

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

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

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 THIS MEANS A COMPLETE RE- WRITING OF THE PLAN - A REHASHING OF THE OUTDATED PLAN WILL NOT SERVE THIS PURPOSE.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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
				<p>2.94 <u>In autumn 2021 the Government consulted on possible changes to local taxes on second homes and self-catering accommodation. Further following this consultation, a consultation was launched which relates to amendments to the planning system in relation to second homes and self-catering accommodation.</u> It will be necessary to ensure that any developments in this area are taken into account considered during the preparation of the Replacement Plan and that consideration is given to how any control mechanism which may be implemented or is intended to be implemented could influence the policies contained within the Replacement Plan.</p> <p><u>2.94a Along with the possible changes in relation to the planning and local taxation system, the Government have confirmed that Dwyfor has been chosen as a pilot area. The first phase of the pilot will build on the practical support Welsh Government is already providing to address affordability and availability of housing and will be tailored to suit the needs of people in the area. More details regarding the pilot scheme is expected following the Budget, however in accordance with the Ministers wishes it is expected to look at shared equity schemes, rental solutions and empty homes.</u></p>
Councillor Gruddydd Williams	40	40/2	It is vital to consider and discuss the National and the Council's Well-being Goals as part of a consistency analysis with LDP aims. Suggestion: One of the aims of the Scheme is to increase and maintain the number of Welsh	<p>Partly accept the comment The Well-Being Goals are addressed in paragraphs 2.70 to 2.73 of the report. Further consideration of these issues will be given as the process of preparing the Replacement Plan progresses.</p>

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

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

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

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

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

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

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

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

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

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

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

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

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

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			comment (3.63). Caernarfon is a World Heritage Site, and there is a need to be positive in terms of tourism, recognising that some risks also exist.	
Sion Wyn Evans, Caernarfon Royal Town Council	19	19/3dd	3.82 - 3.85 - Location of Housing - The Council considers that with any new housing development, and determining the location of the development, it should be ensured that the infrastructure is in place in advance. In recent years new housing estates have been built in Caernarfon and the schools are full. Before building such housing estates, it should be ensured that there is sufficient space in the schools for the children, and also to consider the demographics of the area.	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Mr & Mrs Parry c/o Claremont Planning	20	20/3	It is considered that Part 3 of the Review Report appropriately identifies the issues to be reviewed when preparing the Replacement Plan. Claremont Planning however raise concern as to the Council's proposals regarding housing scale and growth set out within Section 6.4 of the Review Report. Whilst supportive of the need to ensure that the Replacement Plan is informed by an up-to-date assessment of housing need, however, the Council's assertion that the current growth figures are not appropriate in light of the Council's continued under-delivery of housing cannot be supported. The Council should instead afford a more detailed review to their spatial strategy and site selection process to ensure that those sites allocated are viable, and deliverable, within the timescales identified. If settlements which have already received their apportioned levels of growth are the most sustainable locations for development, then the further provision of growth at these settlements should be supported by the Council. The Review Report also establishes that it will be necessary for the Replacement Plan to consider the suitability of housing allocations. It is imperative to ensure that housing allocations are deliverable and site capacities informed by detailed	<p>Comment Partly Accepted It is acknowledged that the second sentence within paragraph 3.80 of the Draft Review report could be interpreted that a review of the housing figure is required due to the plan not delivering the expected level of growth. The Housing Growth section of Planning Policy Wales (PPW) (paragraphs 4.2.3 to 4.2.9) outline the matters that need to be considered in relation to the growth level included within a development plan. The remaining parts of paragraph 3.80 address these matters however for completeness reference to PPW is included within the paragraph.</p> <p>A call for sites as part of the process of preparing the Replacement Plan will be undertaken and the suitability of any sites will be assessed under this process.</p> <p>Recommendation In light of this it is recommended that the second sentence within paragraph 3.80 is deleted as shown below:</p> <p>3.80 The annual development level has not met the corresponding figure in the housing trajectory in any year since the Plan was adopted and has only met the average development figure once (in 2018/19). It is therefore considered that the growth figure needs to be re-looked at to consider its suitability and also review</p>

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

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Gareth Thomas, Natural Resources Wales (NRW)	24	24/3b	Section 3.3-3.41 discusses renewable energy, although Morlais and other offshore renewable energy schemes lie outside of the JLDP, the infrastructure that connects to the grid is of relevance and included in planning considerations and should potentially be mentioned here.	<p>Note the Comment Paragraph 3.33 does refer to Other Renewable and Low Carbon Energy Technology. Further consideration of renewable energy technologies will be given to the matter during the plan preparation process.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gareth Thomas, Natural Resources Wales (NRW)	24	24/3c	Section 3.42 – 3.46 – Managing Coastal Change – we welcome the recognition of the role of Shoreline Management Plans in this section to support sustainable coastal management decisions, particularly recognising the need for coastal change management areas. Section 3.46 notes that since the adoption of the JLDP there has been no review of the Shoreline Management Plan in the plan period. We recommend the Shoreline Management Plan Refresh project is mentioned here and check whether any significant observations were made during this review	<p>Comment Accepted Include reference to the recent Shoreline Management Plan (SMP2) health check in the report.</p> <p>Recommendation Include the changes to paragraph 3.46 as shown below:</p> <p>No review of the Shoreline Management Plan (SMP) 2 has taken place in the period since the adoption of the <u>JLDP but a refresh project and health check is currently being undertaken. Any changes to the SMP following the refresh project will be an important part of the Replacement Plan's evidence base to inform any future policies.</u> and the guidance contained in that document which influenced the current JLDP is therefore still of relevance. However, as noted above, there is now a greater emphasis on Local Authorities to be incorporating and acting on the guidance contained in the Shoreline Management Plan, it will therefore be appropriate to ensure that the relevant Policy contained in the JLDP (Policy ARNA 1: Coastal Change Management Area) is aligned with the National Planning Policy guidance.</p>
Alwyn Gruffydd	26	26/3	The Welsh language should be insisted on as a planning condition. That is to allow development if it can be ensured by condition. It happens in other countries then why the same regime could not be adopted here.	<p>Note the Comment The Welsh language is addressed in paragraphs 3.9 to 3.12 of the report. In accordance with the Planning (Wales) Act 2015 LPAs have a duty when making a decision on a planning application to have regard to the Welsh language. This is further supported by paragraph 3.25 of PPW (11th ed, Feb 2021) and in Technical Advice Note 20: Planning and the Welsh language (2017). However it is</p>

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

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

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

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			<p>RTS have a baseline of 2016 and may need to be reviewed to ensure both the amount of mineral worked since 2016 and any revised aspirations of the plan as these may in turn impact on demand for construction materials. This may have a consequential impact on the need for additional mineral reserves and upon the safeguarding of mineral resources. The Plan needs to be supported by a robust evidence base, including, annual reports from the NWRAMP.</p> <p>The report makes reference to a Sub-Regional Statement of collaboration. The Company is not aware that such a document has been prepared. This would need to be considered by the RAWP and should also be publicly available if it is to form part of the evidence base for emerging policy.</p>	<p>As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and minerals policies and the issues raised in the comment will be taken into account when revising the evidence base. The evidence base will be informed with the most up to date information available at the time.</p> <p>In terms of the comment regarding the Sub-Regional statement, the Review Report in paragraph 3.118 stipulates the requirement for Local Mineral Authorities to collaborate. Further consideration is being given to the requirement of a Sub-Regional Statement of collaboration.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Rhys Tudur, Nefyn Town Council	39	39/3a	(i) Review the effectiveness of Strategic Policy 1 and adapt it until there is a strategy to prevent falls in speakers per ward. Need to review how well countywide policies promote the language to ensure that all developments are positive to the local language and culture and that all developments that are harmful to the language and culture can be rejected.	<p>Note the Comment Although it is not the purpose of the Review Report to detail and specific changes to the Plan, as part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised regarding the effectiveness of Policy PS 1 will be taken into account when revising the Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Rhys Tudur, Nefyn Town Council	39	39/3b	(ii) The failure of the strategy of strengthening wards with 70% of Welsh speakers needs to be reviewed.	<p>Note the Comment The preparation of the Revised Plan will include a re-assessment of the current evidence base which will include the results of the 2021 Census. This means that changes in % of Welsh speakers within Wards can be considered and therefore if the Plan's policies have contributed to creating more communities with a percentage above 70% of Welsh speakers in line with the</p>

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				<p>strategic objective of the Plan. There will be a need to re-visit the objectives and vision, strategy and policies of the Plan and the issues raised will be taken to account when revising the Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Rhys Tudur, Nefyn Town Council	39	39/3c	(iii) Need to review the handling and over-tourism and have specific policies for them.	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be taken into account when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Rhys Tudur, Nefyn Town Council	39	39/3ch	(iv) The effectiveness of language reports needs to be reviewed with an assessment of their accuracy to date.	<p>Note the Comment The process of preparing the Revised Plan will provide an opportunity to assess the whole evidence base on linguistic issues including linguistic assessments and statements.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Rhys Tudur, Nefyn Town Council	39	39/3d	(v) Policy TAI 5 needs to be reviewed to make it more effective with a view to protecting Welsh Communities.	<p>Note the Comment As part of the process of preparing the Replacement Plan the evidence base, which underpins the Plan, will be updated. This will include re-visiting Local Market Housing Areas, therefore the issue raised in this comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

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Rhys Tudur, Nefyn Town Council	39	39/3dd	(vi) A strategy is needed to ensure that new developments are in the hands of local people so that each one has a 'principal primary residence' condition.	<p>Note the Comment As part of the preparation of the Revised Plan the evidence base, which underpins the Plan, will need to be updated. Consideration will have to be given to how units to greet local needs will be limited to this purpose.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/3a	<p>Extending Housing Policy 5 throughout Gwynedd</p> <p>Designate the whole of Gwynedd as a " linguistic sensitive area "</p> <p>The right to reject any development that will be new to the Welsh Language</p>	<p>Note the Comment As part of the process of preparing the Replacement Plan the evidence base, which underpins the Plan, will be updated. This will include re-visiting Local Market Housing Areas, therefore the issue raised in this comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/3b	<p>Adoption of Snowdonia National Park Policy 7 for the protection of traditional houses and buildings in the AONB. Limit horizontal size to dwelling extensions so that it reflects the requirements of the numbers living in the property. Permission should not be granted for an extension to second / holiday homes</p>	<p>Note the Comment It is not the purpose of the Review Report to detail any specific changes that will be made to the Plan. Consideration will be given to the issue raised as part of the preparation of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/3c	<p>Expanding the size of affordable housing so that it is better suited to meeting modern life needs Provide more plots for the Self Build Wales Scheme and solve the problem in relation to section 106 agreements in the context that the Bank of Wales is unable to fund Self Build Construction on the developments that have a 106 agreement</p>	<p>Note the Comment It is not the purpose of the Review Report to detail any specific changes that will be made to the Plan. Consideration will be given to the issue raised as part of the preparation of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

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Gruffydd Williams	40	40/3ch	Adding the right to convert outbuildings into houses with section 106 . This exists in England under the Permitted Development Rights and the Localism Act	<p>Note the Comment It is not the purpose of the Review Report to detail any specific changes that will be made to the Plan. Consideration will be given to the issue raised as part of the preparation of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Wendy Jakeman	44	44/3	Yes, education and training, skills, crafts and culture. More social opportunities that don't involve alcohol. More opportunities for live music.	<p>Note the Comment It is not the purpose of the Review Report to detail any specific changes that will be made to the Plan. Consideration will be given to the issue raised as part of the preparation of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Dafydd Ioan Hughes	46	46/3	Paragraph 3.8 refers to cultural values it should be clearly stated what Gwynedd Council's definition of the 'cultural values' of the Welsh communities of the area is, and how those cultural values are to be protected	<p>Note the Comment It is not the purpose of the Review Report to detail any specific changes that will be made to the Plan. Consideration will be given to the issue raised as part of the preparation of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3a	Tourism should be recognised positively within the vision and strategic objectives in replacement plan due to its significant contribution to the local economy and national planning policy support for the tourism industry. PPW provides support for the tourism industry within the Well-being goals, established holiday parks in Gwynedd and Anglesey provide significant employment opportunities for local people, which in turn allows local people to live locally and for the Welsh Language to be a key part of day to day life. PPW also recognises that there is a need to diversify the rural economy, ensuring that it is resilient to change and fit for the future, Building Better Places (July	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

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			2020), which sits alongside PPW, also highlights the value placed by the Welsh Government on the tourism industry and the need to support its recovery following the Covid-19 pandemic	
Park Leisure Ltd, c/o Litchfields	23	23/3b	The aspiration for Anglesey and Gwynedd to be places where people choose to visit should be carried forward within the Replacement LDP vision in order to reflect the trend of domestic holidays and to align with national policy.	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3c	In line with national policy, the aims of diversifying the rural economy, building on opportunities, creating employment and managing the area as a tourist destination that meets current needs and provides benefits throughout the year should be continued within the strategic objectives of the Replacement LDP.	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3ch	The emerging LDP should identify climate change as a critical challenge and support sustainable progress, whilst also providing an appropriate framework to enable development that will deliver the Councils' emerging vision and objectives. In particular, this framework should include policies that support opportunities for sustainable development including those related to domestic tourism in the UK. An attractive Welsh tourism sector will be essential to encourage domestic holidays. To achieve this, the LDP must encourage investment by a variety of companies	<p>Note the Comment Climate change is addressed in paragraphs 2.59 - 2.62 of the report. Further consideration of these issues will be given as the process of preparing the Replacement Plan progresses.</p> <p>Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
				<p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3d	<p>The emerging LDP should provide opportunities to deliver renewable energy infrastructure in appropriate places. Any future policy on renewable energy generation should provide adequate amenity protection for sensitive uses, including visitor accommodation and static caravans, against unacceptable adverse impacts of renewable energy generation, which may have unintended consequences for the visitor economy.</p>	<p>Note the Comment The issues referred to the representor have been addressed in specific parts of the Review Report.</p> <ul style="list-style-type: none"> - Renewable energy, para 3.33 - 3.41 - Tourism, para 3.63 - 3.71 <p>Further consideration of these issues will be given as the process of preparing the Replacement Plan progresses.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3dd	<p>Agree that increasing trend for domestic holidays as a result of the covid pandemic and brexit, . Even with the easing of restrictions in the coming year(s), the drivers for increased “staycations” are not likely to wane. Authorities in Wales will be reviewing how they attract important visitor spending to support their economies. This includes supporting businesses to deliver and sustain high quality tourism facilities. Failing to provide a positive policy framework will result in companies investing elsewhere and in turn tourists choosing alternative destinations.</p>	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3e	<p>The emerging LDP should maximise the opportunities provided by the tourism industry to benefit the local economy, including support for a net increase in units and changes to pitch types. The current restrictive policy does not allow for well-conceived development within areas of landscape sensitivity (SLA and AONB). Whilst the beautiful surroundings of Gwynedd and Anglesey are one of the key draws for visitors, this should not mean that any landscape designations must result in a blanket ban of additional units. There will undoubtedly be examples of where such</p>	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
			<p>development could take place without any unacceptable adverse impacts upon those designations, particularly where there are opportunities for mitigation and enhancement strategies to improve existing site context. The current policy approach does appear to be stifling opportunity for sustainable high quality development. Instead, policy should be framed in a way that can bring wider benefits to Gwynedd and Anglesey. A positive approach should also be applied to sites outside of the landscape sensitive areas. The policy in the new LDP should not impose a blanket restriction or limitation on unit numbers. Rather the policy framework should set out the criteria that need to be considered when proposing and determining planning applications for development at holiday parks. There may be site constraints that do result in only a limited increase in unit numbers but this should be a result of proper site assessment and not a starting point.</p>	
Park Leisure Ltd, c/o Litchfields	23	23/3f	<p>The Councils' concerns regarding the purchase of dwellings for second homes / holiday lets has the potential to be tempered by the provision of more accommodation on holiday parks. There is significant demand for owners to purchase caravans for holiday use at all of Haven's parks, and where Haven cannot deliver spaces or they buy dwellings to meet the need for a weekend bolthole. There are opportunities in the emerging LDP to consider these issues together and to reach positive solutions.</p>	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be taken into account when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3ff	<p>Updating the evidence base for tourist accommodation provision will need to be a key part of the emerging LDP. The scope of the review set out in para 4.3 is too narrowly focussed on the negatives of the tourist industry, rather than recognising its importance and identifying ways in which holiday operators can help the Councils achieve wider objectives of the LDP</p>	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be taken into account when revising the evidence base.</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
				<p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3g	The Draft Review Report acknowledges the evolving demand for alternative accommodation within holiday parks at paragraph 3.69. We endorse this point and note that it is important that holiday parks are able to meet the demand for a range of higher quality accommodation and facilities. However, this should not be restricted to alternative forms of accommodation, and the enhancement of existing types of accommodation on holiday parks including static caravans and lodges should also be supported by the emerging policy framework.	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3ng	The Report states at paragraph 3.63 that the tourism policies in the adopted LDP seek to support the development of an all-year round tourism industry. We endorse this position and consider that this support should be carried forward in the Replacement LDP.	<p>Note the Comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3h	The emerging LDP should provide flexibility as to how developers can achieve biodiversity net gain by including options for onsite or offsite provision of habitat and a mechanism for applicants to make a financial contribution to a local authority strategic programme. This approach, would allow for the coordinated creation of habitat in appropriate locations, which could bring greater cumulative benefits than the fragmented alternative.	<p>Note the Comment It is not the intention of the Review Report to detail any specific changes that will be made to the Plan. Consideration will be given to the issue raised as part of the preparation of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3i	Paragraph 3.70 states that the Landscape Sensitivity and Capacity Study (2014) may need to be reviewed to inform the policies in the new plan. In doing so, the Study, whilst providing helpful baseline information for consideration of the issues, can only ever be a starting point in the determination of an application. Such studies cannot look at every single site and without scrutiny cannot become a de facto designations/constraints plan. It will be vital that the Study is consulted upon – particularly if it is to be used as part of the decision-making process for planning applications	<p>Note the Comment As part of the process of preparing the Replacement Plan the evidence base, which underpins the Plan, will be updated. This will include re-visiting the Landscape and Sensitivity and Capacity Study therefore it would be premature to detail any specific changes to the plan's policies. The issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
Park Leisure Ltd, c/o Litchfields	23	23/3j	<p>A pragmatic approach should be taken when assessing landscapes and impacts. It is important to consider sites on a case-by-case basis within the broader context of the Landscape Character Areas. This is particularly important owing to the extent and scale of each Landscape Character Area as well as the variations in landscape character and site-specific characteristics within these areas.</p> <p>Furthermore, where development already has an effect, then further development should be analysed in terms of its net effect (rather than looked at in isolation) and this weighed against other benefits, such as sustainability. This approach can apply to various forms of development, not just tourism.</p>	<p>Note the Comment As part of the process of preparing the Replacement Plan the evidence base, which underpins the Plan, will be updated. This will include re-visiting Landscape Character Areas, therefore the issue raised in this comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Park Leisure Ltd, c/o Litchfields	23	23/3l	<p>Provision should be made within emerging policy for sensitively designed tourist accommodation development in or in the setting of protected landscape areas to respond to the opportunities presented by the tourism industry to boost the local economy. Sustainable, well designed development within the boundary of established parks is currently being stifled by the blanket ban on net increase in units in the SLA and AONB. Having a more flexible policy in relation to development in protected areas would allow for each proposal to be assessed on its merits and could facilitate development that is highly beneficial for the local area and its economy.</p>	<p>Note the Comment As part of the process of preparing the Replacement Plan the evidence base, which underpins the Plan, will be updated. This will include re-visiting the Landscape and Sensitivity and Capacity Study therefore it would be premature to detail any specific changes to the plan's policies. The issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Bourne Leisure, c/o Litchfields	47	47/3a	<p>Tourism should be recognised positively within the vision and strategic objectives in replacement plan due to its significant contribution to the local economy and national planning policy support for the tourism industry. PPW provides support for the tourism industry within the Well-being goals, established holiday parks in Gwynedd and Anglesey provide significant employment opportunities for local people, which in turn allows local people to live locally and for the Welsh Language to be a key part of day to day life. PPW also recognises that there is a need to diversify the rural economy, ensuring that it is resilient to</p>	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
			change and fit for the future, Building Better Places (July 2020), which sits alongside PPW, also highlights the value placed by the Welsh Government on the tourism industry and the need to support its recovery following the Covid-19 pandemic	
Bourne Leisure, c/o Litchfileds	47	47/3b	The aspiration for Anglesey and Gwynedd to be places where people choose to visit should be carried forward within the Replacement LDP vision in order to reflect the trend of domestic holidays and to align with national policy.	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Bourne Leisure, c/o Litchfileds	47	47/3c	In line with national policy, the aims of diversifying the rural economy, building on opportunities, creating employment and managing the area as a tourist destination that meets current needs and provides benefits throughout the year should be continued within the strategic objectives of the Replacement LDP.	<p>Note the Comment</p>
Bourne Leisure, c/o Litchfileds	47	47/3ch	The emerging LDP should identify climate change as a critical challenge and support sustainable progress, whilst also providing an appropriate framework to enable development that will deliver the Councils' emerging vision and objectives. In particular, this framework should include policies that support opportunities for sustainable development including those related to domestic tourism in the UK. An attractive Welsh tourism sector will be essential to encourage domestic holidays. To achieve this, the LDP must encourage investment by a variety of companies	<p>Note the Comment Climate change is addressed in paragraphs 2.59 - 2.62 of the report. Further consideration of these issues will be given as the process of preparing the Replacement Plan progresses.</p> <p>Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
Bourne Leisure, c/o Litchfileds	47	47/3d	The emerging LDP should provide opportunities to deliver renewable energy infrastructure in appropriate places. Any future policy on renewable energy generation should provide adequate amenity protection for sensitive uses, including visitor accommodation and static caravans, against unacceptable adverse impacts of renewable energy generation, which may have unintended consequences for the visitor economy.	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Bourne Leisure, c/o Litchfileds	47	47/3dd	Agree that increasing trend for domestic holidays as a result of the covid pandemic and brexit, . Even with the easing of restrictions in the coming year(s), the drivers for increased “staycations” are not likely to wane. Authorities in Wales will be reviewing how they attract important visitor spending to support their economies. This includes supporting businesses to deliver and sustain high quality tourism facilities. Failing to provide a positive policy framework will result in companies investing elsewhere and in turn tourists choosing alternative destinations.	<p>Note the Comment</p>
Bourne Leisure, c/o Litchfileds	47	47/3e	The emerging LDP should maximise the opportunities provided by the tourism industry to benefit the local economy, including support for a net increase in units and changes to pitch types. The current restrictive policy does not allow for well-conceived development within areas of landscape sensitivity (SLA and AONB). Whilst the beautiful surroundings of Gwynedd and Anglesey are one of the key draws for visitors, this should not mean that any landscape designations must result in a blanket ban of additional units. There will undoubtedly be examples of where such development could take place without any unacceptable adverse impacts upon those designations, particularly where there are opportunities for mitigation and enhancement strategies to improve existing site context. The current policy approach does appear to be stifling opportunity for sustainable high quality development. Instead, policy should be framed in a way that can bring wider benefits to Gwynedd and Anglesey. A positive	<p>Note the Comment As part of the process of preparing the Replacement Plan the evidence base, which underpins the Plan, will be updated. This will include re-visiting the Landscape and Sensitivity and Capacity Study therefore it would be premature to detail any specific changes to the plan's policies. The issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

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

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
Bourne Leisure, c/o Litchfileds	47	47/3g	Updating the evidence base for tourist accommodation provision will need to be a key part of the emerging LDP. The scope of the review set out in para 4.3 is too narrowly focussed on the negatives of the tourist industry, rather than recognising its importance and identifying ways in which holiday operators can help the Councils achieve wider objectives of the LDP	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Bourne Leisure, c/o Litchfileds	47	47/3ng	The Draft Review Report acknowledges the evolving demand for alternative accommodation within holiday parks at paragraph 3.69. We endorse this point and note that it is important that holiday parks are able to meet the demand for a range of higher quality accommodation and facilities. However, this should not be restricted to alternative forms of accommodation, and the enhancement of existing types of accommodation on holiday parks including static caravans and lodges should also be supported by the emerging policy framework.	<p>Note the Comment Tourism is an important industry in the plan area and is addressed in paragraphs 3.63-3.71 of the review report. As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and tourism policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Bourne Leisure, c/o Litchfileds	47	47/3h	The Report states at paragraph 3.63 that the tourism policies in the adopted LDP seek to support the development of an all-year round tourism industry. We endorse this position and consider that this support should be carried forward in the Replacement LDP.	<p>Note the Comment</p>
Bourne Leisure, c/o Litchfileds	47	47/3i	The emerging LDP should provide flexibility as to how developers can achieve biodiversity net gain by including options for onsite or offsite provision of habitat and a mechanism for applicants to make a financial contribution to a local authority strategic programme. This approach, , would allow for the coordinated creation of habitat in appropriate locations, which could bring greater cumulative benefits than the fragmented alternative.	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
Bourne Leisure, c/o Litchfileds	47	47/3j	Paragraph 3.70 states that the Landscape Sensitivity and Capacity Study (2014) may need to be reviewed to inform the policies in the new plan. In doing so, the Study, whilst providing helpful baseline information for consideration of the issues, can only ever be a starting point in the determination of an application. Such studies cannot look at every single site and without scrutiny cannot become a de facto designations/constraints plan. It will be vital that the Study is consulted upon – particularly if it is to be used as part of the decision-making process for planning applications	<p>Note the Comment As part of the process of preparing the Replacement Plan the evidence base, which underpins the Plan, will be updated. This will include re-visiting the Landscape and Sensitivity and Capacity Study therefore it would be premature to detail any specific changes to the plan's policies. The issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Bourne Leisure, c/o Litchfileds	47	47/3l	A pragmatic approach should be taken when assessing landscapes and impacts. It is important to consider sites on a case-by-case basis within the broader context of the Landscape Character Areas. This is particularly important owing to the extent and scale of each Landscape Character Area as well as the variations in landscape character and site-specific characteristics within these areas. Furthermore, where development already has an effect, then further development should be analysed in terms of its net effect (rather than looked at in isolation) and this weighed against other benefits, such as sustainability. This approach can apply to various forms of development, not just tourism.	<p>Note the Comment As part of the process of preparing the Replacement Plan the evidence base, which underpins the Plan, will be updated. This will include re-visiting Landscape Character Areas, therefore the issue raised in this comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Bourne Leisure, c/o Litchfileds	47	47/3ll	Provision should be made within emerging policy for sensitively designed tourist accommodation development in or in the setting of protected landscape areas to respond to the opportunities presented by the tourism industry to boost the local economy. Sustainable, well designed development within the boundary of established parks is currently being stifled by the blanket ban on net increase in units in the SLA and AONB. Having a more flexible policy in relation to development in protected areas would allow for each proposal to be assessed on its merits and could facilitate development that is highly beneficial for the local area and its economy.	<p>Note the Comment As part of the process of preparing the Replacement Plan the evidence base, which underpins the Plan, will be updated. This will include re-visiting the Landscape and Sensitivity and Capacity Study therefore it would be premature to detail any specific changes to the plan's policies. The issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

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

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
Dafydd Griffiths	4	4/4	Evidence is required on the willingness and ability of Gwynedd and Mon residents to undertake more journeys by walking, cycling and using Public Transport.	<p>Accept the comment.</p> <p>Ensuring that development is located in places that are accessible to travel by a variety of sustainable modes of transport is a key objective of National Planning Policy together with the existing LDP.</p> <p>Although it is noted in this part of the document that the evidence base list that will need to be reviewed/re-visited is not definitive, it is considered appropriate to identify work related to sustainability and accessibility as one of the issues that will need further consideration.</p> <p>Recommendation Include the additional wording to paragraph 4.4 as shown below:</p> <p>4.4 It is emphasised that the above list is not definitive and the need/demand to amend the evidence base including new evidence base when appropriate may emerge as the preparation of the Revised Plan progresses. <u>e.g. gathering further information on the accessibility and sustainability of settlements and gaining a better understanding of the links between settlements.</u></p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
John Griffiths	5	5/4	All developments should be assessed thoroughly against the Future Generations Act. There is too often, a light scrutiny of this. If something is going to be bad for the planet or for our grandchildren, then it should be disallowed	<p>Note the comment</p> <p>During the preparation of the Replacement LDP, Councils will be required to demonstrate that the Plan complies with the objectives of the act.</p> <p>Recommendation</p> <p>No changes to the Review Report in light of this comment</p>
Malcolm Brymer	6	6/4	<p>Retail demand studies to consider providing more numbers of "local" shopping opportunities to respond to the changes in "work from home" that seems to be a permanent change and therefore to reduce traffic movement.</p> <p>Housing need studies to assess to shortfall. Housing study needs to make assumptions following the change to Work from Home.</p> <p>Housing completions data to assess the need for new allocations and to re-assess more local small-scale need to again reflect the new Work from Home environment.</p>	<p>Note the comment.</p> <p>This section of the report identifies the need to prepare a retail study and to undertake further evidence gathering on housing need and growth. This part of the report is not intended to detail an exact methodology that will be used to undertake the study. It is recognised that the issues raised in the response are those that will require due attention during the evidence base gathering process.</p> <p>Recommendation</p> <p>No changes to the Review Report in light of this comment</p>
Councillor Robert Llewelyn Jones	8	8/4	Certainly- the evidence on global warming and the effects on our Islands yes Islands - I recall some years ago when I tried to convince the old Borough Council to agree to the name THE ISLES OF ANGLESEY- this as we are not one island with Ynys Cybi being the largest economic island and many other smaller islands around the main Ynys MON. Since then much of the island has been sacrificed to developers and on and on it goes. A small development in Benllech brought howls of complaints by the local Councillors and yet not a word from Ynys Mon Councillors when hundreds of houses are passed to be built on Ynys Cybi. Enough is enough - please let this beautiful island have some conservation support and not just be the fall guy for any get rich quick housing developments.	<p>Note the comment.</p> <p>The climate change crisis is one of the Councils' priorities, with a statement to that effect made by both Councils. It is noted that climate change impacts have been addressed in paragraphs 2.59 to 2.62 noting the need to weave the objectives highlighted in the Climate Change Action Plans into the Revised Plan to ensure that the Plan is a facilitator in achieving those objectives.</p> <p>Recommendation</p> <p>No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
Councillor Mike Stevens	12	12/4	<p>The original 2010 and 2017 review was grossly unfair against Tywyn designating it as a local service centre. The scoring matrix designating which settlement would be classed as urban centres contained many errors underscoring Tywyn which is a very strategic to the Dysynni Valley. Tywyn is the mother town of the area with 6 large villages, Aberdyfi, Brynchrug, Llanegryn, Abergynolwyn, Rhoslefain and Llwyngwril that look to Tywyn for all their resources. Tywyn is arguably the largest town in Meirionnydd when the populations of the 6 surrounding villages are considered. Blaenau Ffestiniog is always sited as being the largest town but that is because Ffestiniog is always counted in with it. Dolgellau and Bala are much smaller settlements than Tywyn but are given far more focus and investment.</p> <p>The evidence gathered by the Planning Policy Unit for the 2017 review was very poorly conducted. When I asked a planning officer when did they visited Tywyn to gather their evidence he said they got it from Google and various web sites. That is an appalling shoddy way of making vital decisions that effect and determine the futures of children a young people in the south of the county.</p> <p>A thorough detailed review must now be undertaken. The designated "urban" centres receive considerably more investment than local service centres. Why is there no settlement south of Porthmadog designated an "Urban" centre? Tywyn must now be designated an "Urban" centre.</p>	<p>Note the comment.</p> <p>This section of the report identifies the need to re-visit the Settlement Strategy. Further consideration will in turn be given to the methodology used to identify the settlement strategy including consideration of the role of those settlements in serving the wider neighbouring communities.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Councillor Aled Evans	16	16/4	Welsh Language and Culture - The GWYNEDD HOUSING RESEARCH REPORT - Emyr Edwards presented at a Gwynedd Council briefing meeting 12/12/21 needs to be considered. Although the research is some years old it	<p>Note the comment</p> <p>The review of the JLDP will certainly consider any link between housing provision and impact on the Welsh Language. In reviewing the Plan we will consider the performance of existing housing</p>

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			really needs to be updated using alternative methods if possible.	<p>policies and strategy since the Plan was adopted. In this respect the review will consider documents that have been prepared and relevant research that has been undertaken. There will also be full consultation with other Anglesey and Gwynedd Council departments, such as the Research Unit, along with relevant external stakeholders.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Peter Nicholas Horsley, Mineral Product Association Cymru/Wales	18	18/4	<p>The Councils are members of the North Wales Regional Aggregates Working Party (NWRAP). It is imperative that the evidence base is supported by the RAWP annual reports, both historic and current. Unfortunately, despite many requests to the NWRAP and Welsh Government, these reports remain unpublished. In the absence of such documents, it is difficult to see how any replacement plan could be considered sound.</p> <p>We urge the Councils to press the RAWP Secretary and WG to ensure the evidence is made available and this is done so prior to the RDLP being published for comment.</p>	<p>Note the comment</p> <p>Every effort will be made to ensure that the Report is published, to ensure that it gives the most accurate and up-to-date picture of the situation in moving forward with the process of preparing the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Sion Wyn Evans, Caernarfon Royal Town Council	19	19/4	<p>The Council considers that clarity is required in terms of allocating land for development or not.</p> <p>There was a need to look at the benefits, and positive aspects, of tourism.</p> <p>Consideration should be given to the impact of the new bypass on the prosperity of Caernarfon town centre, looking at the opportunities and risks.</p> <p>There were no vacant units to be filled at Cibyn Industrial Estate in Caernarfon, and this should be taken into account.</p>	<p>Note the comment.</p> <p>As noted in the report it is intended that further research will be undertaken in relation to issues relating to tourism, housing land allocations and employment sites as part of the preparation of the Replacement Plan. All of these documents will be available for inspection in the public domain as part of a library of documents that will be prepared to support the Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gareth James	21	21/4	In Paragraph 4.8, when referring to the Well-being Act and noting that 'the JLDP was considered compatible with	Note the comment

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
			<p>the well-being objectives' without reference to independent robust evidence was a presumption. The requirements of the Well-being Act are of course very challenging while at the same time an opportunity to maximise the value of Plans, strategies and policies to residents. You are required to consider the impact of the Plan more than its outcome. This includes in the case of Well-being Objective 4 - Protecting and Promoting the Welsh Language - the need and opportunity to demonstrate how the LDP is having an impact on the number and percentages of Welsh speakers in Gwynedd communities with due regard to side effects such as cumulative levels in an area, and increasing the housing stock to the open market.</p> <p>A key factor in this area is that demand for housing appears to be partly (and possibly mainly) driven by the 'gentrification' of the housing market, namely investments rather than housing need. This may be driving a decline in the number and percentages of Welsh speakers as a knock-on effect to the implementation of the LDP. There is no current provision to measure this in the LDP and as a result it could be undermining one and perhaps more of the Anglesey and Gwynedd Well-being Objectives.</p> <p>Although the Council has the capacity to provide some data, it will require external expertise to produce a complete assessment of the situation to consider the true impact of the LDP over the past decade.</p> <p>Suggestion Please state clearly how you came to the view that the LDP has contributed positively to The Well-being Objective 4 of Gwynedd and Anglesey - Protecting and Promoting the Welsh Language. In Gwynedd and</p>	<p>During the Public Examination of the current LDP and at the request of the Planning Inspector, the Councils demonstrated that the Joint LDP aligns with the well-being goals set out within the act. This was done by submitting evidence to the Inspector that set out how the Policies contained in the Joint Local Development Plan aligned with the well-being objectives. That evidence was accepted by the Inspector.</p> <p>It will be necessary to ensure that the Replacement Plan is aligned with the well-being goals, ensuring that they are central to the plan's strategy and vision.</p> <p>Given that sustainable development is the core principle of the Joint LDP (and the associated Strategic Environmental Assessment), there are clear links between the aspirations of the LDP and the Well-being Act/ Local Well-being Plans.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
			<p>Anglesey that would mean increasing (or maintaining) the number and percentages of Welsh speakers between 2011-2021, and preventing the loss of the language to future generations. Please provide a link to clear independent evidence to support your answer.</p> <p>OR</p> <p>One of the aims of the Plan is to increase and maintain the number of Welsh speakers in the County's communities. It is requested that external experts in language planning and community sociology assess the impact of the Plan on the numbers and percentages of Welsh speakers in the County.</p>	
Park Leisure Ltd, c/o Tobias Robinson	23	23/4	<p>The Councils' proposed review of evidence in relation to tourism should take a positive approach, taking into account the opportunities presented by potential growth in the tourism industry and not only the challenges it presents. This should include consideration of the potential to increase provision of a range of different types of accommodation and of ways to increase the length of the holiday season. The scope of this review ought to be carefully considered prior to the commissioning of any such work.</p>	<p>Note the comment</p> <p>As part of the process of preparing the Revised Scheme I will need to revise the evidence base in this area as the latest evidence will be taken into account in doing this as it would also take account of any Council strategy relating to the visiting economy. This evidence will be used when considering a need for changes to tourism policies.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Jeremy Lambe, Lambe Planning and Design	25	25/4	<p>Tourism evidence base (to reflect current circumstances), defining and recognising the significant economic and employment benefits that tourism brings, as well as balancing the requirements of the local communities, the Welsh language and the need for local housing that is affordable and uses sustainable and environmentally friendly building techniques and materials.</p>	<p>Note the comment.</p> <p>As part of the process of preparing the Revised Scheme I will need to revise the evidence base in this area as the latest evidence will be taken into account in doing this as it would also take account of any Council strategy relating to the visiting economy. This evidence will be used when considering a need for changes to tourism policies.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
Alwyn Gruffydd	26	26/4	The Welsh language should be insisted on as a planning condition. That is development should only be allowed if it can be ensured by condition. It happens in other countries then why the same regime could not be adopted here.	<p>Note the comment.</p> <p>The Welsh language is addressed in paragraphs 3.9 to 3.12 of the report. In accordance with the Planning (Wales) Act 2015 LPAs have a duty when making a decision on a planning application to have regard to the Welsh language. This is further supported by paragraph 3.25 of PPW (11th ed, Feb 2021) and in Technical Advice Note 20: Planning and the Welsh language (2017). However, it is not the purpose of the Replacement Plan to detail any specific planning conditions.</p> <p>Determining planning applications on linguistic ability goes beyond the capability of the planning system as set out in paragraph 2.6.4 of TAN20: “LDP policies must not seek to introduce any element of discrimination between individuals on the basis of their linguistic ability. Planning policies must not seek to control housing occupancy on linguistic grounds”.</p> <p>A Welsh Language Impact Statement will be undertaken to assess the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Eva Stevens	31	31/4	I don't know enough to say.	No response required.
Nina Bentley	34	34/4	We need environmental impact to be the focus, the central reasoning of all policy and all developments, and we need more group accountability within and outside of planning	<p>Note the comment.</p> <p>As part of the process of preparing the Replacement Plan together with the preparation of the accompanying Sustainability Appraisal, the impact of the Plan on environmental issues will receive appropriate and due consideration.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Noel Davey, Campaign for the	35	35/4	Analyse recent approved and refused planning applications in the context of potential cumulative impact (e.g. house rebuilds/major extensions in coastal villages,	Note the comment

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Protection of Rural Wales			caravan and glamping sites, agricultural sheds and slurry storage structures) and the interpretation and application of PCYFF policies.	<p>As part of the process of preparing the Replacement Plan the service will review PCYFF policies and issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Rhys Tudur, Nefyn Town Council	39	39/4	<p>(i) The language of a school households through Estyn and Council statistics.</p> <p>(ii) A statistical comparison of the affordability of communities by looking at house prices and possibly land transaction tax. This is key evidence to measure the sustainability of communities for Future Generations.</p> <p>(iii) An assessment of the accuracy of linguistic assessments that have been.</p> <p>(iv) Statistical evidence to measure the effectiveness of TAI 5.</p> <p>(v) Provide 'forecasts' projections of the numbers of Welsh speakers in communities by comparing change from one census to another as well as land transaction statistics.</p>	<p>Note the comment</p> <p>The Replacement Plan will be informed by an updated evidence base which will enable the Councils to re-examine the strategy and policies in relation to the Welsh language and also housing. The Review Report specifies that linguistic and housing issues will be considered as part of the process of preparing the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/4	<p>In Paragraph 4.8, when referring to the Well-being Act and noting that 'the JLDP was considered compatible with the well-being objectives' without reference to independent robust evidence was a presumption. The requirements of the Well-being Act are of course very challenging while at the same time an opportunity to maximise the value of Plans, strategies and policies to residents. You are required to consider the impact of the Plan more than its outcome. This includes in the case of Well-being Objective 4 - Protecting and Promoting the Welsh Language - the need and opportunity to demonstrate how the LDP is having an impact on the number and percentages of Welsh speakers in Gwynedd communities with due regard to side effects such as</p>	<p>Note the comment</p> <p>During the Public Examination of the current LDP and at the request of the Planning Inspector, the Councils demonstrated that the Joint LDP aligns with the well-being goals set out within the act. This was done by submitting evidence to the Inspector that set out how the Policies contained in the Joint Local Development Plan aligned with the well-being objectives. That evidence was accepted by the Inspector.</p> <p>It will be necessary to ensure that the Replacement Plan is aligned with the well-being goals, ensuring that they are central to the plan's strategy and vision.</p> <p>Given that sustainable development is the core principle of the</p>

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

Name and Organisation	Person Id	Rep Id	Summary of Comments	Service Response and Recommendations
			impact of the Plan on the numbers and percentages of Welsh speakers in the County.	
Wendy Jakeman	44	44/4	Probably. Lack of diversify at the head of most organisations result in narrow view's and objectives being set. And I don't mean that diversity =women, true diversity recognises no borders, or barriers to taking part. Not educational, nor socio-economic, or indeed, marital status or notions of ownership.	<p>Note the comment.</p> <p>As part of preparing the replacement plan it will be necessary to undertake an equalities impact assessment which will ensure that the plan is fair and does not present barriers to participation or disadvantage any protected groups from participation in the process of preparing the plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Ieuan Wyn, Cylch yr Iaith	46	46/4	In relation to paragraph 3.5 evidence should be included showing that the implementation of the Plan Strategy since its adoption protects the cultural character of the county's communities.	<p>Note the comment.</p> <p>As part of the process of preparing the Replacement Plan it will be necessary to re-visit the existing strategic objectives and policies of the Plan ensuring that these remain relevant and meet the needs of our communities now and in the future. The assessment of relevant indicators in the Annual Monitoring Reports would form part of the evidence base in this regard.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Bourne Leisure, c/o Tobias Robinson	47	47/4	The Councils' proposed review of evidence in relation to tourism should take a positive approach, taking into account the opportunities presented by potential growth in the tourism industry and not only the challenges it presents. This should include consideration of the potential to increase provision of a range of different types of accommodation and of ways to increase the length of the holiday season. The scope of this review ought to be carefully considered prior to the commissioning of any such work.	<p>Note the comment</p> <p>As part of the process of preparing the Revised Scheme I will need to revise the evidence base in this area as the latest evidence will be taken into account in doing this as it would also take account of any Council strategy relating to the visiting economy. This evidence will be used when considering a need for changes to tourism policies.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

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

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
Elen Wyn Parry	2	2/5	I support the need to re-look at the report together with the intention to review the Development Plan as needs in villages together and the economy have changed and the Plan will need to be amended to catch up with these changes. I am strongly of the view that a full review of the Plan needs to be undertaken as soon as possible to save our communities before it is too late.	<p>Note the comment</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
John Griffiths	5	5/5	I am strongly of the view that a full review of the Plan needs to be undertaken as soon as possible to save our communities before it is too late.	<p>Note the Comment</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Y Cyngorydd Mike Stevens	12	12/5	The current JLDP needs completely scrapping not simply reviewed. Joint working with Anglesey has been a disaster for the south of Gwynedd. Collaboration with neighbouring counties is very important however Gwynedd has a much larger boarder with Conwy and Powys than with Anglesey so why then are we tied at the hip to Anglesey? It has been intimated by some Councillors that the Welsh Government forced Gwynedd to have a joint working relationship with Anglesey. That is not true. The Welsh Government suggested joint working but there was no compulsion. For future	<p>Note the comment The future of the Joint Planning Service is not part of the Local Development Plan process.</p> <p>Both Councils believe that there is a strong cross-boundary relationship between them in terms of function, economy, infrastructure and policy. This means that collaboration on a development plan made planning and economic sense.</p> <p>Recommendation</p>

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
			generations in the south we need a new "Gwynedd Development Plan" with focus on the whole of this county from north to south and east to west.	No changes to the Review Report in light of this comment
Donna Watts	13	13/5	We consider that a full review of the plan is needed. There have been many changes since the plan was adopted in 2017 - the plans for Wylfa, Covid 19 pandemic and Brexit. These have led to major changes in the nature of the housing market, a number of second homes and house prices.	<p>Note the comment It is not the purpose of the Review Report to detail any specific changes that will be made to the Plan. Any new national planning policy guidance will be considered and be central to the review process.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Y Cynghorydd Aled Evans	16	16/5	On one hand, one would agree but the impact which the housing market has on the Welsh language deserves stronger attention.	<p>Note the Comment Full consideration will need to be given to linguistic and housing issues during the preparation of the Replacement Plan. It is premature at this stage to give consideration to the exact detail of the conduct of the Review.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Vida Kelly	17	17/5	I am fully supportive of the principles of a full review of the local development plan. The land which we own in Tremadog borders on Dublin Street. Although it is within a flood zone, it is nonetheless, a defended zone and therefore could be considered in the future. It is in close proximity to Craig Madog and borders on Dublin Street and would therefore have access to all mains services. I understand there is a demand for new housing in the area.	<p>Note the comment Development boundaries is something that will be addressed during the preparation of the Replacement Plan. It is premature at this stage to consider the exact details in relation to this comment.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Sion Wyn Evans	19	19/5	Agree that a full review of the Plan is required.	Note the comment

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
				<p>Recommendation No changes to the Review Report in light of this comment</p>
Mr & Mrs Lindsey Parry	20	20/5	<p>The conclusion that a full review of the Local Plan will be required is supported by Claremont Planning. Undertaking a full review of the Local Plan will ensure that the Development Plan for the county is informed by the most up-to-date legislation and national planning policy whilst also responding to contemporary issues including climate change. Claremont Planning however challenge the Council's rationale underpinning their decision to undertake a full Local Plan review. Within Section 6 of the Review Report the Council assert that there are no substantive issues highlighted within their Authority Monitoring Reports, finding that contextual changes associated with the COVID-19 pandemic, and Brexit necessitate a full Plan review instead. Claremont Planning however consider that the Review Report illustrates that the Council is consistently underdelivering housing and as such the adopted Local Plan's spatial strategy is not being implemented effectively. This under delivery is also having implications on other areas of the Plan and indicators of the Plan's success, such as affordable housing. Paragraphs 3.96-3.98 of the Review Report establish that a total of 201 affordable units will need to be delivered by March 2021 in order to meet the Council's 1,572 affordable units by 2026 target. Within these paragraphs the Council considers that this slippage has occurred on sites designated for housing in the Plan where these sites would have been expected to provide a percentage of affordable housing. Claremont Planning therefore raise concern that the Council has failed to acknowledge both their under delivery of housing, but the wider implications of this on the affordability of housing within the County as part of their Review Report. Indeed, Claremont Planning consider that the ineffective</p>	<p>Note the Comment Although it is not the purpose of the Review Report to detail and specific changes to the Plan, as part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised regarding the scale of housing in the plan area will be taken into account when revising the evidence base. Further work in the preparation of the Replacement Plan will review updated plans and strategies relating to housing.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
			<p>implementation of the adopted Local Plan's spatial strategy alone would be sufficient to warrant a Local Plan review. Although responding to contextual issues and ensuring the Plan is based on the most recent national planning policy is pertinent, it is considered that the Local Plan review must therefore also include a review of the county's housing requirement and undertake a more detailed analysis of promoted sites to ensure that all allocations are deliverable in the broadest sense but also that the level of housing proposed through each allocation can realistically be delivered once any technical constraints have been considered.</p>	
Jeremy Lambe	25	25/5	<p>Due to the significant changes that have taken place since 2020 primarily due to the Pandemic and Brexit, it is important to ensure that if a full plan review takes place, the Plan is based on the most recent National Planning Policy Guidance, the National Planning Framework, Future Wales: The National Plan 2040, and also evidence based Plans and studies relating to tourism and the hospitality sector.</p>	<p>Note the comment It is not the purpose of the Review Report to detail any specific changes that will be made to the Plan. Any new national planning policy guidance will be considered and be central to the review process. The effects of Brexit are matters that will need to be considered when preparing the replacement plan. The most recent and up to date evidence as to the effects of Brexit will be used to inform the replacement plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Alwyn Gruffydd	26	26/5	<p>I am very pleased to see that a full review of the scheme will be undertaken although the word URGENT could have been added to this clause. I am also very pleased to see that the need for "significant" changes to the current Plan is anticipated. In fact the current plan should not have been introduced at all. As a result there is an opportunity here to extend horizons offering progressive and far-reaching planning policies that reflect the real needs of our Welsh-speaking communities.</p>	<p>Note the comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the existing policies of the Plan and respond to the most recent evidence ensuring that these remain relevant and meet the needs of our communities now and in the future.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

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

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
Y Cyngorydd Robert Llewelyn Jones	8	8/6	The Welsh language is paramount to our way of life and yet it has been an add on by planners after decisions have been made. It will continue to be smothered by English unless conscious decisions are made to say no to huge developments like the both allowed on Newry Beach and Penrhos Woods. What are planners after? Are they wanting to turn Ynys Cybi into a Butlins Complex and what will that do to the remaining Welsh language in Caergybi. Refuse these developers the permission they are after or take it for granted that	<p>Note the comment Full consideration will need to be given to linguistic issues etc. during the process of preparing the Replacement Plan. It is premature at this stage to consider the exact content of the replacement plan.</p> <p>It isn't considered appropriate to comment on specific applications/developments within the Review Report.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
			<p>our largest town becomes an English language town - please realise this is going to happen - come on you have the power to refuse now we all understand the dangers of global warming.</p>	
<p>Y Cyngorydd Mike Stevens</p>	<p>12</p>	<p>12/6</p>	<p>Too many young Welsh speakers are forced to move out of Wales because of lack of job opportunities and increasingly lack of affordable housing If the Welsh language is to grow and thrive more investment and focus needs to be given to towns like Tywyn to retain young families.</p>	<p>Note the comment Language issues, affordable housing and employment opportunities will need to be fully considered during the preparation of the Replacement Plan. It is premature at this stage to consider the exact details of the emerging Replacement Plan</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p>Vida Kelly</p>	<p>17</p>	<p>17/6</p>	<p>It is very important for local Welsh people to be able to purchase homes in the area.</p>	<p>Note the comment Consideration will be given to the effectiveness of the Plan's housing policies during the process of preparing the replacement plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p>Sion Wyn Evans</p>	<p>19</p>	<p>19/6</p>	<p>According to the 2011 Census 80% of people in the Caernarfon area spoke Welsh, the highest percentage of all areas across Gwynedd and Wales at the time. Caernarfon is also a World Heritage Site. The town and its economy are dependent on tourism, and it is important to continue to develop that sector in order to create jobs in a way that protects the language and the culture of the town.</p>	<p>Note the comment Further consideration of these issues will be given as the process of preparing the Replacement Plan progresses.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
<p>Jeremy Lambe</p>	<p>25</p>	<p>25/6</p>	<p>To continue promoting the Welsh language and the unique culture of Wales in all proposals, promote the use of bi-lingual signage, wherever possible source supplies from</p>	<p>Note the comment Policy PS 1: The Welsh Language and Culture, safeguards, promotes and supports the use of the Welsh language. By</p>

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
			<p>local businesses and use local labour force.</p> <p>Within tourism facilities provide information about local shops, local restaurants, local services and visitor attractions, which promotes awareness of the area, the importance of the Welsh language, and encourage visitors to spend money in the local economy.</p> <p>Encourage proposals that will minimise migration from the area, and that will sustain employment within the local community, supporting local trades and supporting local businesses, many of which rely on tourism as a main source of income.</p>	<p>applying these Policies the Planning Services considers the Welsh language, when it is appropriate to do so, within the legislative and relevant national planning policy requirements.</p> <p>In accordance with Policy PS 1 of the Plan, information must be gathered and received about certain types of developments in order to reach a conclusion about the impact of the proposed development, and how the proposed development safeguards, promotes and supports the Welsh Language, e.g. are there any benefits to the Language, does the proposal need to be amended, is there a risk to the well being of the Welsh language and can the impact be mitigated in a way that mitigates risk, can the benefits be maximised, and how can the situation in the community be monitored. In respect of decisions made on a planning application, the emphasis will be on avoiding developments that would cause substantial harm to the character and language balance within a community. Planning authorities will take into account proposals, which seek to maximise the benefits where those considerations are relevant to the application.</p> <p>In the case of signs and advertisements that are subject to planning control, criterion 5 of Policy PS 1 promotes the provision of bilingual signage in public places that are part of the development. Further consideration of these issues will be given as the process of preparing the Replacement Plan progresses.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Dylan Clarke	29	29/6	<p>Many of the planning policies needed to deal with the climate emergency would also have a positive effect on the Welsh language. For example supporting smaller independent shops in towns rather than large corporations on the outskirts, dependent on cars, money flowing out to</p>	<p>Note the comment It is not the purpose of the Review Report to detail any specific changes that will be made to the Plan. Climate change and its relationship with sustainable development considerations including the Welsh language will be central to</p>

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
			the markets rather than reinvested in the local community, community renewable energy projects. Sheep's wool insulation. etc	<p>the review process. Consideration will be given to all Welsh Government strategies, plans, policies and guidance relating to climate change that are current when preparing the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Catrin Sion	7	7/6	To sustain the welsh language we must have work opportunities and the plan must bear this in mind	<p>Note the comment Full consideration will need to be given to linguistic and employment issues during the process of preparing the Replacement Plan. It is premature at this stage to consider the exact details in relation to this comment.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Rhys Tudur	39	39/6	A more detailed analysis of language statistics rather than complete dependency on the census. The relative sustainability of communities needs to be looked at to consider what the finer will be in terms of Welsh speakers in years. There is a need to create forecasts of numbers of speakers rather than relying on collected and outdated stings. The document does not propose that language strategies need to be strengthened and is much needed in the face of the fall in the percentage of Welsh speakers and the failure of our current strategic policies. A better strategy is needed for preventing contraction in Welsh-speaking areas.	<p>Note the comment As part of the process of preparing the Replacement Plan it will be necessary to assess any new statistics relating to the Welsh language to ensure that the Plan is based on the most relevant published information. It is noted that it is not the role of the Report nor the JLDP to strengthen language strategies. Due consideration will be given to any new strategies or plans relating to the Welsh Language during the process of producing the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
Gruffydd Williams	40	40/6a	Until the number of houses required is reviewed, counting those raised in already, and those that have been granted permission, then that there is a moratorium on allowing any further dwellings. (This would of course take away the number designated for Wylfa Newydd).	<p>Note the Comment Although it is not the purpose of the Review Report to detail and specific changes to the Plan, as part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised regarding the scale and location of housing in the plan area will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/6b	Following the granting of numerous developments on the basis that language assessments claim that there would be no negative impact on the Welsh language, that these are analysed to find out what the actual impact was and consider whether this is the best methodology.	<p>Note the Comment The process of preparing the Revised Plan will provide an opportunity to assess the whole evidence base on linguistic issues including linguistic assessments and statements.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/6c	Designate the whole of Gwynedd as an "area of linguistic sensitivity". Denote particular areas for special sensitivity where no raising or letting social housing but for Welsh speakers/local people. Also expand the Local Market Housing Scheme throughout the county so that housing is on new estates which are currently open market housing are becoming limited to people local/Welsh speakers and sold at a price within their reach. (This would avoid attracting influx of people and also allow an opportunity to make second short-term homes and holiday homes from new housing on estates. Would need appropriate mechanism to measure demand for Local Market Housing).	<p>Note the Comment The review of the JLDP will certainly consider any link between housing provision and impact on the Welsh Language. In reviewing the Plan we will consider the performance of existing housing policies and strategy since the Plan was adopted. In this respect the review will consider documents that have been prepared and relevant research that has been undertaken. There will also be full consultation with other Anglesey and Gwynedd Council departments, such as the Research Unit, along with relevant external stakeholders.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/6ch	Buying/Occupying Empty Houses and buying houses on the open market: The County Council/Councils (or agencies on his/her behalf) to buy empty properties with a view to	Comment not Relevant

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
			letting the houses to local people/Welsh speakers. A plan of the kind to be more progressive in order to make more appropriate use of the housing stock present.	<p>However, the issue of the purchasing houses by both Local Authorities is not relevant to the process of producing the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/6d	'Buying a Home – Wales' Scheme. (Only 5 applicants benefited from the scheme in 2020.) The scheme should have wider use and provide a loan much higher in terms of the equity percentage of properties for local people/Welsh speakers.	<p>Comment the Relevant However, making amendments to the Buying a Home – Wales Scheme is outside the remit of the process of producing the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/6dd	Mortgage Scheme. Gwynedd Council has the right and the means to provide mortgages as a scheme to protect and promote Welsh-speaking communities.	<p>Comment not Relevant However, the provision of mortgages to promote Welsh-speaking communities is outside the remit of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/6e	Other comments: Adopt Snowdonia National Park Authority Policy for the protection and substantial demolition/rebuilding/refurbishment of traditional houses and buildings. Expand the floor size of affordable housing so that they are more suitable. Provide more plots for the Wales Self Build Scheme. Add the right to convert barns into dwelling houses subject to family requirements. The right is not part of the Local Development Plan, but areas in England have the right under Permitted Development Rights under the Location Act. Add the right to convert holiday units into dwelling houses (Condition 106 for local people/Welsh speakers.)	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issue raised regarding the scale and location of housing in the plan area will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/6f	Restrict the right of County Council officers to be able to allow changes to planning applications at their own discretion.	<p>Comment not Relevant This is not relevant to the process of producing the Replacement Plan.</p>

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
				<p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/6ff	Define over-provision in the various types of tourist development such as second homes, short-term holiday accommodations, tent/glamping camps, fields caravans/holiday cabins and other developments, setting thresholds for the different categories in communities.	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/6g	The installation of Welsh or bilingual information signs and instructions (with Welsh in front of or above English) outside and inside business premises is a condition of receiving planning permission.	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/6h	With developments that intend to employ, local employment and consideration of the Welsh language should be a condition of planning permission, with the exception of posts that can be clearly demonstrated that the appropriate specialisms are not available locally. With developments offering employment, the applicant should provide robust evidence of the numbers proposed to be employed, so that Gwynedd Council cannot be misled with empty promises.	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Wendy Jakeman	44	44/6	Produce overlapping document's, make it available in any language including signing, braille and illustration.	<p>Note the comment Both Councils' Welsh Language Policies make it necessary for any written material intended for public use, and written by the Councils themselves to be provided bilingually. This includes written printed material and materials published electronically.</p> <p>Recommendation</p>

Name and Organisation	Person ID	Rep Id	Summary of Comments	Service Response and Recommendation
				No changes to the Review Report in light of this comment
Ieuan Wyn	46	46/6	Comments in relation to the position of Welsh as a community language are set out in the other parts of the form.	<p>Note the comment</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Question 7 – Any other matters?

Name and Organisation	Person Id	Rep. Id	Summary of Comments	Service Response and Recommendation
Malcolm A Brymer	1	1/7	<p>Priority to be given to a review of the number of dwellings needed for the next phase (2022 onwards) for all sectors housing including Social, public and private rented, supported living and the private sector.</p> <p>A Call for Sites to deal with this urgent need for Housing. And a further Call for Sites to deal with the urgent need to develop the economy in Gwynedd with new modern and suitable business, tourism and infrastructure sites. Such sites to be</p>	<p>Note the Comment</p> <p>Although it is not the purpose of the Review Report to detail any specific changes to the Plan, as part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised regarding the scale of housing in the plan area will be considered when revising the evidence base. With regards to the need for a call for new sites, it is noted that in</p>

Name and Organisation	Person Id	Rep. Id	Summary of Comments	Service Response and Recommendation
			<p>brought forward within the next 1-3 years (therefore being well located to satisfy business demand, ready for development to prevent delays such as experienced with Housing and on good travel routes and locations to ease additional travel and to help create the 2040 and 2050 Vision set out in this Draft Review Report.</p> <p>A follow up of all Candidate sites assessed previously and a new assessment of these based on the latest estimates and on deliverability so as to reverse the current shortfall in new dwelling stock that has been experienced from 2017-2021.</p>	<p>accordance with the Local Development Plan Regulations, the Councils will undertake a Call for Candidate Sites exercise where submissions will be invited from interested parties who wish to have land considered for inclusion within the Replacement Plan, either for development, re-development or protection from development.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
John Griffiths	5	5/7	<p>I have two points which may seem relatively trivial after consideration of the need to plan for the future of the planet. However, I have observed that there is a distrust in the planning processes. This distrust can often be based on decisions that are Delegated and/or when the views of Community Councillors are disregarded. In my area alone (Seiriol ward) there are many things that happen with a total disregard to the views of the population who generally would like to see less development and more conservation. The second point is that the Lairds site in Beaumaris needs to become a priority for proper scrutiny. It has the potential for housing and employment and yet fails to attract the attention of our County Councillors.</p>	<p>Note the Comment Public consultation and involvement is a legislative requirement in the process of developing Local Development Plans. It is a requirement for the public, relevant stakeholders and statutory consultees to be consulted at different stages of the plan-making process. The Welsh Government's planning policy, contained in Planning Policy Wales encourages local planning authorities and applicants to discuss proposals before a planning application is formally submitted. With any application consideration is given to all relevant material planning considerations before a decision is made. However, the issue of public consultation relating to individual planning applications is not relevant to the process of producing the Replacement Plan. With regards to the Lairds site in Beaumaris, it is not the purpose of the Review Report to detail any specific changes that will be made to the Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Cnllr Robert Llywelyn Jones	8	8/7	<p>This review has come at a crossroads for our world - WE EITHER CHANGE THE WAY WE LOOK AT PLANNING MATTERS OR CONTINUE TO GO AFTER PLEASING UNSCRUPULOUS DEVELOPERS.</p> <p>I have tried all my council life (over 40 years) to make our Ynys Mon Council see sense only to be laughed at. I will not hold my breath on any change in Council thinking as it needs brave men and women to admit they got it wrong and to</p>	<p>Note the Comment</p>

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			<p>change their approach to planning matters. Even now I went to my local library to see if they had a copy of the review to the JDP review only to be told no copy available.</p> <p>Officers hold all the cards and I find it difficult to see any radical change happening in their attitude towards saving our planet. I am available at any time to enlarge on my experiences.</p>	
John Glyn Robinson	9	9/7	<p>I would like to draw your attention to land that we have at Tyn y Weirglodd, Penygroes approximately 1.9 hectares within the boundaries of the village of Penygroes. The land is suitable for around 60 houses and will go on the market in the coming weeks. In addition, I put 3.25 hectares of land that we have opposite and Macpella Cemetery, Penygroes before you in 2015/2016 (SP155) which the department called it at that time. This land is suitable for approximately 120 houses. This is available for housing if desired.</p>	<p>Note the Comment It is not the intention of the Review Report to detail any specific changes that will be made to the Plan. Consideration will be given to the issue raised as part of the preparation of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Tom Brooks	10	10/7	<p>I was surprised not find a section outlining the involvement of the public through consultation on various topics and at different stages during the review, given the greatest impact of the new plan will be on the public.</p>	<p>Note the Comment Public consultation and involvement is a legislative requirement in the process of developing Local Development Plans. It is a requirement for the public, relevant stakeholders and statutory consultees to be consulted at different stages of the plan-making process including the emerging Replacement Plan. The Delivery Agreement, produced at the start of the Plan process includes the timetable and the Statement of Community Involvement. The Statement ensures that members of the public as well as key stakeholders are part of the process of preparing the Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Guto Gwyn	11	11/7	<p>In the refreshed plan, it would be useful to include the Six Policy Goals mentioned within the Welsh Government's 'Health and Social Care in Wales – COVID-19: Looking Forward (2021)' document. This strategy outlines various priorities including a need to build new ways of working, and develop</p>	<p>Note the Comment There is the requirement for Local Development Plans to have regard to new relevant legislation. Due regard will be given to the relevant Welsh Government publications on addressing the Covid 19 recovery when preparing the replacement plan.</p>

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			<p>opportunities to do things differently following the pandemic. In addition, 'long-Covid' effects and impacts will need to be assessed and anticipated, which would in turn assist with our ability to build resilience within our public services, in tandem with a robust recurring vaccination programme to protect the most vulnerable in our society.</p>	<p>Recommendation No changes to the Review Report in light of this comment</p>
Cnllr Mike Stevens	12	12/7	<p>The review cannot be just another rehash of the 2010 development plan that was adopted in 2017. There seems to be a great reluctance by Planning officers to end the joint working with Anglesey. There can be no justification in continuing with what may have worked in 2010 but is clearly not fit for building a thriving dynamic Gwynedd for the future in line with the Well Being of Future Generation (Wales) Act 2015. Development in Tywyn has been stifled by land areas being designated as flood plains. Areas that have never flooded in living or historic memory are discounted for development. The justification for this by planning policy makers is "modelling". This method of deciding planning policy is flawed as it is all too easy to input data to give the required answer. No consideration is given to reality of the location and history of natural factors. A clear example of this is a land area from Tywyn high street leading north to the Dysynni river over a mile away. The whole area has been designated a flood plain threat from the Dysynni river. That is preposterous as the river is tidal and this is the mouth of the river flowing into the sea. It is almost impossible for this land to flood from the river one mile up to Tywyn high street and to claim it is a possibility undermines the whole science of flood modelling.</p>	<p>Comment not Accepted The future of the Joint Planning Service is not part of the Local Development Plan process.</p> <p>The areas of flooding referred to in this comment are those identified by Natural Resource Wales as part of the Flood Map for Planning and therefore is not the responsibility of the Joint Local Development Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Meredith	22	22/7a	<p>1. Gwynedd/Anglesey and Wales as a whole should follow the example of the island of Guernsey (and a large number of other countries) by dividing all Gwynedd/Anglesey housing into two cohorts - 90% into a local/national priority market cohort for the people of Gwynedd/Anglesey, and the other 10% into an open market cohort for anyone else. This would mean that 90% of houses, whether new build or</p>	<p>Note the Comment Although it is not the purpose of the Review Report to detail and specific changes to the Plan, as part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised regarding the scale of housing in the plan area will be considered when revising the evidence base. Further</p>

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			<p>second/summer houses available for purchase, would prioritise the local/national market for welsh citizens/permanent residents, and the remaining 10% of houses, whether new or second/summer homes, would be open market housing and available to anyone on a first come, first served basis. It is proposed that any person who is in employment or has been offered permanent full-time work, together with their partners/families, would be able to join, as they choose, with either the list of purchase or rental of local priority housing – whatever their status otherwise. Anyone caring for or being cared for by partners or family members who need permanent care would also be eligible for local purchase or rental priority. By working alongside councils and community groups on the ground the county authorities across Gwynedd/Anglesey would need to decide how much of the 90% of local/national market housing would be available to local residents within the county/counties and how much would be available to residents from the rest of Wales – for example 70% for local residents, 20% for people from the rest of Wales. In more urban areas where people move in and out more regularly, this scale could be set at 45% / 45% or 20% locally and 70% nationally for example. Any new houses built and are part of the 90% figure of the local/national market would then retain this local/national ownership priority clause.</p>	<p>work in the preparation of the Replacement Plan will review updated plans and strategies relating to housing.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Meredith	22	22/7b	<p>2. It is hoped that the same targets and the principle of local/national priority would be set in terms of housing renting in general, with needs locally highlighted in a reasonable, moderate and fair way. As mentioned, it is proposed that any person who has been offered permanent full-time work, together with their partners/families, would be able to join, as selected, with either the local priority housing purchase or rental list - regardless of their status otherwise, with anyone else with a more short-term or part-time job offer able to join the rental priority list (and being able to buy after ten years if not born and with one of them</p>	<p>Note the Comment Whilst the Development Plan is not responsible for social or private sector renting policy when re-visiting and the objectives and vision, strategy and policies of the Plan we will hold discussions with Stakeholders in the housing field.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

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			born in Wales). As mentioned, any carers of partners or family members who need permanent care or are cared for themselves would also be eligible for local purchase or rental.	
Gruffydd Meredith	22	22/7c	3. Social housing for the needy should follow the same targets and local/national priority principle where possible, with local priority needs highlighted and prioritised in a way that is reasonable and fair. All social housing and social housing associations as well as the National Parks should be brought under the control of the county authorities (in this case Gwynedd/Anglesey) and made accountable to those democratic authorities. There is also a need to put a stop to the situation where people in holiday caravans etc are able to claim social housing for the needy by becoming local or homeless/needy after living in a caravan for a certain period of time without conclusive evidence of their local connection.	<p>Comment not Relevant These issues are outside the remit of the New LDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Meredith	22	22/7ch	4. The new house prices for local people in particular, should match the average local salaries of the county authority/s. 'Affordable housing' should mean that literally.	<p>Note the Comment In re-visiting and the objectives and vision, strategy and policies of the Plan we will hold discussions with Stakeholders in the housing field to discuss any changes needed to the affordable housing policies.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Meredith	22	22/7d	5. Similar to the New Zealand model, only the citizens of Wales (and therefore Gwynedd/Anglesey) should be able to buy the vast majority of welsh farmland and wild land (and therefore Gwynedd/Anglesey), with non-citizens of Wales (and therefore Gwynedd/Anglesey) still able to buy brown/ industrial land sites for development etc and also rent or lease land if they wished.	<p>Comment not Relevant However, these issues are outside the remit of the New LDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Meredith	22	22/7dd	6. It will be necessary to stop the number of online websites selling Welsh houses and land (and therefore including Gwynedd/Anglesey) over the world without any control, and to create regulations through the act that only official Welsh auctioneers and housing brokers are allowed to advertise and	<p>Comment not Relevant However, these issues are outside the remit of the New LDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

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			sell Welsh houses and land (including second and summer homes), as part of this national priority act.	
Gruffydd Meredith	22	22/7e	7. Allow farmers to build at least three homes on their land for three generations of the farming family within Gwynedd/Anglesey/Wales, helping to strengthen the rural economy and make it truly sustainable.	<p>Note the Comment The Welsh Government's National Policy and Guidance in Planning Policy Wales and TAN 6 highlights the circumstances in which additional residential units could be supported on a rural enterprise.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Meredith	22	22/7f	8. Encourage the building societies and mortgage offers in Gwynedd/Anglesey/Wales to implement a 5% deposit scheme for Gwynedd/Anglesey/Wales first time buyers, and for the Welsh Government to also offer an annual low interest deposit loan fund to the same first time buyers in the same way.	<p>Note the Comment Although the Review Report is not intended to detail any changes that will be made to the Plan, as part of the preparation of the Revised Plan it will be necessary to re-visit and the objectives and vision, strategy and policies of the Plan. Consideration will be given to Local, Regional and National housing strategies for helping first time buyers.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Meredith	22	22/7ff	9. Give priority to the large number of empty or derelict buildings in Gwynedd/Anglesey/Wales to be renovated for local people's use in particular.	<p>Note the Comment Although the Review Report is not intended to detail any changes that will be made to the Plan, as part of the preparation of the Revised Plan it will be necessary to re-visit and the objectives and vision, strategy and policies of the Plan. Consideration will be given to any relevant strategies the Councils may have. The issues raised in respect of empty or derelict buildings in the Plan area will be taken into account in revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Jeremy Lambe, Lambe	25	25/7	To encourage pre-application planning enquiries for proposals and to be able to have an open dialogue with planning officers regarding proposed developments.	<p>Note the Comment The issue of public consultation relating to individual planning applications is not relevant to the process of producing the Replacement Plan.</p>

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Planning and Design				<p>Recommendation No changes to the Review Report in light of this comment</p>
The Coal Authority	27	27/7	We note that this current consultation relates to a Review Report which will look at areas where the Local Plan is performing well and those areas where changes may be needed. I can confirm that the Planning team at the Coal Authority have no specific comments to make on the draft Review Report.	<p>Note the Comment</p>
Dylan Clarke	29	29/7	Planning decisions about gas power stations or other high emission projects should not be delegated to individual planning officers. The future of our energy systems should not be treated the same as small alterations to an extension! This review of the local plan is your chance to actually get serious about carbon reduction. We are in a climate emergency, the new plan needs to be an emergency plan not just more business as usual.	<p>Note the Comment However, the process of dealing with individual planning applications is not relevant to the process of producing the Replacement Plan. Climate change and sustainable development considerations are central to the review process. Consideration will be given to all Welsh Government strategies, plans, policies and guidance relating to climate change that are current when preparing the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Eva Stevens	31	31/7	Listen to Tywyn and Gwynedd Councillors not only to planners who need to widen their focus to include South Gwynedd, Tywyn and all of Gwynedd.	<p>Note the Comment The Joint Planning Policy Service will work with a number of partners (both statutory and non-statutory) in producing the Plan. A list of the Partners will be published in the Delivery Agreement. All major steps in the plan process will be subject to public consultation which gives everyone an opportunity to be part of the process.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Marie-Claire Marsden, Morlyn Guesthouse	38	38/7	Anything and everything to support the major job creator, that is hospitality here in southern Meirionnydd should be adopted.	<p>Note the Comment As part of the preparation of the Replacement Plan, the evidence base in this area will need to be revised and the latest evidence will be considered along with any Council strategies relating to the economy. This evidence will be used</p>

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				<p>in considering the need for changes to the Plan's economic policies.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Rhys Tudur, Nefyn Town Council	39	39/7	<p>It would be beneficial for the Council to be more long-term in making assumptions of the numbers of Welsh speakers in the future and also to gather evidence of the people who speak Welsh in their household. There must be stronger strategic policies that prevent applications that are idly related to our language and culture therefore forcing all applications to reinforce the Welsh language rather than damaging it. To date applications that do not create "significant harm" are allowed and the cumulative impact of this with a number of applications erodes the Welsh language and causes significant harm to it. Due to the fragile situation of housing affordability for local people a Gwynedd-wide policy is needed to ensure that new housing developments are all with a "principal private residence" condition this is essential to ensure that the new stock of housing is not used as summer housing. The creation of such a policy would not allow further harm to our communities.</p>	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to assess any new statistics relating to the Welsh language to ensure that the Plan is based on the most relevant published information. Due consideration will be given to any new strategies or plans relating to the Welsh Language during the process of producing the Replacement JLDP. Similarly, all housing policies will be reviewed, with due consideration given to the most recent housing statistics and publications.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/7a	<p>Until the number of houses required is reviewed, counting those raised in already, and those that have been granted permission, then that there is a moratorium on allowing any further dwellings. (This would of course take away the number designated for Wylfa Newydd).</p>	<p>Note the Comment Although it is not the purpose of the Review Report to detail and specific changes to the Plan, as part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised regarding the scale and location of housing in the plan area will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/7b	<p>Following the granting of numerous developments on the basis that language assessments claim that there would be no negative impact on the Welsh language, that these are</p>	<p>Note the Comment</p>

Name and Organisation	Person Id	Rep. Id	Summary of Comments	Service Response and Recommendation
			analysed to find out what the actual impact was and consider whether this is the best methodology.	<p>The process of preparing the Revised Plan will provide an opportunity to assess the whole evidence base on linguistic issues including linguistic assessments and statements.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/7c	Designate the whole of Gwynedd as an "area of linguistic sensitivity". Denote particular areas for special sensitivity where no raising or letting social housing but for Welsh speakers/local people. Also expand the Local Market Housing Scheme throughout the county so that housing is on new estates which are currently open market housing are becoming limited to people local/Welsh speakers and sold at a price within their reach. (This would avoid attracting influx of people and also allow an opportunity to make second short-term homes and holiday homes from new housing on estates. Would need appropriate mechanism to measure demand for Local Market Housing).	<p>Note the Comment The review of the JLDP will certainly consider any link between housing provision and impact on the Welsh Language. In reviewing the Plan we will consider the performance of existing housing policies and strategy since the Plan was adopted. In this respect the review will consider documents that have been prepared and relevant research that has been undertaken. There will also be full consultation with other Anglesey and Gwynedd Council departments, such as the Research Unit, along with relevant external stakeholders.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/7ch	Buying/Occupying Empty Houses and buying houses on the open market: The County Council/Councils (or agencies on his/her behalf) to buy empty properties with a view to letting the houses to local people/Welsh speakers. A plan of the kind to be more progressive in order to make more appropriate use of the housing stock present.	<p>Comment not Relevant However, the issue of the purchasing houses by both Local Authorities is not relevant to the process of producing the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/7d	'Buying a Home – Wales' Scheme. (Only 5 applicants benefited from the scheme in 2020.) The scheme should have wider use and provide a loan much higher in terms of the equity percentage of properties for local people/Welsh speakers.	<p>Comment the Relevant However, making amendments to the Buying a Home – Wales Scheme is outside the remit of the process of producing the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

Name and Organisation	Person Id	Rep. Id	Summary of Comments	Service Response and Recommendation
Gruffydd Williams	40	40/7dd	Mortgage Scheme. Gwynedd Council has the right and the means to provide mortgages as a scheme to protect and promote Welsh-speaking communities.	<p>Comment not Relevant However, the provision of mortgages to promote Welsh-speaking communities is outside the remit of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/7e	Other comments: Adopt Snowdonia National Park Authority Policy for the protection and substantial demolition/rebuilding/refurbishment of traditional houses and buildings. Expand the floor size of affordable housing so that they are more suitable. Provide more plots for the Wales Self Build Scheme. Add the right to convert barns into dwelling houses subject to family requirements. The right is not part of the Local Development Plan, but areas in England have the right under Permitted Development Rights under the Location Act. Add the right to convert holiday units into dwelling houses (Condition 106 for local people/Welsh speakers.)	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issue raised regarding the scale and location of housing in the plan area will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/7f	Restrict the right of County Council officers to be able to allow changes to planning applications at their own discretion.	<p>Comment not Relevant This is not relevant to the process of producing the Replacement Plan.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/7ff	Define over-provision in the various types of tourist development such as second homes, short-term holiday accommodations, tent/glamping camps, fields caravans/holiday cabins and other developments, setting thresholds for the different categories in communities.	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/7g	The installation of Welsh or bilingual information signs and instructions (with Welsh in front of or above English) outside	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision,</p>

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			and inside business premises is a condition of receiving planning permission.	<p>strategy and policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Gruffydd Williams	40	40/7h	With developments that intend to employ, local employment and consideration of the Welsh language should be a condition of planning permission, with the exception of posts that can be clearly demonstrated that the appropriate specialisms are not available locally. With developments offering employment, the applicant should provide robust evidence of the numbers proposed to be employed, so that Gwynedd Council cannot be misled with empty promises.	<p>Note the Comment As part of the process of preparing the Replacement Plan it will be necessary to re-visit the Plan's objectives and vision, strategy and policies and the issues raised in the comment will be considered when revising the evidence base.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Iwan Edgar	41	41/7	More applied consideration of the Well-being Act and how those requirements are discussed	<p>Note the Comment The Well-being Act will be a central theme in the review process. There is the requirement for Local Development Plans to have regard to the Act in the review process. The Replacement JLDP will be required to reflect the aspirations of the Act. A key aspect of the Well-being Act is public health and as such, the latest version of Planning Policy Wales gives reference to 'Building Better Places', which pinpoints the most relevant policy priorities and actions to aid in the recovery from the Covid 19 pandemic.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>
Wendy Jakeman	44	44/7	Keep Gwynedd Green. Treasure it's Natural Beauty and put that at the Heart of ALL YOUR POLICY DECISIONS. P.S. Clean up building regulations. I have evidence of shoddy, lazy practises being carried out in the name of the biggest social housing provider in the area.	<p>Note the Comment Full consideration will be given to environmental issues during the preparation of the Revised Plan. In terms of building regulations issues, it is noted that this is not a matter for the Replacement Plan to address.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>

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

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				<p>Recommendation No changes to the Review Report in light of this comment</p>
John Wyn Williams, Plaid Cymru	48	48/7	<p>There is currently an over-provision of student accommodation in Bangor and although the quota system has worked in some areas, there needs to be a better way of analysing what the real need is across the city for the future. There are quite a few affordable housing developments in the city, which is a good thing. Here again we need to look again at the needs assessment policies to avoid over-provision of some types of housing or more specifically single flats. There have been some problems with getting local residents and members to accept affordable developments, better evidence of the local need would help mitigate this. Bangor's high street is changing. The Bangor partnership and the City council have a vision for the future. This needs to be considered and much more flexible policies created. What will the high street look like in ten years?</p>	<p>Note the Comment As part of the preparation of the Replacement Plan, the evidence base in the topic areas referred to will need to be revised and the latest evidence. This evidence will be used in considering the need for changes to the Plan's policies. It is not the intention of the Review Report to detail any specific changes that will be made to the Plan. Consideration will be given to the issues raised as part of the preparation of the Replacement JLDP.</p> <p>Recommendation No changes to the Review Report in light of this comment</p>