the local planning authorities which assess the effectiveness of the Plan against a set of indicators and targets.
	Appropriate Assessment	AA	A more detailed assessment that needs to be carried out if the Habitat Regulations Assessment Screening Report finds that there is likelihood that the LDP will have a significant effect on an International site, alone or in-combination with other plans or projects.
	B1, B2 and B8 Use Class		These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. B1 refers to establishments categorised as 'business', B2 are establishments categorised as 'general industry' and B8 refers to establishments categorised as 'storage or distribution'.
	Baseline		A description of the present state of the area against which to measure change.
	Biodiversity		A term used to describe the variety of life on Earth, including the wide variety of ecosystems and living organisms, animals, plants, their habitats and their genes.
	Bond		A security payment to ensure that any maintenance or restoration of a site is secured.
	Borrow Pits		Temporary mineral workings developed to supply a particular construction project.
	Brownfield land/sites		Land which is, or was, previously occupied by a permanent structure (excluding agriculture or forestry buildings) and associated fixed surface infrastructure. This includes the curtilage of development, defence buildings and land used

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
			for mineral extraction and waste disposal where provision for restoration has not been made.
	Bulky Goods		A category of consumer goods that are of a large physical nature (for example DIY, furniture, carpets) that sometimes require large areas for storage or display.
	C2 and C3 Use Class		These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. C2 refers to establishments categorised as Residential Institutions and C3 are categorised as Dwelling Houses.
	Cadw		The Welsh Government's historic environment service working for an accessible and well-protected historic environment for Wales.
	Candidate Sites		The Local Development Plan Manual (Welsh Government 2006) recommends that local planning authorities engage with developers and landowners at the evidence gathering stage of the Plan process to obtain information about potential development sites that may be included in the plan. Accordingly, in October 2011, the Councils formally invited developers, landowners, agents, Council departments and others with an interest in land to submit sites they wished to be considered for development or reuse through the Plan, for a range of uses, including housing, employment, retail, leisure, waste, transport (e.g. park and ride sites), open space and other community uses.
	Caravans: Static Caravan		A caravan that can only be moved by articulated vehicle.
	Caravans: Touring Caravan		A caravan that can be towed by a motor vehicle.
	Chalet		A one storey semi-permanent construction which is still moveable. A chalet will be classed as a single unit if it can only be occupied by one person/family in a single instance despite having two axles.
	Change of Use		A change in the way that land or buildings are used. Planning permission is usually necessary in order to change from one 'use class' to another.

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Climate change		Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
	Clusters		Settlements with at least 10 housing units in a group that is sufficiently tightly placed to be easily defined and with links to settlements higher up in the settlement hierarchy.
	Coastal Change Management Area		An area defined where the accepted shoreline management plan policy is for 'no active intervention' or 'managed realignment' during the Plan period.
NMC 347	<p>Commitments (or committed development)</p> <p><u>Commitments (Land Bank) (Housing)</u></p>		<p>All land with current planning permission for development (particularly residential development).</p> <p><u>The amount of units with current planning consent for housing (units in the process of being built or units that have not been started).</u></p> <p><u>This figure does not include units that are unlikely to be completed.</u></p>
	Community		People living in a defined geographical area, or who share other interests.
	Community Infrastructure Levy	CIL	CIL is a method of securing generalised contributions from developers. The Government legislated for CIL in the 2008 Planning Act. Implementing Regulations followed, and CIL came into force in England and Wales on 6 April 2010.
	Community Involvement Strategy	CIS	The CIS identifies how the Councils intend to involve consultation bodies and the public in the preparation of the LDP. The CIS is submitted to the Welsh Government as part of the Delivery Agreement for its support.

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Community Land Trust		Is a not-for-profit, community organisation run by local people to develop housing and other assets at permanently affordable levels for long-term community benefit. It is a constituted, legal entity with the ability to hold and manage assets, and is defined in law.
	Compensation		Providing for the equivalent of what has been lost. In biodiversity, compensation may be bigger or more than the actual original habitat due to the time delay, often years, for the compensation habitat to reach the size/quality of the original habitat.
NMC 348	<u>Completed housing units</u>		<u>Total of all completed residential units since the Plan's base date (1/4/11). These units contribute to the housing need noted in the Joint Local Development Plan; however, planning permission was granted for them based on previous development plans.</u>
	Conservation Area		Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance
	Conservation Area Character Appraisals		A published document defining the special architectural or historic interest that warranted the area being designated.
	Consultation		Formal process where comments are invited on a particular topic or set of topics, or a draft document.
	Convenience Goods		A category of consumer goods which are bought frequently, quickly and with a minimum of emotional involvement; the category includes goods such as sweets, cigarettes, prescription drugs, magazines, and most grocery products.
	Conversions		Generally means the physical work necessary to change of use of a building from a particular use, classified in the use classes order, to another use. Can also mean the sub-division of residential properties into self-contained flats or maisonettes.

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Cultural Heritage		Relates to both the physical artefacts and intangible attributes of a group or society that are inherited from past generations, maintained in the present for the benefit of future generations.
	D1 and D2 Use Class		These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. D1 refers to establishments categorised as Non-residential institutes and D2 are establishments categorised as Assembly and Leisure.
	Delivery Agreement	DA	A document comprising the local planning authorities' timetable for the preparation of the Plan together with its Community Involvement Strategy, submitted to the Welsh Government for agreement.
	Deposit		A formal stage of consultation in which comments are invited on the full draft Plan.
	Deposit Plan		A full draft of the Joint Local Development Plan which undergoes a formal consultation period.
	Development		Development, as it is defined in planning law is the 'carrying out of building, engineering, mining or other operations in, on, over or under land.' (Section 55 of the 1990 Planning Act as amended).
	Elderly Mentally Infirm		Is an umbrella term to help classify a range of illnesses mainly affecting the elderly.
	Employment land/site		Land used for employment purposes by one or more of the following: offices, manufacturing, research and development, storage and distribution.

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Enhancements		Biodiversity enhancements are an improvement to a habitat/species population over and above what is already there. This could be through increasing/restoring habitats or increasing/improving opportunities for species.
	Enterprise Zone		A specially designated area within which businesses are granted numerous advantages and incentives such as income tax credits, equipment tax refunds and property tax credits. At its core, the enterprise zone is a means to targeting a specific geographical area for economic revitalisation. Creating an enterprise zone encourages investment and promotes economic growth in that area.
	Evidence Base		The information and data gathered by the Councils to justify the "soundness" of the policy approach set out in the Plan, including physical, economic, and social characteristics of an area.
	European Directive		A legislative act of the European Union which requires member states to achieve a particular outcome/target.
	European/ international Sites		Any site that has been designated as a site of international nature conservation importance either as a Special Protection Area (SPA), a Special Area of Conservation (SAC) or a Ramsar Site.
	Exception Site		Small scale sites either within or immediately adjacent to the development boundary which provides 100% affordable housing. Enabled exception sites will have the minimum amount of open market housing to make the proposal viable.
	Extra Care Homes		Similar to sheltered housing, offering independent living but with the benefit of on-site care provision.
	Geodiversity		The range of rocks, fossils, minerals, soils, landforms and natural processes that go to make up the Earth's landscape and structure.

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Green / Blue Infrastructure		A green/ blue infrastructure can be defined as an interconnected network of land and water features that support native species, maintains natural ecological processes, prevents flooding, sustains air and water resources, and contributes to the health and quality of life of local communities.
NMC 349	Gypsies and Travellers		<p>Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or family's or dependants education or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.</p> <p><u>(a) persons of a nomadic habit of life, whatever their race or origin, including—</u></p> <p><u>(i) persons who, on grounds only of their own or their family's or dependent's educational or health needs or old age, have ceased to travel temporarily or permanently, and</u></p> <p><u>(ii) members of an organised group of travelling show people or circus people (whether or not travelling together as such), and</u></p> <p><u>(b) all other persons with a cultural tradition of nomadism or of living in a mobile home.</u></p>
	Habitats Regulation Assessment	HRA	A HRA is a requirement of European Directive 92/43/EEC which assesses the potential effects a Local Development Plan may have on one or more European sites (Natura 2000 sites). The assessment should conclude whether or not a proposal or policy in a Plan would adversely affect the integrity of the site in question.
	Habitats Regulation Assessment Screening Report		An assessment which looks at whether the Deposit Plan is likely to have a significant effect on an International site, alone or in-combination, and therefore whether an Appropriate Assessment (AA) is required to see

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
			whether the Plan would have an adverse effect on site integrity.
	Heritage Assets		Encompasses, structures and open spaces considered to be of special historic, archaeological, architectural or artistic interest (Listed Buildings, Historic Parks and Gardens and Scheduled Ancient Monuments) along with World Heritage Sites.
	Historic Landscape		Landscapes thought to be of national historic value and importance which have been included on Cadw/ Countryside Council for Wales (CCW)/ ICOMOS Register of Landscape of Historic Interest in Wales. In two volumes, it identifies 58 landscapes of outstanding or special historic interest, which are considered to be the best examples of different types of historic landscapes in Wales.
	Historic Parks and Gardens		These are parks and gardens which are thought to be of national importance and have been included on the Cadw/ICOMOS Register of Parks and Gardens of Special Historic Interest in Wales. The Register was compiled in order to aid the informed conservation of historic parks and gardens by owners, local planning authorities, developers, statutory bodies and all concerned with them. It is non-statutory and has been issued in six volumes.
	Houses in Multiple Occupation	HMO	Planning legislation defines neither multiple occupation nor HMOs, as such, but relies on both the concept of a “single household” and “family” in making distinctions for land-use purposes.
	Housing Land Availability		The total amount of land reserved for residential use awaiting development
	Housing Market Areas		The North West Wales Local Housing Market Assessment identified housing market areas within the sub-region based upon travel to work areas and local knowledge to be able to

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
			understand the levels of demand and need within these areas.
	Housing Needs Study		A survey of a particular area or settlement to support a reasonable mix and balance of house types and sizes so as to cater for a range of housing needs within the locality.
	Housing Price Areas		Different house price areas within the plan area identified in the Affordable Housing Viability Study.
	ICOMOS		International Council on Monuments and Sites.
	Infrastructure		Infrastructure includes services such as roads, transport facilities, water supplies, sewerage and associated waste water treatment facilities, waste management facilities, energy supplies (electricity and gas) and distribution networks and telecommunications infrastructure. Soft infrastructure includes ICT and telecommunications.
	International Sites		For the purpose of the HRA and the LDP International sites comprise Special Areas for Conservation (SACs), candidate SACs (cSACs), Special Protection Areas (SPA) and Ramsar sites.
	Key diagram		The diagrammatic interpretation of the Plan's spatial strategy.
	LANDMAP		LANDMAP is the national information system, devised by the Countryside Council for Wales (now known as Natural Resources Wales), for taking landscape into account in decision-making.
	Landbank (Minerals):		A stock of planning permissions (usually relating to non-energy minerals) to provide for continuity of production in spite of fluctuations in demand. Normally expressed in terms of the number of years reserves based on recent rates of supply.
NMC 350	Landbank (housing)		The amount of units with planning consent for housing.

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Land Use Planning		The framework for how land is used and developed is largely provided by the planning system, which aims to secure the most efficient and effective use of land in the public interest, and to ensure that necessary services and facilities are built where they are most needed.
	Listed Buildings		A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures.
	Local Development Plan	LDP	The required statutory development plan for each local planning authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004. A land use plan that is subject to independent examination, which will form the statutory development plan for a local authority area. It should include a vision, strategy, area wide policies for development types, land allocations, and where necessary policies and proposals for key areas of change and protection.
	Local Housing Market Assessment	LHMA	A study that identifies evidence about housing need and demand in the area.
NMC 351	Local Market Housing (<u>in accordance with paragraph 9.2.4 Planning Policy Wales</u>)		Housing units either to rent or for sale within the defined settlements listed in Policy TAI 5, where evidence shows that severe problems exist within the housing market, that are only eligible to be inhabited by people who demonstrate a particular local connection. Further information can be seen in paragraph 7.4.40 in the explanation to Policy TAI5. A <u>planning mechanism, e.g. a planning condition, is used to control the occupancy of a house to households that have a specific local connection but a mechanism is not used to control the price of the house.</u>

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Local Nature Reserve		Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.
	Local planning authority	LPA	A planning authority responsible for the preparation of the LDP.
	Local / Rural / Coastal Villages		There are generally fewer services and facilities offered within them, which means they have less influence. Some Coastal Villages have comparatively more services and facilities, but the existence of a higher proportion of holiday homes or second homes means there is a need to control further change in them.
	Local Service Centres		These are recognized as centres for facilities and services meeting the needs of their own populations and their direct catchment areas. They have some employment and retail opportunities and very good links with either an Urban Service Centre or the Sub-Regional Centre, whichever is nearest.
	Low Impact Development		Development associated with lifestyles that, through low negative environmental impact, either enhance or do not significantly diminish environmental quality and are integrally connected with sustainable land management. This is also known as One Planet Development.
	Micro-generation		The small-scale production of heat and/or power from low carbon sources.
	Mineral Buffer Zone		Areas of protection around permitted and proposed mineral workings where new developments which would be sensitive to adverse impact, including residential areas, hospitals and schools should be resisted.
	Mineral resource		A mineral deposit (the basic raw materials of the Earth) that has a value to society and is capable of being extracted economically, or which may

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
			be viable in the foreseeable future.
	Minerals Safeguarding		The protection of mineral resources from unnecessary sterilisation by other types of development.
	Mitigation		Measures to avoid, reduce or offset significant adverse effects.
	Mixed use		Developments or proposals comprising more than one land use type on a single site.
	Natura 2000		A network of protected areas across the European Union, comprising SACs, SPAs and Ramsar Sites.
	Need (in retail terms)		The balance of supply and demand between retailers and consumers. Often expressed as personal expenditure available to support additional shops and/or extensions to existing shops.
	Nursing Homes		Setting which provides residential accommodation with health care, especially for elderly people.
	Objective		A statement of what is intended, specifying the desired direction of change in trends.
NMC 352	Open Market Housing (<u>in accordance with the definition of TAN2</u>)		Housing for rent or sale where the price is set by the open market. Such units will meet the housing needs of those within the Plan area who are not eligible to live in affordable housing. <u>A planning mechanism is not used to control the occupancy of the houses.</u>
	Out-of-Centre		In retailing terms, a location that is clearly separate from the primary shopping area of a town centre but not necessarily outside the town centre boundary.
	Out-of-Town		In retailing terms, an out-of-centre location is land not clearly within the current town centre boundary.

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Permitted Development Rights		Certain types of minor changes can be made to your house or business without needing to apply for planning permission.
	Phasing		The development of a site in gradual stages over a period of time rather than all at once
	Place making		A design process aimed at creating integrated communities that are based upon high quality, distinct, accessible areas, which will help, generate strong a sense of community enabling healthy lifestyles.
	Planning agreements or obligations or contributions		Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken. For example, the provision of highways. Sometimes called "Section 106" agreements.
	Planning gain		The benefits or safeguards, often for community benefit, secured by way of a planning obligation as part of a planning approval and usually provided at the developer's expense. For example, affordable housing, community facilities or mitigation measures.
	Planning Inspectorate		An executive agency of the Government responsible for the public examination of the Plan.
	Planning Policy Wales	PPW	A document setting out the land use planning policies of the Welsh Assembly Government.
	Population and household projections		The prediction of future populations based on the present age-sex structure, and with the present rates of fertility, mortality and migration.
	Preferred Search Zone		An area of Bangor identified as the preferred area for the location of purpose built student accommodation.

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Preferred Strategy		Part of the pre-deposit suite of documents that outlines the Councils' preferred strategy for growth or change.
	Previously Developed Land		<p>Previously developed land is that which is or was occupied by a permanent structure</p> <p>(excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The curtilage (see note 1 below) of the development is included, as are defence buildings, and land used for mineral extraction and waste disposal where provision for restoration has not been made through development management procedures.</p> <p>Excluded from the definition are:</p> <ul style="list-style-type: none"> • land and buildings currently in use for agricultural or forestry purposes; • land in built-up areas which has not been developed previously, for example parks, recreation grounds and allotments, even though these areas may contain certain urban features such as paths, pavilions and other buildings; • land where the remains of any structure or activity have blended into the landscape overtime so that they can reasonably be considered part of the natural surroundings; • previously developed land the nature conservation value of which could outweigh there-use of the site; and • previously developed land subsequently put to an amenity use. <p>(PPW, Edition 9, November 2016, Figure 4.4)</p>
	Primary Shopping Area		An area within the defined town centre where retailing and the number of shops is most concentrated.
	Proposals Map		A component of the Local Development Plan showing the location of proposals on an Ordnance Survey base map.

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Protected species		Plants and animal species afforded protection under certain Acts and Regulations.
	Ramsar Sites		Sites designated under the Ramsar Convention to protect wetlands that are of international importance, particularly as waterfowl habitats.
	Reclamation (in terms of mineral operations)		Operations designed to return an area to an acceptable environmental state, whether for the resumption of the former land use or for a new use. It includes restoration, aftercare, soil handling, filling and contouring operations.
	Recycling		The recovery of materials from the waste stream for re-use or conversion into other products.
	Regionally Important Geodiversity Sites	RIGS	A non-statutory regionally important geological or geo-morphological site (basically relating to rocks, the Earth's structure and landform).
	Registered Social Landlord		Independent societies, bodies of trustees or companies established for the purpose of providing low-cost social housing for people in housing need on a non-profit-making basis. Any trading surplus is used to maintain existing homes and to help finance new ones.
NMC 353	Representation		Comments in support of, or in opposition to, the deposit Local Development Plan
	Residential Care Home		Setting where a number of older people live, usually in single rooms, and have access to on-site care services providing personal care only - help with washing, dressing and giving medication.
	Restoration (in terms of minerals operations):		Steps to restore land affected by mineral extraction to a high standard suitable for an agreed after-use and including the carefully managed replacement of subsoil, topsoil or soil-making material.
	Restore/achieve condition (in terms of biodiversity)		To restore a habitat that has significant relics of original habitat back to its former state. Achieving condition requires a habitat to go

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
			from poor condition to good.
	Rural Enterprise Dwelling		Qualifying rural enterprises comprise land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site.
	Scheduled Ancient Monuments	SAM	Nationally important monuments usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
	Secured by Design		An initiative with the objective of designing out crime during the planning process and can be retrofitted to existing housing stock.
	Section 106 Agreement	S106	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
	Self-contained flat		A flat is a separate and self-contained premises constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is divided horizontally
	Serviced Plots		Plots of land that have the required services in place to allow for future development usage.
	Service Villages		They contain a number of local facilities and services, which include at least one key service or facility. They are obviously able to meet the day to day needs of households within them and in their area.
	Shared house (see policy TAI 2)		Can be either a household living as a family or consists of no more than 6 people sharing the facilities (i.e. bathroom and kitchen) and the management of the household (i.e. paying rent and eating together).

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
NMC 354	<p>Shared homes (see policy TAI 3)</p> <p>Non-shared residential accommodation (see policy TAI 2)</p>		Homes with shared facilities occupied by more than 1 household and more than 2 people who share one or more basic amenities without sharing the management (i.e. paying rent and eating together) of the household.
	Shoreline Management Plan	SMP	A non-statutory document that sets out strategic guidance designed to assist coastal defence decision making for a defined length of coast over the next 50 years with revisions typically every 5 years.
	Single Integrated Plan	SIP	This incorporates the vision and action plan of the Local Services Board for both counties. The purpose of the Plan is to promote joint working in order to improve economic, social and environmental well-being. It seeks to tackle complex issues that cannot be solved by one organization working alone. The plan has therefore been created in partnership, taking input from partners, service users, communities and residents.
	Sites of Special Scientific Interest	SSSI	A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features
	Slippage Allowance		To allow for an element of choice, a lower than anticipated number of units on allocated sites or a delay in certain sites being implemented within the plan period a slippage allowance of 10% has been included in relation to the overall housing figure.
NMC 355	Soundness		To be considered sound, a Local Development Plan must be justified (founded on robust and credible evidence and be the most appropriate strategy) and effective (deliverable, flexible and able to be monitored). There are ten three tests of soundness set out in guidance issued by the Welsh Government and the Planning Inspectorate against which the Plan will be

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
			assessed.
	Specialist Care Accommodation		Accommodation which provides care for those with high support needs in a particular sector e.g. dementia.
	Spatial		A characteristic that relates to a location/area
	Special Areas of Conservation	SAC	A site designated under the European Community Habitats Directive, to protect internationally important natural habitats and species.
	Special Landscape Area	SLA	A non-statutory conservation designation used by local government in some parts of the United Kingdom to categorise sensitive landscapes which are, either legally or as a matter of policy, protected from inappropriate development or other man-made influences.
	Special Protection Areas	SPA	Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.
	Stakeholders		Any individual or group with a vested interest in the outcome of the Plan.
	Strategic Environmental Assessment	SEA	Generic term used to describe environmental assessment as applied to policies, plans and programmes. The SEA Regulations require a formal "environmental assessment of certain plans and programmes, including those in the field of planning and land use."
	Strategic Search Area	SSA	An area that has been identified at a strategic level by TAN 8: Planning for Renewable Energy (WAG, 2005) as having the general characteristics that lend it to the accommodation of large wind farms.

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Sub-Regional Centre		It plays a cross-boundary and local role in terms of employment, education, health and leisure opportunities. It is a retail centre not only for its own population but also for a wider area.
	Sui-Generis		A term given to the use of land or buildings, not falling into any of the use classes identified by the Use Classes Order, for example theatres, launderettes, car showrooms and filling stations.
	Supplementary Planning Guidance	SPG	Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan.
	Sustainable Urban Drainage System	SUDS	A drainage system developed in line with sustainable development principles that take account of quantity, quality and amenity.
	Sustainability Appraisal	SA	A tool for appraising policies and proposals to ensure they reflect sustainability development objects (i.e. social, environmental and economic factors). Each LPA is required by S62(6) of the Act to undertake an SA of the LDP. This form of SA fully incorporates the requirements of the SEA Directive. The term used in the LDP includes Strategic Environmental Assessment, unless otherwise made clear.
	Sustainable Development		Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
	Tai Teg		Tai Teg is a register of people in Gwynedd and Ynys Môn interested in homeownership who cannot currently afford to buy outright on the open market.
	Technical Advice Notes	TANs	Documents produced by the Welsh Government to supplement Planning Policy Wales, which give detailed technical guidance to Local Planning Authorities on particular planning issues. They should be taken into account by LPAs in the development plan preparation process.

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Test of Soundness		Concept against which the Plan is examined under Section 64(5)(b) of the 2004 Act.
	Town Centres		Includes the core within a range of different-sized shopping and commercial centres.
	Transport Implementation Strategy	TIS	Required by TAN 18 'Transport' (WAG, 2007) as part of the transport assessment process providing the information necessary to assess the suitability of an application in terms of travel demand and impact. The TIS should set objectives and targets relating to managing travel demand for the development and set out the infrastructure, demand management measures and financial contributions necessary to achieve them. The TIS should set a framework for monitoring the objectives and targets, including the future modal split of transport to development sites.
	Travel Plan		A travel plan is a package of actions designed by a workplace, school or other organisation to encourage safe, healthy and sustainable travel options. By reducing car travel, Travel Plans can improve health and wellbeing, free up car parking space, and make a positive contribution to the community and the environment.
	Unacceptable harm		Where the harm from a proposed development on specific matters e.g. visual amenity, landscape character, cumulative impact etc. are at an unacceptable level that cannot be mitigated to an acceptable level to allow for the proposal to be supported.
	UNESCO		United Nations Education, Scientific and Cultural Organisation.
	Urban Capacity Study		This study establishes the capacity within the Sub-regional Centre and the Urban and Local Service Centres that have been identified within the Plan, to provide new residential units. It contributes to establishing the potential for additional housing development within these Centres.

Glossary of Terms

NMC Number	TERM	ACRONYM (where appropriate)	Description
	Urban Service Centres		These have a sub-county role in terms of providing a wide range of services and facilities for their own population and parts of the counties. Some, i.e. Llangefni and Caernarfon also have an administrative function for their counties.
	Use Classes Order		The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not always needed for changes of use within the same use class.
	Utilities		Public services: gas, electricity, water, sewerage, telephones.
NMC 356	<u>Vacancy rates</u>		<p><u>The relationship between households and dwellings are modelled using 'vacancy rates', which come from the 2011 Census. The rate of vacancies includes second homes and holiday homes. The vacancy rate is calculated by dividing the number of places in occupied households (table KS401) with the total number of houses (QS418). In the case of part of the Plan area that is within the Gwynedd Planning Authority, it was necessary to exclude parts of Gwynedd county that are, inside the Snowdonia National Park. The total statistics for the Census Output Areas that are not within the SNP were used.</u></p> <p><u>Empty spaces in households and households that are used as second homes are described in the Census as 'places in households without regular residents'. Because there are many holiday homes and second homes in Anglesey and Gwynedd, the vacancy rates are higher than places that have fewer households of this type.</u></p>
	Vision		An agreed statement of the overall aims of the Plan.

Glossary of Terms

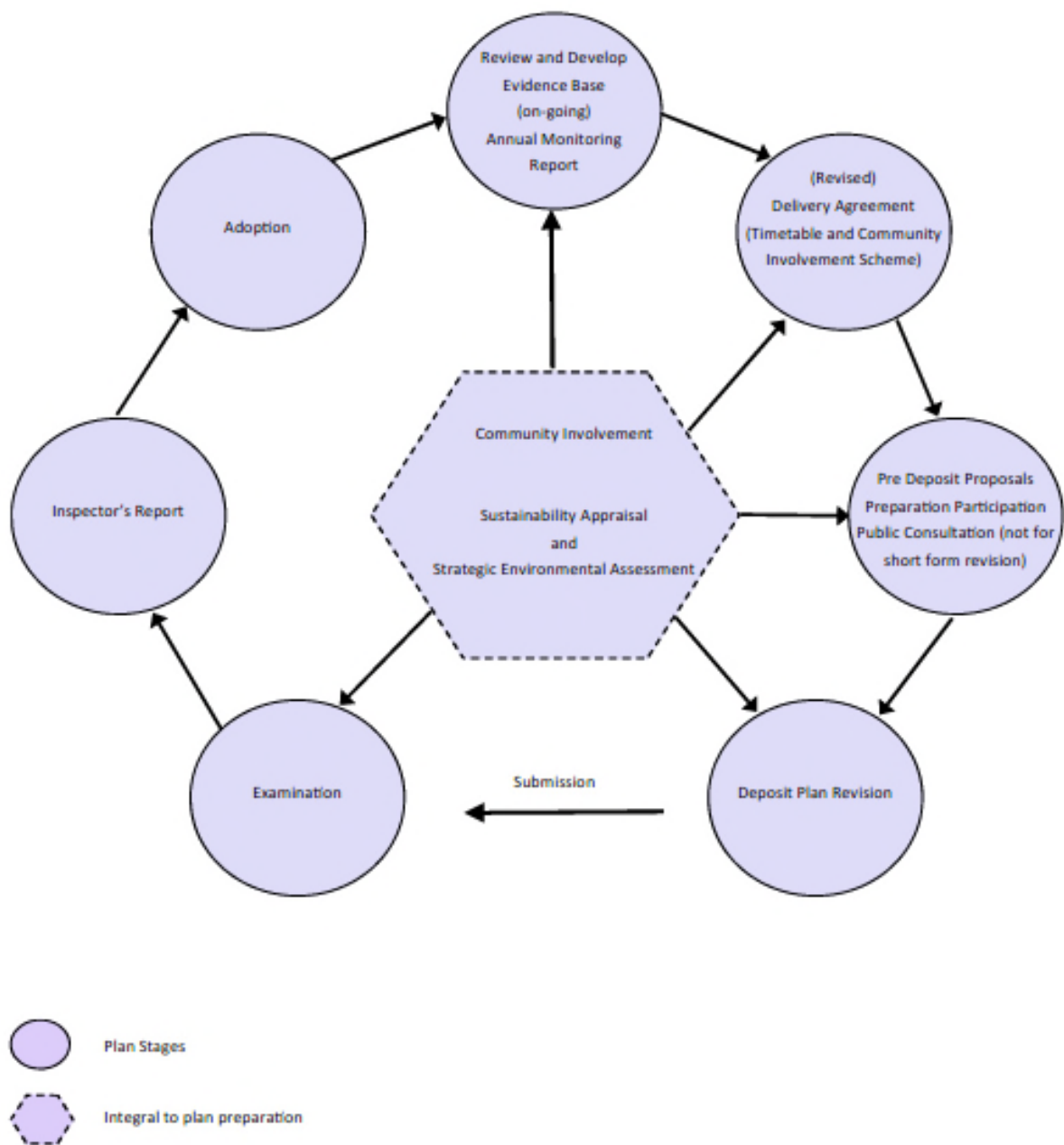
NMC Number	TERM	ACRONYM (where appropriate)	Description
	Wales Spatial Plan	WSP	A plan prepared and approved by the Welsh Government under S60 of the Act, which sets out a strategic framework to guide future development and policy interventions, whether or not these relate to formal land use planning control. Under S62 (5) (b) of the Act a local planning authority must have regard to the WSP in preparing a Local Development Plan.
	Waste		Waste is any material or object that is no longer wanted and requires disposal. If a material or object is re-usable, it is still classed as waste if it has first been discarded.
	Welsh Index of Multiple Deprivation (WIMD)		The official measure of deprivation in small areas in Wales. It is a relative measure of concentrations of deprivation at the small area level. It looks at issues such as income, housing, employment, access to services, health, environment, education and community safety.
	Wildlife Sites		Locally important sites of nature conservation adopted by local authorities for planning purposes. A designation used to protect areas of importance for wildlife at a county scale, including Section 42 species and habitats of the Natural Environment and Rural Communities Act (2006).
NMC 357	Windfall Site (non-allocated)		A site not specifically allocated for development in the a development Plan, but which unexpectedly becomes available for development during the lifetime of the a Plan. Most "windfalls" are referred to in a housing context.
	World Heritage Site	WHS	A site (such as a forest, mountain, lake, desert, monument, building, complex, or city) that is on the list maintained by the international World Heritage Programme administered by the UNESCO World Heritage Committee. The programme catalogues, names, and conserves sites of outstanding cultural or natural importance to the common heritage of humanity.

Appendix 1 to the Schedule of Matters Arising Changes

NMC 10

Replace Figure 2 with an alternative picture to provide a more up-to-date description of the Plan preparation process:

Figure 2 Local Development Plan Preparation Process Diagram



Appendix 2

Schedule of Matters Arising Changes amended since the original schedule of Matters Arising Changes was published in January 2017 (see Examination Library DA.039)

NMC 22	NMC 126	NMC 147	NMC 263
NMC 28	NMC 127	NMC 148	NMC 271
NMC 43	NMC 128	NMC 155	NMC 283
NMC 52	NMC 130	NMC 164	NMC 294
NMC 56	NMC 131	NMC 167	NMC 295
NMC 58	NMC 132	NMC 176	NMC 300
NMC 68	NMC 133	NMC 188	NMC 322
NMC 70	NMC 136	NMC 189	NMC 323
NMC 72	NMC 137	NMC 196	NMC 326
NMC 83	NMC 138	NMC 198	NMC 332
NMC 86	NMC 139	NMC 203	NMC 340
NMC 87	NMC 141	NMC 214	NMC 341
NMC 90	NMC 142	NMC 259	NMC 343
NMC 101	NMC 143	NMC 260	
NMC 110	NMC 144	NMC 261	
NMC 115	NMC 145	NMC 262	