

## APPENDIX A – CHAPTERS 1 to 6

### CHAPTER 1 – EXECUTIVE SUMMARY

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
62	Mr Aled Evans [2646]	1.1	Object	<p>The entire plan is based on government orders rather than local need. It provides for too many houses.</p> <p>Assessments on a local level of what exactly is the demand, not something based on the government's population projections</p>	<p><b>Not accepted</b> – Topic Paper 4A, which is based on information gathered from several sources, such as the evidence prepared by Edge Analytics “Gwynedd &amp; Anglesey Population &amp; Household Forecasts, Assumptions, Methodology &amp; Scenario Results” (2014), “Explaining the difference between Welsh Government’s 2008- and 2011-based projections for Gwynedd” (2014), provide information on the issues and justification for the level of housing growth in the Plan area. In order to assess and identify the demand for new homes in the Plan, consideration was given in the first instance to the population and housing forecasts of the Welsh Government for the area of the two Councils, in line with the expectations of Planning Policy Wales (9.2.2). Edge Analytics prepared a series of scenarios that looked at</p>

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					<p>migration patterns, economic changes and housing construction. In addition, a number of national and local factors that influence the local housing market were studied. It is believed that the demand for new housing units seen in the Deposit Plan is a positive way of planning in terms of scale development. It gives a figure which is more likely to be realized, reflecting the characteristics of the Plan area and its communities and recognizing demographic, economic changes that can happen and environmental and other constraints on development.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
163 188	Rod Dixon [2774]	1.1	Object	The process for submitting comment seems to have been made excessively difficult and designed for the convenience of the planners and to deter the	<b>Comment noted</b> - The Plan was prepared in accordance with the legislative requirements contained in

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	Mrs Irene Stott [2780]			average person. I consider myself computer literate but it took me considerable effort to sort out the system. I would think this is likely to reduce the number of comments.	<p>the relevant statutory regulations. We refer to the Public Participation Plan in the Delivery Agreement. There were several methods available for comment - paper form or electronically, interactive website, letter or e-mails. There were instructions available for anyone to contact the Unit to discuss these methods</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure its soundness.</p> <p><b>No change</b></p>
391	Cyngor Tref Ffestiniog (Mrs Ann Coxon) [2940]	1.2	Support	Ffestiniog Town Council support keeping Blaenau Ffestiniog as a Town Service Centre. This is important in terms of public transportation, local services, and much more.	<p><b>Supportive comment noted</b></p> <p><b>Recommendation</b></p> <p><b>No change</b></p>
409	Cyngor Tref Ffestiniog	1.2	Object	Additional comment. Where houses are built slowly, the Local Plan should encourage people to create	<b>Comment noted</b> - There is no need to obtain planning permission to

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	(Mrs Ann Coxon) [2940]			one dwelling out of two houses next to each other.	<p>combine two houses next to each other to form a single house. If modifications, extensions, etc. associated with the development are necessary, Policy PCYFF 1 promotes a good standard of development.</p> <p><b>Recommendation</b></p> <p>There is no need to amend the Deposit Plan to address the objector's comments.</p> <p><b>No change</b></p>
410	Cyngor Tref Ffestiniog (Mrs Ann Coxon) [2940]	1.2	Object	Additional comment - It should be ensured that elements of the plan in Blaenau Ffesiniog coincide with the Local Plan that will be created for Snowdonia National Park. What cooperation exists between Gwynedd Council's Planning Departments and the National Park?	<p><b>Comment noted</b> - The Plan was prepared in accordance with the legislative requirements contained in the relevant statutory regulations. We refer to the Public Participation Plan in the Delivery Agreement. Note the need to consult with specific stakeholders, which include the SNPA. Transboundary negotiations will continue to take place.</p> <p><b>Recommendation</b></p>

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					There is no need to amend the Deposit Plan to address the objector's comments.  <b>No change.</b>
412	Cyngor Tref Ffestiniog (Mrs Ann Coxon) [2940]	1.2	Support	Additional comment - The Town Council supports the vision for Blaenau Ffestiniog on page 41.	<b>Supportive comment noted.</b>  <b>Recommendation</b>  <b>No change</b>
162 189	Rod Dixon [2774] Mrs Irene Stott [2780]	1.3	Object	The process is undemocratic and, as far as I can see, has been compiled by the planners with no consideration for the population and has not been considered and passed by the local councils - the peoples representatives. Existing policies and planning guidance seem to have been ignored. The Preferred Strategy Document was very generalised and had insufficient detail for constructive comment.  Submit the plan for council approval at full council meetings	<b>Not accepted</b> - The Plan was prepared in accordance with the legislative requirements contained in the relevant statutory regulations. We refer to the Public Participation Plan in the Delivery Agreement as well as the Consultation Report.  <b>Recommendation</b>  There was no compelling evidence to justify amending the Deposit Plan in order to ensure its soundness.  <b>No change</b>
272	Mrs Marian Jones [2832]	1.3	Object	Apparently, you have been consulting with the public. Nobody has contacted me nor any member	<b>Not accepted</b> - The Plan was prepared in accordance with the legislative

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				<p>of my family. Have you had contact with a vast percentage of the County's population? And had a cross-section in terms of age and personal circumstances?</p> <p>I believe that the public have not been notified about the plan. Everyone should have the information in full, in a language which is easy to understand. Everyone should be individually interviewed and had an opportunity to voice their opinion. This would give a fairer picture of the local need for housing.</p>	<p>requirements contained in the relevant statutory regulations. We refer to the Public Participation Plan in the Delivery Agreement as well as the Consultation Report.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure its soundness.</p> <p><b>No change</b></p>
152	Mr Aled Evans [2646]	1.4	Object	<p>As noted when responding to the Preferred Strategy - the plan was created from top to bottom, and not from the bottom up as therefore it would be unable to address the real needs of the County, and eventually, the country.</p> <p>Commence with the plan by taking local needs into account, adding them together and see what the needs of the country are in its entirety. Respect will be paid to local needs without forgetting the more widespread needs. As it stands, the "great need" surpasses the local need.</p>	<p><b>Not accepted</b> – Topic Paper 4A, which is based on information gathered from several sources, such as the evidence prepared by Edge Analytics “Gwynedd &amp; Anglesey Population &amp; Household Forecasts, Assumptions, Methodology &amp; Scenario Results” (2014), “Explaining the difference between Welsh Government’s 2008- and 2011-based projections for Gwynedd” (2014), provide information on the issues and justification for the level of housing growth in the Plan area. In order to assess and identify the demand for</p>

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					<p>new homes in the Plan, consideration was given in the first instance to the population and housing forecasts of the Welsh Government for the area of the two Councils, in line with the expectations of Planning Policy Wales (9.2.2). Edge Analytics prepared a series of scenarios that looked at migration patterns, economic changes and housing construction. In addition, a number of national and local factors that influence the local housing market were studied. It is believed that the demand for new housing units seen in the Deposit Plan is a positive way of planning in terms of scale development. It gives a figure which is more likely to be realized, reflecting the characteristics of the Plan area and its communities and recognizing demographic, economic changes that can happen and environmental and other constraints on development.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to</p>

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					justify amending the Deposit Plan in order to ensure the soundness of the Plan.  <b>No change</b>
271	Iwan Edgar [2833]	1.5	Object	The cart before the horse  Assess the requirements from the bottom up, they are not ordained	<b>Not accepted</b> – Topic Paper 4A, which is based on information gathered from several sources, such as the evidence prepared by Edge Analytics “Gwynedd & Anglesey Population & Household Forecasts, Assumptions, Methodology & Scenario Results” (2014), “Explaining the difference between Welsh Government’s 2008- and 2011-based projections for Gwynedd” (2014), provide information on the issues and justification for the level of housing growth in the Plan area. In order to assess and identify the demand for new homes in the Plan, consideration was given in the first instance to the population and housing forecasts of the Welsh Government for the area of the two Councils, in line with the expectations of Planning Policy Wales (9.2.2). Edge Analytics prepared a series of scenarios that looked at



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					<p>migration patterns, economic changes and housing construction. In addition, a number of national and local factors that influence the local housing market were studied. It is believed that the demand for new housing units seen in the Deposit Plan is a positive way of planning in terms of scale development. It gives a figure which is more likely to be realized, reflecting the characteristics of the Plan area and its communities and recognizing demographic, economic changes that can happen and environmental and other constraints on development.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
356	Ward Llanystumdwy (Mr Aled	1.9	Object	<p>Give observations</p> <p>Amend the procedure that you have here which</p>	<p><b>Comment noted</b> - The Plan was prepared in accordance with the legislative requirements contained in</p>

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	Evans) [2913]			allows anyone to include evidence with the observations. Unfortunately, as far as I can tell (and like I was told by an officer) the system is faulty.	<p>the relevant statutory regulations. We refer to the Public Participation Plan in the Delivery Agreement. There were several methods available for comment - paper form or electronically, interactive website, letter or e-mails. There were instructions available for anyone to contact the Unit to discuss these methods</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure its soundness.</p> <p><b>No change</b></p>
510	Marian Roberts [2973]	1.11	Object	I am of the opinion that both councils have not shown that the development would not harm the situation of the Welsh language from a community point of view. They do not have evidence which proves that there would be no overdevelopment. We know about the consumptive impact of the migration on the Welsh language on the English villages and towns of the north coastline, and now this has happened, and is happening in front of our	<p><b>Not accepted</b> – Topic Paper 4A, which is based on information gathered from several sources, such as the evidence prepared by Edge Analytics “Gwynedd &amp; Anglesey Population &amp; Household Forecasts, Assumptions, Methodology &amp; Scenario Results” (2014), “Explaining the difference between Welsh Government’s 2008- and 2011-based</p>

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				eyes here in Gwynedd and Anglesey.	projections for Gwynedd” (2014), provide information on the issues and justification for the level of housing growth in the Plan area. In order to assess and identify the demand for new homes in the Plan, consideration was given in the first instance to the population and housing forecasts of the Welsh Government for the area of the two Councils, in line with the expectations of Planning Policy Wales (9.2.2). Edge Analytics prepared a series of scenarios that looked at migration patterns, economic changes and housing construction. In addition, a number of national and local factors that influence the local housing market were studied. It is believed that the demand for new housing units seen in the Deposit Plan is a positive way of planning in terms of scale development. It gives a figure which is more likely to be realized, reflecting the characteristics of the Plan area and its communities and recognizing demographic, economic changes that can happen and environmental and

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					<p>other constraints on development.</p> <p>The Welsh language has been a consideration in formulating the vision, objectives, strategies and policies of the Plan since its inception. The potential effects of the Plan on the Welsh language were considered during the Sustainability Assessment process (including the SEA), which was informed by a Language Impact Assessment. Attention should be given to the various policies of the Plan and topic documents, as well as the SPG for: planning obligations, maintaining and creating sustainable communities, affordable housing, the type and mix of housing, and development briefs.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>

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500	Marian Roberts [2973]	1.14	Object	evidence not on a believable basis (Soundness test CE2)  * base a Local Development Plan on local need, forming community development plans to avoid overprovision that could lead to non-Welsh migration;	<p><b>Not accepted</b> - The Plan strategy seeks to support development of a scale and nature that is appropriate for the location and the settlement. This way of tackling the issue has been assessed against the sustainability framework of the Sustainability Assessment, which has been informed by the Language Impact Assessment.</p> <p>Attention should be paid to the Plan's policies in promoting an appropriate mix of housing units and to the step by step provision.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
513	Marian Roberts [2973]	1.13	Object	A sweeping statement like this "The status of the language is very healthy in Botwnnog.. Y Ffor and Chwilog" (under BOTWNNOG) is without reliable evidence and planning to build 40 houses there is	<p><b>Not accepted</b> - The Plan strategy seeks to support development of a scale and nature that is appropriate for the location and the settlement. This way</p>

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				completely irresponsible. (Deposit Plan Linguistic Impact Assessment, February 2015)	<p>of tackling the issue has been assessed against the sustainability framework of the Sustainability Assessment, which has been informed by the Language Impact Assessment.</p> <p>Attention should be paid to the Plan's policies in promoting an appropriate mix of housing units and to the step by step provision.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
514	Marian Roberts [2973]	1.13	Object	<p>The publicity regarding the consultation was very limited:</p> <ul style="list-style-type: none"> <li>* No mention in "Newyddion Gwynedd" which is sent to every household and office in December and March and not with the council tax bill that was sent a while before the consultation ended.</li> <li>* Obtaining paper copies of the documents to study would have set people back hundreds of pounds.</li> </ul>	<p><b>Comment noted</b> - The Plan was prepared in accordance with the legislative requirements contained in the relevant statutory regulations. We refer to the Public Participation Plan in the Delivery Agreement. There were several methods available for comment - paper form or</p>

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				* The public drop in sessions were limited with little publicity surrounding them.	<p>electronically, interactive website, letter or e-mails. There were instructions available for anyone to contact the Unit to discuss these methods</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure its soundness.</p> <p><b>No change</b></p>
140	Cyngor Cymuned Llanystumdwy (Mr Richard J Roberts) [1550]	1.17	Object	The first sentence states: "The Examination ensures that the Plan is based on sound information and thinking and that the views of those with concerns about the Plan have been considered." As far as we can see there is no evidence that amendments suggested by us that is Llanystumdwy Community council (and other organisations) in May/ June 2013 have been considered.	<p><b>Not accepted</b> - The Plan was prepared in accordance with the legislative requirements contained in the relevant statutory regulations. We refer to the Initial Consultation Report that was published at the same time as the Deposit Plan.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure its soundness.</p>

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					<b>No change</b>
351	Cymdeithas yr Iaith Gymraeg (Menna Machreth) [2819]	1.17	Object	<p>We believe that several of the soundness tests are flawed. C1: we believe that the plan undermines Gwynedd's Language Policy 2014-17 C2: the Welsh Government Planning Bill is currently being formed therefore it would be unwise to make a decision without considering the principles of that bill C4: a local needs assessment has not been undertaken CE2: There is no evidence in the plan to show how the number of houses was decided upon for each community. There is no evidence to prove that the plan would not have a detrimental impact on the Welsh language CE4: it is not flexible to deal with changing circumstances</p>	<p><b>Not accepted</b> - The Plan strategy seeks to support development of a scale and nature that is appropriate for the location and the settlement. This way of tackling the issue has been assessed against the sustainability framework of the Sustainability Assessment, which has been informed by the Language Impact Assessment.</p> <p>Attention should be paid to the Plan's policies in promoting an appropriate mix of housing units and to the step by step provision.</p> <p>Attention should be paid to the Plan's monitoring framework.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>



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820	Jina Gwyrfai [3092]	1.20	Object	<p>This Plan has been presented to the residents of Gwynedd and Ynys Mon in a way that is surely incomprehensible to the majority. The provision of a 'summary' - glossy &amp; misleading has further hidden the major problems/ flaws in the whole plan, i.e.</p> <ul style="list-style-type: none"> <li>* insufficient emphasis on the opportunities arising from the existing housing stock;</li> <li>* lack of sufficient evidence locally that housing is needed, e.g. can the need for 323 houses in Pwllheli be justified;</li> <li>* detrimental impact of migration.</li> </ul> <p>There needs to be firm statistical evidence for the need for new homes, not influenced by profitability for builders and migration figures.</p>	<p><b>Comment noted</b> - The Plan was prepared in accordance with the legislative requirements contained in the relevant statutory regulations.</p> <p>The intention of the executive summary booklet that was published at the same time as the Deposit Plan was to give a general outline of the Plan, to explain the process of public consultation, and to explain how to comment. It was noted that it was necessary to look at the full document in order to comment on the Deposit Plan.</p> <p>The Plan strategy seeks to support development of a scale and nature that is appropriate for the location and the settlement. This way of tackling the issue has been assessed against the sustainability framework of the Sustainability Assessment, which has been informed by the Language Impact Assessment.</p> <p>Attention should be paid to the Plan's</p>

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					<p>policies in promoting an appropriate mix of housing units and to the step by step provision.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure its soundness.</p> <p><b>No change</b></p>
114	CPERA (Cyngorydd Elin Walker Jones) [2760]	1.26	Object	<p>Need to collaborate and carefully plan on the needs of the people of Bangor, establish a committee to look at the housing needs of the people of Bangor, look at relocating the city's boundaries? Need for affordable housing, robust infrastructure.</p> <p>Brownfield! - not greenfield, consider impact on the Welsh language</p>	<p><b>Not accepted</b> - The Plan strategy seeks to support development of a scale and nature that is appropriate for the location and the settlement. This way of tackling the issue has been assessed against the sustainability framework of the Sustainability Assessment, which has been informed by the Language Impact Assessment.</p> <p>Attention should be paid to the Plan's policies in promoting an appropriate mix of housing units and to the step by step provision.</p>

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					<p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure its soundness.</p> <p><b>No change</b></p>
393	Cyngor Tref Ffestiniog (Mrs Ann Coxon) [2940]	1.26	Support	Ffestiniog Town Council is keeping Blaenau Ffestiniog as a Town Service Centre. This is important in terms of public transport, local services and much more.	<p><b>Supportive comment noted</b></p> <p><b>Recommendation</b></p> <p><b>No change</b></p>
418	Cyngor Tref Ffestiniog (Mrs Ann Coxon) [2940]	1.26	Object	It should be ensured that elements of the plan in Blaenau Ffestiniog correspond with the Local Plan that will be created for Snowdonia National Park. What cooperation exists between Gwynedd Council's Planning Departments and the National Park?	<p><b>Comment noted</b> - The Plan was prepared in accordance with the legislative requirements contained in the relevant statutory regulations. We refer to the Public Participation Plan in the Delivery Agreement. Note the need to consult with specific stakeholders, which include the SNPA. Transboundary negotiations will continue to take place.</p> <p><b>Recommendation</b></p> <p>There is no need to amend the Deposit Plan to address the objector's</p>

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					<p>comments.</p> <p><b>No change.</b></p>
419	Cyngor Tref Ffestiniog (Mrs Ann Coxon) [2940]	1.26	Object	Additional comment - Where houses are slowly sold, the Local Plan should encourage people to create one dwelling out of two houses next door to each other.	<p><b>Comment noted</b> - there is no need to obtain planning permission to form one dwelling from two houses situated next to each other, only for external changes which are not permitted under the General Permitted Development Order. The Plan policies could promote these kinds of changes.</p> <p><b>Recommendation</b></p> <p>There is no need to amend the Deposit Plan to address the objector's comments.</p> <p><b>No change.</b></p>
631	Cyng./Counc Mike Stevens [406]	1.26	Object	For the long term sustainability of Gwynedd, it cannot be beneficial that all the urban service centres are in the north of the county. Tywyn is regarded as the 'Mother Town' of South Meirionnydd servicing six large villages who look to Tywyn for their major services. A new x-ray department in the hospital and a new police and fire station are currently being built. Health authorities	<p><b>Not accepted</b> - Local planning authorities need to have a sustainable settlement network, which meets the requirements of the economy, the environment and health while respecting local diversity and protecting the character and cultural</p>

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				recognise the geographical importance of Tywyn. Tywyn should be designated as an Urban Centre equal to the current four in Gwynedd to allow the growth in housing and jobs retain local people.	<p>identity of the communities.</p> <p>The Deposit Plan identifies a Hierarchy of towns and villages with a specific role and function. A methodology has been developed and published to identify the settlements on the basis of their role, function, range and choice of facilities and services in Topic Paper 5 Developing the Settlement Strategy.</p> <p>Tywyn does not meet the criteria to be classified as an Urban Service Centre</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure its soundness.</p> <p><b>No change</b></p>
142	Cyngor Cymuned Llanystumdwy (Mr Richard J Roberts)	1.27	Object	The figures in this paragraph are fraudulent. It is stated "facilitate the provision of 7,184 new homes." When a slippage of 10% is added the figure is 7,902. It is stated that about 50% have been built or with planning consent "which means that an additional	<b>Not accepted</b> – Topic Paper 4A, which is based on information gathered from several sources provide information on the issues and justification for the level of housing growth in the Plan

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	[1550]			3,907 new homes." 50% of 7,902 is 3,951 that equates to an additional estate somewhere.	<p>area. In order to assess and identify the demand for new homes in the Plan, consideration was given in the first instance to the population and housing forecasts of the Welsh Government for the area of the two Councils, in line with the expectations of Planning Policy Wales (9.2.2). Edge Analytics prepared a series of scenarios that looked at migration patterns, economic changes and housing construction. In addition, a number of national and local factors that influence the local housing market were studied. It is believed that the demand for new housing units seen in the Deposit Plan is a positive way of planning in terms of scale development. It gives a figure which is more likely to be realized, reflecting the characteristics of the Plan area and its communities and recognizing demographic, economic changes that can happen and environmental and other constraints on development.</p> <p>The annual Housing Land Surveys have</p>

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					<p>informed the consideration given to sites that already have planning permission.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure its soundness.</p> <p><b>No change</b></p>
217	Home Builders Federation Ltd (Mr Mark Harris) [1470]	1.27	Object	<p>Explain why the housing figure has been reduced from the preferred strategy figure.</p> <p>Concern on over reliance on existing historical planning consents and whether or not these will really deliver houses.</p> <p>Amend housing figure number to 7665. Ensure sites which have previous consents have been properly assess for deliver-ability.</p>	<p><b>Not accepted</b> - Topic Paper 4A, which is based on information gathered from several sources provide information on the issues and justification for the level of housing growth in the Plan area. In order to assess and identify the demand for new homes in the Plan, consideration was given in the first instance to the population and housing forecasts of the Welsh Government for the area of the two Councils, in line with the expectations of Planning Policy Wales (9.2.2). Edge Analytics prepared a series of scenarios that looked at migration patterns, economic changes and</p>

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					<p>housing construction. In addition, a number of national and local factors that influence the local housing market were studied. It is believed that the demand for new housing units seen in the Deposit Plan is a positive way of planning in terms of scale development. It gives a figure which is more likely to be realized, reflecting the characteristics of the Plan area and its communities and recognizing demographic, economic changes that can happen and environmental and other constraints on development.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure its soundness.</p> <p><b>No change</b></p>
218	Home Builders Federation	1.27	Object	The housing figure does not appear to allow for a 4% vacancy rate which is required to allow the housing market to operate. Concern raised at the reliance on	<b>Partially accepted</b> - There is no national standard allowance. It will vary from region to region depending



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	Ltd (Mr Mark Harris) [1470]			<p>existing planning consents which have not delivered to date.</p> <p>Amend housing figure to 7471.</p>	<p>on the local situation. The 2011 Census gives a figure of 12.2% for Gwynedd and 10.5% for Anglesey. This level has been applied to all the statistical scenarios prepared by Edge Analytics. This information was entered in the Background Paper on projections for population, households and housing.</p> <p>The objection has drawn attention to the need to explain this issue better in the Deposit Plan itself.</p> <p><b>Recommendation</b></p> <p>Amend the wording in paragraphs 7.4.2 to 7.4.4 to reference the background paper.</p> <p><b>Focused Change: NF13</b></p> <p>To improve the clarity of the Plan</p>
346	Mr Gareth Dobson	1.27	Object	There is no evidence of the need for the number of housing noted within the plan. Indeed, it is arguable	<b>Not accepted</b> – Topic Paper 4A, which is based on information gathered from

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	[2917]			<p>that the number of housing that has already been allocated within Gwynedd's local development plan is sufficient. Gwynedd and Anglesey County Councils are Welsh language communities and development of this scale would surely negatively impact the Welshness of these communities, especially in the local service centres as they have been described.</p>	<p>several sources, such as the evidence prepared by Edge Analytics “Gwynedd &amp; Anglesey Population &amp; Household Forecasts, Assumptions, Methodology &amp; Scenario Results” (2014), “Explaining the difference between Welsh Government’s 2008- and 2011-based projections for Gwynedd” (2014), provide information on the issues and justification for the level of housing growth in the Plan area. In order to assess and identify the demand for new homes in the Plan, consideration was given in the first instance to the population and housing forecasts of the Welsh Government for the area of the two Councils, in line with the expectations of Planning Policy Wales (9.2.2). Edge Analytics prepared a series of scenarios that looked at migration patterns, economic changes and housing construction. In addition, a number of national and local factors that influence the local housing market were studied. It is believed that the demand for new housing units seen in the Deposit Plan is a positive</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					<p>way of planning in terms of scale development. It gives a figure which is more likely to be realized, reflecting the characteristics of the Plan area and its communities and recognizing demographic, economic changes that can happen and environmental and other constraints on development.</p> <p>The Welsh language has been a consideration in formulating the vision, objectives, strategies and policies of the Plan since its inception. The potential effects of the Plan on the Welsh language were considered during the Sustainability Assessment process (including the SEA), which was informed by a Language Impact Assessment. Attention should be given to the various policies of the Plan and topic documents, as well as the SPG for: planning obligations, maintaining and creating sustainable communities, affordable housing, the type and mix of housing, and development briefs.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					<p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
815	Mr Iwan Edgar [251]	1.27	Object	<p>The number of houses proposed is more than is required for local need and is likely to promote in-migration of non- Welsh speakers, which will undermine the language in its stronghold. The Deposit Plan expresses support of the language, but by an over provision of housing that support is ineffective and misleading.</p>	<p><b>Not accepted</b> – Topic Paper 4A, which is based on information gathered from several sources, such as the evidence prepared by Edge Analytics “Gwynedd &amp; Anglesey Population &amp; Household Forecasts, Assumptions, Methodology &amp; Scenario Results” (2014), “Explaining the difference between Welsh Government’s 2008- and 2011-based projections for Gwynedd” (2014), provide information on the issues and justification for the level of housing growth in the Plan area. In order to assess and identify the demand for new homes in the Plan, consideration was given in the first instance to the population and housing forecasts of the Welsh Government for the area of the two Councils, in line with the</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					<p>expectations of Planning Policy Wales (9.2.2). Edge Analytics prepared a series of scenarios that looked at migration patterns, economic changes and housing construction. In addition, a number of national and local factors that influence the local housing market were studied. It is believed that the demand for new housing units seen in the Deposit Plan is a positive way of planning in terms of scale development. It gives a figure which is more likely to be realized, reflecting the characteristics of the Plan area and its communities and recognizing demographic, economic changes that can happen and environmental and other constraints on development.</p> <p>The Welsh language has been a consideration in formulating the vision, objectives, strategies and policies of the Plan since its inception. The potential effects of the Plan on the Welsh language were considered during the Sustainability Assessment process (including the SEA), which was</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					<p>informed by a Language Impact Assessment. Attention should be given to the various policies of the Plan and topic documents, as well as the SPG for: planning obligations, maintaining and creating sustainable communities, affordable housing, the type and mix of housing, and development briefs.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
153	Mr Aled Evans [2646]	1.28	Object	<p>The Hierarchy</p> <p>Change it so that there is a higher percentage in the clusters and in the countryside. The countryside will perish like this. Several people in the countryside want to build their own houses but this procedure is overly centralised.</p>	<p><b>Not accepted</b> - The spatial strategy will ensure that development is directed to locations that are sustainable in terms of size, function, character, facilities, transport links, social and environmental inclusion. Therefore there will be a sustainable pattern of settlement with viable communities.</p> <p>Directing more housing units that</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					<p>were not distributed to sites in the Clusters and the countryside in the Deposit Plan undermines the Spatial Strategy and the sustainability principles underpinning the Plan. The Deposit Plan refers to TAN6 - Plans for rural communities (2010). Policy TAI 19 promotes the restoration of appropriate existing buildings to residential use.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
337	Sally Baxter (Ms Sally Baxter) [2883]	1.28	Support	The Health Board recognises the need for development of appropriate housing to ensure inclusive, healthy communities for the anticipated population needs. We do not have specific objections to the development proposals. We would however wish to be involved in further impact assessment on population health of proposals and also the impact on healthcare provision, given	<p><b>Supportive comment noted</b> - The Councils will consult with the Health Board regarding the relevant supplementary planning guidance. There will also be an opportunity for the Health Board to express its opinion on proposals at the planning</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
				challenges to recruitment, especially in the rural areas, and including Welsh language service provision.	application stage.  <b>Recommendation</b>  <b>No change</b>
78	Cyngor Cymuned Y Felinheli (Cyng Sian Gwenllian) [2683]	1.32	Support	We support the affordable housing policy.	<b>Supportive comment noted</b>  <b>Recommendation</b>  <b>No change</b>
143	Cyngor Cymuned Llanystumdwy (Mr Richard J Roberts) [1550]	1.32	Object	It is stated in the first point "Safeguarding and enhancing the Welsh language - by creating the right circumstances that will contribute to maintaining and creating Welsh speaking communities, e.g. facilitating a mixture of housing, employment opportunities, community services and facilities." We don't see anything in the document that explains how this will happen, - employment opportunities should have more emphasis than housing. Housing should follow employment.	<b>Not accepted</b> – Topic Paper 4A, which is based on information gathered from several sources, such as the evidence prepared by Edge Analytics “Gwynedd & Anglesey Population & Household Forecasts, Assumptions, Methodology & Scenario Results” (2014), “Explaining the difference between Welsh Government’s 2008- and 2011-based projections for Gwynedd” (2014), provide information on the issues and justification for the level of housing growth in the Plan area. In order to assess and identify the demand for new homes in the Plan, consideration was given in the first instance to the



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					<p>population and housing forecasts of the Welsh Government for the area of the two Councils, in line with the expectations of Planning Policy Wales (9.2.2). Edge Analytics prepared a series of scenarios that looked at migration patterns, economic changes and housing construction. In addition, a number of national and local factors that influence the local housing market were studied. It is believed that the demand for new housing units seen in the Deposit Plan is a positive way of planning in terms of scale development. It gives a figure which is more likely to be realized, reflecting the characteristics of the Plan area and its communities and recognizing demographic, economic changes that can happen and environmental and other constraints on development.</p> <p>We also refer to Table 7 in part 5 of the Plan, which provides a list of relevant policies that promote developments to address individual</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					<p>strategic aims.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
154	Mr Aled Evans [2646]	1.32	Object	<p>The Policies - to safeguard the Welsh language</p> <p>Prioritise creating and getting work in the area as a first point of call, before building more houses that could be unnecessary - which in turn would attract retired people which would in due course be costly to the county's social and health services. It is okay to build houses where the need has been (roughly) measured beforehand.</p>	<p><b>Not accepted</b> - It is believed that the demand for new housing units seen in the Deposit Plan is a positive way of planning in terms of scale development. It gives a figure which is more likely to be realized, reflecting the characteristics of the Plan area and its communities and recognizing demographic, economic changes that can happen and environmental and other constraints on development.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					Plan.  <b>No change</b>
335	Miss Ffion Jones [2856]	1.32	Object	I believe that the Plan is much too large for local needs. Yes, housing is required, but more research needs to be undertaken in terms of asking local people about their needs.	<b>Not accepted</b> – Topic Paper 4A, which is based on information gathered from several sources, such as the evidence prepared by Edge Analytics “Gwynedd & Anglesey Population & Household Forecasts, Assumptions, Methodology & Scenario Results” (2014), “Explaining the difference between Welsh Government’s 2008- and 2011-based projections for Gwynedd” (2014), provide information on the issues and justification for the level of housing growth in the Plan area. In order to assess and identify the demand for new homes in the Plan, consideration was given in the first instance to the population and housing forecasts of the Welsh Government for the area of the two Councils, in line with the expectations of Planning Policy Wales (9.2.2). Edge Analytics prepared a series of scenarios that looked at

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					<p>migration patterns, economic changes and housing construction. In addition, a number of national and local factors that influence the local housing market were studied. It is believed that the demand for new housing units seen in the Deposit Plan is a positive way of planning in terms of scale development. It gives a figure which is more likely to be realized, reflecting the characteristics of the Plan area and its communities and recognizing demographic, economic changes that can happen and environmental and other constraints on development.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
1098	Horizon Nuclear Power (Miss	1.32	Object	Horizon considers the snapshot of the section on "Supporting the energy sector" is unduly restrictive. It is not credible that in each case for energy	<b>Accepted</b> – Agree that it is reasonable to amend the wording which refers to support for the energy sector to give

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
	Sarah Fox) [2919]			development effects will be able to be avoided. Support for development of energy projects should be supported where any significant adverse effects have been appropriately avoided, remedied or mitigated to acceptable levels.	the full picture.  <b>Recommendation</b>  Amend part of table 3 which refers to the energy sector to refer to mitigating effects.  <b>Focussed Change: NF1</b>  In order to ensure the internal consistency of the Plan.
141	Cyngor Cymuned Llanystumdwy (Mr Richard J Roberts) [1550]	1.33	Object	It is stated here: "the required annual monitoring.... (and) a full review (in) 4 years". By the time the Plan is adopted in December 2016 it will have been operational for 5 years without any monitoring or review.	<b>Comment noted</b> - The Plan is not a material planning consideration at present. The monitoring process will begin once it is adopted in accordance with the requirements of the Regulations for the preparation of local development plans.  <b>Recommendation</b>  <b>No change</b>
155	Mr Aled Evans [2646]	1.33	Support	Monitoring	<b>Supportive comment noted</b>  <b>Recommendation</b>  <b>No change</b>

## CHAPTER 2 – INTRODUCTION

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
422	Cyngor Tref Ffestiniog (Mrs Ann Coxon) [2940]	2.4	Object	It should be ensured that elements of the plan in Blaenau Ffestiniog correspond with the Local Plan that will be created for Snowdonia National Park. What cooperation exists between Gwynedd Council's Planning Departments and the National Park?	<p><b>Comment noted</b> - The Plan was prepared in accordance with the legislative requirements contained in the relevant statutory regulations. We refer to the Public Participation Plan in the Delivery Agreement. Note the need to consult with specific stakeholders, which include the SNPA. Transboundary negotiations will continue to take place.</p> <p><b>Recommendation</b></p> <p>There is no need to amend the Deposit Plan to address the objector's comments.</p> <p><b>No change</b></p>
139	Cyngor Cymuned Llanystumdwy (Mr Richard J Roberts) [1550]	2.7	Object	This paragraph states "The matters that are important to the area must be examined, based on evidence." We have collected evidence based on the facts presented in the Llanystumdwy Community Council Area Housing Needs Report (December 2014).	<p><b>Comment noted</b> - Topic Paper 4A Describing Housing Growth refers to the consideration given to local factors in determining the total demand for housing units. Factors include local housing need surveys. Settlement</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					<p>profiles will refer to the conclusions of the most recent surveys.</p> <p><b>Recommendation</b></p> <p>There is no need to amend the Deposit Plan to address the objector's comments.</p>
156	Mr Aled Evans [2646]	2.7	Object	<p>The plan's robustness and evidence</p> <p>The evidence submitted is very vague, repetitive and based on government wishes at times.</p>	<p><b>Not accepted</b> - The development of the Plan is based on the process of collecting and analysing information about a number of themes, e.g. facts that help to understand the present social, economic and environmental conditions in the area; past trends and future projections; as well as factors likely to drive change in the future. The information has been recorded in a series of Topic and Background Papers referring to various reports from other stakeholders on various themes.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					Plan. <b>No change</b>
157	Mr Aled Evans [2646]	2.8	Object	Bring the plan together Change the plan so that local needs have priority above the national "needs" / aspirations.	<b>Not accepted</b> - The key issues and drivers of change locally were considered during the period of preparation of the Preferred Strategy. They were developed in consultation with the Key Stakeholder Group and opportunity was given to various stakeholders and the public to express views and ideas during 2011-2012. Also the Preferred Strategy document was subject to public consultation during 2013. <b>Recommendation</b> There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan. <b>No change</b>
360	Cymdeithas yr Iaith Gymraeg (Menna	2.12	Object	Evidence for the number of housing in every community is flawed. The plan does not show that a local need assessment has been undertaken. There	<b>Not accepted</b> – Topic Paper 4A, which is based on information gathered from several sources, such as the evidence



Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
	Machreth) [2819]			is no evidence in the Plan to justify the claim that the Joint Local Development Plan would not have a detrimental impact on the Welsh language	prepared by Edge Analytics “Gwynedd & Anglesey Population & Household Forecasts, Assumptions, Methodology & Scenario Results” (2014), “Explaining the difference between Welsh Government’s 2008- and 2011-based projections for Gwynedd” (2014), provide information on the issues and justification for the level of housing growth in the Plan area. In order to assess and identify the demand for new homes in the Plan, consideration was given in the first instance to the population and housing forecasts of the Welsh Government for the area of the two Councils, in line with the expectations of Planning Policy Wales (9.2.2). Edge Analytics prepared a series of scenarios that looked at migration patterns, economic changes and housing construction. In addition, a number of national and local factors that influence the local housing market were studied. It is believed that the demand for new housing units seen in the Deposit Plan is a positive way of planning in terms of scale

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					<p>development. It gives a figure which is more likely to be realized, reflecting the characteristics of the Plan area and its communities and recognizing demographic, economic changes that can happen and environmental and other constraints on development.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
384	Mr Gareth Dobson [2917]	2.14	Object	I believe that the Preferred Strategy Scheme, which serves as a basis for the Deposit Plan is flawed. A development pattern should be established based on community need and good practice urban planning guidelines, not for private benefit as arises when an invitation is extended to private developers and when land owners bring land to the authority's attention.	<p><b>Not accepted</b> - The Deposit Plan identifies a Hierarchy of towns and villages with a specific role and function. A methodology has been developed and published to identify the settlements on the basis of their role, function, range and choice of facilities and services in Topic Paper 5 Developing the Settlement Strategy.</p> <p>The spatial strategy will ensure that</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					<p>development is directed to locations that are sustainable in terms of size, function, character, facilities, transport links, social and environmental inclusion. Therefore there will be a sustainable pattern of settlement with viable communities.</p> <p>The period of demand for sites to be put on the Potential Land Register is a standard approach to obtain information about the availability of land for development or land which should be protected. The sites were then assessed in accordance with recognized methodology in order to establish if they matched the strategy of the Plan.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>

### CHAPTER 3 – POLICY CONTEXT

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
158	Mr Aled Evans [2646]	3.1	Object	<p>Regional and National Policies</p> <p>More emphasis on the local rather than regional and national</p>	<p><b>Not accepted</b> – Appropriate consideration is given to the local context.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
854	Barton Willmore (Mr Mark Roberts) [1645]	3.2	Object	<p>We note that paragraph 3.2 provides a broad summary of Planning Policy Wales (PPW) (July 2014 - Edition 7). Whilst we appreciate that summarising PPW and its TANs is an impossible feat within 2 paragraphs, we are concerned that no reference is made to the overall objective of the Welsh Government and PPW which is to deliver sustainable development and which within Section 4.2 is set out to provide within the plan making and decision making process, a presumption in favour of sustainable development.</p>	<p><b>Not accepted</b> – The paragraph already states that national planning policies and guidelines emphasize the role of the land use planning system in contributing towards achieving sustainable development.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					Plan.  <b>No change</b>
819	Jina Gwyrfai [3092]	3.5	Object	The Deposit Plan does not deliver the vision of the Wales Spatial Plan for the areas of Snowdonia and Anglesey namely to "sustain an economy...that will assist the area in retaining its unique character...to sustain the Welsh language" because the plans are based on inward migration which undermines the area's unique character and language. The "Population and Household Forecasts" theory uses a methodology which is based on consistent growth in inward migration and this is changing the character of our area. Also, its methodology is not sufficiently linked with Gwynedd (App A A.5). A Feasibility Study on the need for housing according to natural growth only - namely a "Natural Change" model only and to couple it with empty houses and second homes in the County.	<b>Not accepted</b> - The development of the Deposit Plan has given full consideration to the vision of the Spatial Plan for the area. Topic Paper 4A describes the different growth scenarios that were considered as well as local factors that drive the local housing market. Consideration was given to the existence of empty houses and holiday homes when converting total households to the total demand for housing units. Not much emphasis can be put on the 'Natural Change' scenario because that can prevent individuals from moving in and out of the area.  <b>Recommendation</b>  There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					<b>No change</b>
1099 1100 1101	Horizon Nuclear Power (Miss Sarah Fox) [2919]	3.7, 3.8 & 3.9	Object	Horizon considers the clarity of these paragraphs could be improved, particularly the legal distinction in the Planning Act 2008 of the term "associated development" as it applies to Wales. The list of bullets illustrating types of associated development should be made consistent with the Wylfa SPG content. Minor errors in the description of the Wylfa Site NSIP regime should also be corrected.	<p><b>Accepted</b> - Agree that the wording needs to be consistent with the terminology used in legislation. Also agree that there should be clarity about the types of development that may be considered as ones associated with the Wylfa Newydd Project, and could therefore be subject to a planning application to the local council.</p> <p><b>Recommendation</b> – Amend the wording of paragraphs 3.7 – 3.9 to ensure accuracy and clarity.</p> <p><b>Focussed Change NF2</b></p>
297	North Wales Wildlife Trust (Mr Chris Wynne) [2626]	3.10	Object	Given the emphasis given to protecting biodiversity reference should be made to the Local Biodiversity Action Plans for Gwynedd and Anglesey	<p><b>Comment noted</b> - It is not the aim of this section to address each plan, policy document and local strategy. Part 7.5 of the Deposit Plan shows how consideration was given to the Local Biodiversity Action Plans.</p> <p><b>Recommendation</b></p> <p>There is no need to amend the Deposit</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					Plan to address the objector's comments.  <b>No change</b>
1081	Welsh Government (Mr Mark Newey) [1561]	3.10	Object	Table 5 - refers to priorities of the Taith and TraCC Regional Transport Plans. These Plans are to be replaced by the North Wales Joint Local Transport Plan and the Mid Wales Joint Local Transport Plan. The plans should make reference to any committed highway improvements where relevant.	<b>Comment noted</b> – Since the Deposit Plan was prepared the North Wales and Mid Wales Joint Local Transport Plans have been published. Agree that the Plan should be amended to reflect this change.  <b>Recommendation</b>  Amend this section of the Plan to replace reference to the Regional Plans to refer to the Joint Local Plans.  <b>Focussed change: NF3</b>
1095	Cyfoeth Naturiol Cymru / Natural Resource Wales (Ymgynhoriadau Cynllunio) [1521]	Table 5: The Policy Context	Object	NRW recommends that Table 5 includes reference to National Planning Policies including Planning Policy Wales and Technical Advice Notes.	<b>Not accepted</b> – there is sufficient reference to PPW and TANs in paragraphs 3.2 and 3.3  <b>Recommendation</b>  There is no need to amend the Deposit Plan to address the objector's

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					comments.  <b>No change</b>

#### CHAPTER 4 – SPATIAL PROFILE AND KEY ISSUES

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
79	Cyngor Cymuned Y Felinheli (Cyng. Sian Gwenllian) [2683]	4.7	Support	We agree with the main issues that have been identified.	<b>Supportive comment noted.</b>  <b>Recommendation</b>  <b>No change</b>
269	Mr Aled Evans [2646]	4.7	Object	K1  K1 does not discuss the movement of people who were born outside of Wales which adds to the numbers of older people in the area. Some acknowledgement should be made of this, given that the area as it stands is being sold as a leisure area (Golf, Sailing) - a good place to retire.	<b>Not accepted</b> –K11 reflects the issue referred to.  <b>Recommendation</b>  There is no need to amend the Deposit Plan to address the objector’s comments.  <b>No change</b>
298	North Wales Wildlife Trust (Mr Chris Wynne) [2626]	4.7	Support	K1 24-29 are welcomed	<b>Supportive comment noted.</b>  <b>Recommendation</b>



Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					<b>No change</b>
350	WYG/Alliance Planning (Mr Mark Walton) [2905]	4.7	Support	Our Client, Admiral Taverns, supports KI6. The plan must address the insufficient supply, mix and range of housing in rural areas of Gwynedd to support the social and cultural fabric of the area and contribute to the delivery of the economic objectives of the Plan.	<b>Supportive comment noted.</b>  <b>Recommendation</b>  <b>No change</b>
445	Bourne Leisure Ltd [2768]	4.7	Object	KI22 should be expanded to reference the need for continued redevelopment/reconfiguration of holiday accommodation in order to maintain a product that meets visitors' expectations. Bourne Leisure is disappointed that the text at paragraph 7.60 of the Preferred Strategy has been omitted from the Spatial Profile section of the Deposit LDP. This text provides useful context with respect of the importance of tourism as an economic contributor and how it consequentially shapes the Spatial Vision and Key Issues.	<b>Not accepted</b> - KI22 refers to the need to 'improve and manage the tourism provision' and it is believed that that is sufficient. The statistical information referred to has been included at the beginning of a series of policies that will promote the development of the tourism sector.  <b>Recommendation</b>  There is no need to amend the Deposit Plan to address the objector's comments.  <b>No change</b>
850	Mr Rob Booth [3033]	4.7	Object	Key Issues10 will not benefit communities and it will result in a decrease in facilities for the local community, especially communities with an aging population. It will lead to a greater number of	<b>Not accepted</b> - This part of the Plan lists the challenges and opportunities that face the Plan area. KI10 recognizes that education facilities and

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
				people requiring to travel and more car journeys. It conflicts with Key Issue 11 "Promote opportunities for people to live healthy lives and have reasonable health care, especially in a healthy population". It is also not appropriate for one of the strategic policies under PS5 on p.75 point 4 "Promote greater self-containment of centres and villages by contributing to balanced communities that are supported by sufficient services..."	<p>health providers are looking into rationalizing their services or acting on plans to do so. The Deposit Plan then includes a spatial strategy and policies which aim to contribute towards tackling these phenomena. It should be noted that the Deposit Plan is part of an integrated approach to tackling the issues identified.</p> <p><b>Recommendation</b></p> <p>There is no need to amend the Deposit Plan to address the objector's comments.</p> <p><b>No change</b></p>
851	Mr Rob Booth [3033]	4.7	Object	Key Issue 20 is the decline in the prosperity and vitality of town centres. This has occurred due to large supermarkets and business parks being built out of town centres. Out of town shops and offices encourage the use of cars. I suggest a policy that favours retaining shops and business in town centres and does not increase the development of business parks and supermarkets outside of towns and villages.	<p><b>Comment noted</b> - This part of the Plan lists the challenges and opportunities that face the Plan area. KI20 recognizes what has been happening in town centres over the years. There are a series of policies in part 7.3 of the Deposit Plan that provide a framework for promoting town centres.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					<p><b>Recommendation</b></p> <p>There is no need to amend the Deposit Plan to address the objector's comments.</p> <p><b>No change</b></p>
908	Mr Rob Booth [3033]	4.7	Object	<p>Page 37. Key Issue 20 is the decline in the prosperity and vitality of town centres. This has occurred due to large supermarkets and business parks being built out of town centres . Out of town shops and offices encourage the use of cars. I suggest a policy that favours retaining shops and businesses in town centres and does not increase the development of business parks and supermarkets outside of towns and villages.</p>	<p><b>Comment noted</b> – the matters raised by the objector are reflected in the Plan's policies about retailing as well as national planning policy.</p> <p><b>Recommendation</b></p> <p>There is no need to amend the Plan to address the comments made by the objector.</p> <p><b>No change</b></p>
1089	Cyfoeth Naturiol Cymru / Natural Resource Wales (Ymgynhoriadau Cynllunio) [1521]	4.7	Support	<p>NRW considers that the identification and review of key trends brought to the fore by the review of the strategies, plans and programmes identified in Chapter 3 has successfully identified the main issues that are to be tackled by the Joint LDP.</p>	<p><b>Supportive comment noted.</b></p> <p><b>Recommendation</b></p> <p><b>No change</b></p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
1406	Admiral Taverns [3348]	4.7	Support	Support KI6 - Our clients support the premise that the Deposit Joint LDP must deliver a sufficient and appropriate range and mix of deliverable housing in sustainable locations to meet the housing requirements of all sections of the population, support the social and cultural fabric of the area and contribute to the delivery of the economic objectives of the Plan.	<b>Supportive comment noted.</b>  <b>Recommendation</b>  <b>No change</b>
1450	Bourne Leisure Ltd [2768]	4.7	Object	KI22 should be expanded to reference the need for continued redevelopment/ reconfiguration of holiday accommodation in order to maintain a product that meets visitors' expectations. Significant investment is required to maintain and enhance the viability and attractiveness of existing operations as a destination, to improve their offer and to respond to changing markets, including the improvement of guest facilities and sport and leisure areas. KI22 should be amended to read: "Manage, improve and enhance the 'all year' tourist provision in the area in a sustainable way whilst at the same time promoting the heritage, the Welsh language and Welsh culture of the area.""	<b>Not accepted</b> – KI22 refers to the need to 'improve and manage the tourism provision' and it is believed that that is sufficient.  <b>Recommendation</b>  There is no need to amend the Deposit Plan to address the objector's comments.  <b>No change</b>
1451	Bourne Leisure Ltd [2768]	4.7	Object	Bourne Leisure is disappointed that the text at paragraph 7.60 of the Preferred Strategy has been omitted from the Spatial Profile section of the Deposit LDP. This text provides useful context with respect of the importance of tourism as an economic	<b>Not accepted</b> – The statistical information referred to has been included at the beginning of a series of policies that will promote the

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				<p>contributor and how it consequentially shapes the Spatial Vision and Key Issues. The text stated: "Tourism brings over £233 million into Anglesey's local economy and over £851 million into Gwynedd (including Snowdonia National Park) each year and supports over 4,000 and 15,819 local jobs, respectively".</p> <p>Bourne Leisure requests that the above text is reinstated in to the emerging LDP.</p>	<p>development of the tourism sector.</p> <p><b>Recommendation</b></p> <p>There is no need to amend the Deposit Plan to address the objector's comments.</p> <p><b>No change</b></p>

## CHAPTER 5 – VISION AND STRATEGIC OBJECTIVES

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
138	Cyngor Cymuned Llanystumdwy (Mr Richard J Roberts) [1550]	5.2	Object	<p>It is stated "This is its vision: "Strengthen communities in Gwynedd and Anglesey." We disagree with this statement as the Plan will not strengthen rural communities and the countryside.</p>	<p><b>Comment noted</b> - Paragraph 5.2 refers to the vision of the Single Integrated Plan for Gwynedd and Anglesey which was approved by the Joint Local Services Board.</p> <p><b>Recommendation</b></p> <p>There is no need to amend the Deposit Plan to address the objector's comments.</p> <p><b>No change</b></p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
160	Mr Aled Evans [2646]	5.2	Object	Vision to strengthen communities  Change the allocation, and reduce the number of houses	<p><b>Not accepted</b> - It is believed that the demand for new housing units seen in the Deposit Plan is a positive way of planning in terms of scale development. It gives a figure which is more likely to be realized, reflecting the characteristics of the Plan area and its communities and recognizing demographic, economic changes that can happen and environmental and other constraints on development.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
1103	Horizon Nuclear Power (Miss Sarah Fox) [2919]	5.4	Object	There is a lack of overt support in the JLDP for the Wylfa Newydd Project. Whilst the consideration for a Wylfa Newydd related development policy is recognised (in the form of PS9) it is not clear enough and does not in its current form alone enable a coherent decision making framework for associated development. Additionally the lack of clear	<p><b>Accepted</b> - The Deposit Plan recognizes the importance of Wylfa Newydd Project to Anglesey and the rest of the Plan area (as well as areas beyond that). The existence of the project and the benefits that will derive from it have been an important</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
				statements in support of the Wylfa Newydd Project is not consistent with Wylfa SPG.	<p>consideration and have informed the vision and objectives of the Plan and therefore its strategy. It is considered that adding the wording suggested by the objector will add value to this part of the Plan.</p> <p><b>Recommendation</b></p> <p>Amend the Deposit Plan to address the objector's comments.</p> <p><b>Focussed change: NF4</b></p>
357	Mr Gareth Dobson [2917]	5.5	Object	<p>There is a significant risk when basing a vision on one project that is yet to be confirmed. Historically, Wylfa or Trawsfynydd did not have a positive impact on those communities near to them - such as Amlwch in Anglesey or Ffestiniog in Gwynedd. In truth, it is arguable that both projects have hindered more suitable developments for the local communities, due to risks involving Nuclear energy.</p>	<p><b>Not accepted</b> - the demand for nuclear power stations was established by the British Government. NPS EN-6 identified as the Wylfa Newydd site as a location that may be suitable for the development of a new power station by the end of 2025. It is important that the Joint LDP prepares a local planning policy framework to support and manage important elements of the Wylfa Newydd Project. Local planning authorities will need to make decisions about several developments which will be needed to realize the development</p>

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					of the Wylfa Newydd site.  <b>Recommendation</b>  There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.  <b>No change</b>
115	Home Builders Federation Ltd (Mr Mark Harris) [1470]	5.6	Object	A stronger reference to private housing is required, its needs to be more than just the housing needs of the community. New housing is needed to serve the planned economic growth and this will bring new people into the area.  Either amend wording to bullet no. 6 or add a new bullet point.	<b>Not accepted</b> - an appropriate level of growth forms part of the vision for prosperous and vibrant communities, as seen later in the strategic objectives, the strategy and policies of the Plan.  <b>Recommendation</b>  There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.  <b>No change</b>
136	Cyngor Cymuned	5.6	Object	This statement is welcomed but shouldn't the Development Plan define how this objective will be	<b>Not accepted</b> - The vision provides a snapshot of how the Plan area will look



Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
	Llanystumdwy (Mr Richard J Roberts) [1550]			achieved. There should be more details about how this objective will be achieved.	<p>in 2026. The vision's purpose is not to give a final policy statement. Reference should be made to the strategic objectives that build on the vision as well as the policies and designations in the rest of the Plan.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
270	Mr Aled Evans [2646]	5.6	Support	Vision (agree but uncertain about how things will work)	<p><b>Supportive comment noted</b></p> <p><b>Recommendation</b></p> <p><b>No change</b></p>
300	North Wales Wildlife Trust (Mr Chris Wynne) [2626]	5.6	Object	The opening paragraph of the vision should emphasis the natural environment as elsewhere in the document. Insert the word "natural" before environment	<p><b>Not accepted</b> - the word 'environment' in this case refers to both the natural environment and the built environment.</p> <p><b>Recommendation</b></p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					<p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
379	Mr Gareth Dobson [2917]	5.6	Object	The vision is too ambiguous - full of adjectives but not much basis. There is not enough evidence of the Authority's ability to achieve the vision in its current form.	<p><b>Not accepted</b> - The vision provides a snapshot of how the Plan area will look in 2026. The vision's purpose is not to give a final policy statement. Reference should be made to the strategic objectives that build on the vision as well as the policies and designations in the rest of the Plan.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
849	Mr Rob Booth [3033]	5.6	Object	It is very disappointing to see that Gwynedd and Anglesey Council have a vision that includes a new nuclear power station, which has great risks as we have seen in the recent disaster at Fukushima. A	<p><b>Not accepted</b> - the demand for nuclear power stations was established by the British Government. NPS EN-6 identified as the Wylfa Newydd site as</p>

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				<p>new power station would need many major associated developments such as housing for the construction workers and infrastructure (e.g. roads, pipers and pylons). The building of the nuclear power station will affect the Welsh culture due to the influx of temporary construction workers. Nuclear power is not sustainable, it requires toxic fuel and the waste is very problematic.</p>	<p>a location that may be suitable for the development of a new power station by the end of 2025. It is important that the Joint LDP prepares a local planning policy framework to support and manage important elements of the Wylfa Newydd Project. Local planning authorities will need to make decisions about several developments which will be needed to realize the development of the Wylfa Newydd site. Reference should be made to the strategic objectives that build on the vision as well as the policies and designations in the rest of the Plan</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
858	Barton Willmore (Mr Mark Roberts)	5.6	Object	The vision is broadly positively prepared and provides a good exposition of what the Plan seeks to achieve generally and within specific areas of	<b>Not accepted</b> - The vision's purpose is not to give a final policy statement. Reference should be made to the

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	[1645]			Anglesey and Gwynedd. However, we are concerned that there is no reference to delivering sustainable development and the presumption in favour of sustainable development within the Vision, a cornerstone of Planning Policy Wales.	<p>strategic objectives that build on the vision as well as the policies and designations in the rest of the Plan Together they will promote development that will mean that the Plan area is one that is sustainable economically, socially and environmentally.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
1104	Horizon Nuclear Power (Miss Sarah Fox) [2919]	5.6	Object	To give due prominence of the Wylfa Newydd Project, Horizon considers the Project should be reflected in the Vision.	<p><b>Accepted</b> - Agree that the Wylfa Newydd Project is one of the important drivers contributing towards tackling a number of issues in the Plan area, and therefore the success of the Project underpins the Plan. It is agreed that inclusion of a statement would re-inforce this and ensure the internal consistency of the Plan.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					<p><b>Recommendation</b></p> <p>Amend the wording to refer to the Project.</p> <p><b>Focused Change: NF5</b></p>
323	Sally Baxter (Ms Sally Baxter) [2883]	5.7	Object	The approach to link objectives to the Single Integrated Plan is welcomed. However, the LDP objectives do not sufficiently reflect the SIP objective of inclusive communities where residents enjoy good health and well-being. It would be helpful to emphasis this within the objectives.	<p><b>Not accepted</b> - the strategic objectives build on the vision that refers to the aim to promote an area where there are "active networks of inclusive communities where residents enjoy good health and wellbeing." The strategic objectives were not prepared separately from each other and should not be considered in isolation from each other. A number of strategic objectives together are an expression of the vision and they in turn are the basis for the strategic and detailed policies included in the Deposit Plan.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the</p>

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					Plan.  <b>No change</b>
116	Home Builders Federation Ltd (Mr Mark Harris) [1470]	5.8	Object	Under theme 3 reference should be made for the need to provide adequate and suitable housing to support the economic growth of the area. The plan housing targets are based on economic growth and vice versa so better cross reference to this needs to be made in the wording of the document.  Add a Strategic Objective which states: Adequate and suitable housing will be provided to support the economic growth of the area.	<b>Accepted</b> – agreed that adding to the wording in SO14 to refer to the housing growth level would add to the value to the strategic aim.  <b>Recommendation</b> – amend SO14 to refer to the need to address economic growth during the Plan period.  <b>Focussed Change: NF7</b>  To ensure clarity and internal consistency of the Plan.
134	Cyngor Cymuned Llanystumdwy (Mr Richard J Roberts) [1550]	5.8	Object	Another of the Plan's strategic objectives is "To give everyone access to a home appropriate to their needs." We agree but what about existing empty houses. As far as we can see the intention is to create uniform estates and over-centralise in a few places rather than support natural development that responds to local needs. These estates are at the expense of development in the countryside, and the comments made under the "Population, Demographic and Housing" heading (page 35/36) that is KI.1 and KI.5 and KI.33 are supported.	<b>Not accepted</b> - The purpose of the strategic objectives is to give more details about the vision, noting how the Plan seeks to address this. In this respect, it is not the role of the strategic objectives to give details that are to be included in other parts of the Plan, e.g. strategic and detailed policies, or in documents of evidence, e.g. Topic Paper 3 Population and

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					<p>Housing.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
135	Cyngor Cymuned Llanystumdwy (Mr Richard J Roberts) [1550]	5.8	Object	<p>It is stated that this Plan's strategic aim is to "Maintain and create safe, healthy and active communities." According to our evidence (Housing Needs Report Llanystumdwy Community Council) 61.4% can't afford to buy a house. The only movement required is from a large house to a smaller one or large family to a larger house. By building 40 houses in Chwillog only a few local people could afford to buy them. Who therefore would be moving to them as there are no employment opportunities here? It is therefore likely that older people would go there, and this would not create an active community.</p>	<p><b>Not accepted</b> - The purpose of the strategic objectives is to give more details about the vision, noting how the Plan seeks to address this. In this respect, it is not the role of the strategic objectives to give details that are to be included in other parts of the Plan, e.g. strategic and detailed policies, or in SPGs or documents of evidence, e.g. Topic Paper 3 Population and Housing, Topic Paper 17 Local Market Housing</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in</p>

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					order to ensure the soundness of the Plan.  <b>No change</b>
276	Mr Aled Evans [2646]	5.8	Support	Strategic Objectives	<b>Supportive comment noted</b>  <b>Recommendation</b>  <b>No change</b>
301	North Wales Wildlife Trust (Mr Chris Wynne) [2626]	5.8	Object	<p>SO 16 covers a very broad range of issues; greater clarity would be achieved by separating these issues into different objectives. Natural and heritage assets should be separated to reflect the intrinsic value of the natural environment.</p> <p>Replace SO 16 with two objectives</p> <ol style="list-style-type: none"> <li>1. Protect, enhance and manage the natural assets of the Plan area, including its natural resources, wildlife habitats and its landscape character</li> <li>2. Protect, enhance and manage the heritage assets of the Plan area and its landscape character and historic environment.</li> </ol>	<p><b>Comment noted</b> - Agree that strategic objective SO16 includes both issues. It is not believed that this undermines the purpose of the objective. Reference should be made to how the objective has been transferred to the detailed policies of the Plan which deal with separate subjects.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>



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306	North Wales Wildlife Trust (Mr Chris Wynne) [2626]	5.8	Object	Greater emphasis should be given to the protection of international and national sites in the key outputs of theme 5. Add "or damage to any of their features".	<p><b>Accepted</b> - Agree that adding "or damage to their features" would better explain the output.</p> <p><b>Recommendation</b> – amend the third output under Theme 5 in accordance with the above.</p> <p><b>Focused Change: NF8</b></p> <p>To improve the clarity and internal consistency of the Plan</p>
349	WYG/Alliance Planning (Mr Mark Walton) [2905]	5.8	Support	Our Client Admiral Taverns supports the strategic objective of SO14 and SO15 to deliver a sufficient and appropriate range and mix of deliverable housing sites in sustainable locations to meet the housing requirements of all sections of the population.	<p><b>Supportive comment noted</b></p> <p><b>Recommendation</b></p> <p><b>No change</b></p>
855	Barton Willmore (Mr Mark Roberts) [1645]	5.8	Object	There is not one overarching objective of delivering sustainable development. Planning Policy Wales (paragraph 3.1.2 and 4.2), provides a presumption in favour of sustainable development and this is at the heart of the plan making and decision taking approach of the Welsh Government. This is explained within Section 4.2 of PPW and particularly, paragraph 4.2.2. This is a very significant oversight,	<p><b>Not accepted</b> - The strategic objectives were not prepared separately from each other and should not be considered in isolation from each other. A number of strategic objectives together are an expression of the vision and they in turn are the basis for the strategic and detailed</p>

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				and on review of the policies of the Plan it is clear that the Plan does not embody the approach of the Welsh Government set out in PPW of the presumption in favour of sustainable development and Positive Planning. The presumption in favour of sustainable development should be embodied throughout the Plan.	<p>policies included in the Deposit Plan. Together they will promote development that will mean that the Plan area is one that is sustainable economically, socially and environmentally, without the need for a specific reference in favour of sustainable development.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
871	Friends of Borth-y Gest (Tom Brooks) [3036]	5.8	Support	<p>The aims and objectives of the Friends of Borth y Gest include:</p> <p>"to seek to preserve the special nature of the area as a peaceful pretty seaside village set in an outstandingly beautiful rural setting". In this regard we applaud Theme 1 of the Written Statement - support and create safe, healthy, distinctive and vibrant communities, and Theme 5 - protect and enhance the natural and built environment.</p>	<p><b>Supportive comment noted</b></p> <p><b>Recommendation</b></p> <p><b>No change</b></p>

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1090	Cyfoeth Naturiol Cymru / Natural Resource Wales (Ymgynhoriadau Cynllunio) [1521]	5.8	Support	It is considered that the Plans' series of Strategic Objectives set out in section 5.8 will help ensure that the Plans' vision is realised and also sets out the context for the Strategic Policies and Detailed Policies to be based upon.	<b>Supportive comment noted</b>  <b>Recommendation</b>  <b>No change</b>
1097	Cyfoeth Naturiol Cymru / Natural Resource Wales (Ymgynhoriadau Cynllunio) [1521]	5.8	Support	It is acknowledged that Strategic Objective Theme 5 now also includes the need to protect, enhance and manage natural resources.	<b>Supportive comment noted</b>  <b>Recommendation</b>  <b>No change</b>
1105	Horizon Nuclear Power (Miss Sarah Fox) [2919]	5.8	Object	Horizon considers that it would be appropriate to include a new strategic objective under Theme 3 which supports the development of the Wylfa Newydd Project to ensure the JLDP contains a coherent policy framework for managing the Wylfa Newydd Project. Please also see the accompanying "Proposed Wylfa Newydd policy framework" which has been prepared to show the Wylfa Newydd specific policy framework as a whole.	<b>Accepted</b> - It is noted that Theme 3 and the strategic objectives and the key results together provide the framework that expresses an element of the Plan's vision which involves developing the local economy. Like many of the other strategic objectives, they provide the hooks for the policies which will promote the developments needed to address the requirements of the Wylfa Newydd Project. However, it is agreed that adding another strategic objective will strengthen this part of

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					<p>the Plan, ensuring its internal consistency.</p> <p><b>Recommendation</b> – add another strategic objective under Theme 3 to refer to supporting and making the most of the opportunities that derive to the region through the Wylfa Newydd Project.</p> <p><b>Focused Change: NF6</b></p> <p>To ensure the clarity and internal consistency of the Plan</p>
1111	Horizon Nuclear Power (Miss Sarah Fox) [2919]	5.8	Object	<p>It is stated to be a key output that "no development given planning permissions will have resulted in a loss of a site of international or national nature conservation value". This wording is unduly rigid. For example the Tre'r Gof SSSI is located within the Wylfa NPS Site boundary and IACC is aware of the potential for the construction of the Wylfa Newydd Project to adversely affect it. The output sought does not allow sufficient flexibility for changes in circumstance and does not acknowledge that there is a process whereby SSSIs can be denotified.</p>	<p><b>Not accepted</b> - Agree that in exceptions, development could lead to loss of sites of national or international nature conservation value. That would only happen after following a recognized process of assessing the proposal. It is not considered that this undermines the main result that is aimed for, which is consistent with strategic objective SO16. Reference should be made to how the objective has been transferred to the detailed policies of the Plan which reflect</p>

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					<p>statutory requirements and national planning policy, noting that it would need a clear and convincing justification or overriding interest to justify the loss of a site or adversely affect its important features.</p> <p>It is noted that the objector refers to the deletion of a SSSI. If a SSSI is deleted then the Policy wouldn't apply to the site. Therefore, it isn't clear why reference should be made to the process of deleting a site in the Plan.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
1407	Admiral Taverns [3348]	5.8	Support	SO14 & SO15 - Our clients support the premise that the Deposit Joint LDP must deliver a sufficient and appropriate range and mix of deliverable housing in sustainable locations to meet the housing requirements of all sections of the population,	<p><b>Supportive comment noted</b></p> <p><b>Recommendation</b></p> <p><b>No change</b></p>

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				support the social and cultural fabric of the area and contribute to the delivery of the economic objectives of the Plan.	

## CHAPTER 6 – THE STRATEGY

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
67	Cyngor Cymuned Llanddyfnan (Mr Graham Owen) [1378]	6.1	Object	The members also propose that Gwynedd and Anglesey councils go back to the beginning with the Joint Local Development Plan, and seriously reconsider the proposals.	<p><b>Not accepted</b></p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
216	PAWB (Robat Idris) [2814]	6.1	Object	The Plan's precedent is flawed, as it presumes that the Wylfa B nuclear station will be built. As the strategy is flawed, the whole Plan is invalid. It is considered that the failure to build the Hinckley power station is an indicator that Wylfa B won't be built. Reference is made to the difficulties associated with getting rid of waste safely. In addition reference is made to trends to rely less on a few large providers, looking at addressing needs	<p><b>Not accepted</b> - the demand for nuclear power stations was established by the British Government. NPS EN-6 identified as the Wylfa Newydd site as a location that may be suitable for the development of a new power station by the end of 2025. It is important that the Joint LDP prepares a local</p>

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				locally, investments in renewable energy and methods of reducing the demand for energy. Due to the uncertainty about the power station's future two plans should be formed: one to deal with a power station and the other to deal with a scenario minus a power station. This would avoid an excessive amount of housing being given consent in Anglesey, which would have a detrimental impact on the local communities.	<p>planning policy framework to support and manage important elements of the Wylfa Newydd Project. The Plan will need to be monitored annually and will have to be reviewed after 4 years, unless the monitoring indicates a need for an earlier review. The monitoring and review work will record if Wylfa Newydd happens or not. If Wylfa Newydd is not built during the Plan period, the Council will need to demonstrate through the review how it will deal with that situation.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
863	Bangor Civic Society (Don Mathew) [2988]	6.1	Object	<p>We believe that the Plan needs to highlight key topics:</p> <p>* aging population: this is multi faceted and it is difficult to gather a holistic approach from the Plan;</p>	<p><b>Not accepted</b> - The types of housing units on sites, and the layout / design of the sites, are matters that will be discussed at planning application</p>

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				<p>* children and young people - as above;</p> <p>* disabled people - as above. Wales has a higher proportion of disabled people than other nations &amp; regions of the UK and in 2010 the Welsh Government stated that disability levels (under the DDA) were one-fifth of the working population;</p> <p>* poverty alleviation - another area where Wales is under-performing &amp; which should be central to the Plan's purpose.</p>	<p>stage. This does not prohibit development for the elderly or other groups from the community. Policy TAI 1 promotes a mix of housing types and Policy TAI4 refers to residential homes, extra care housing or extra care accommodation for the elderly. The Plan includes a series of site-specific policies and criteria in part 7.3 that promote different types of employment opportunities in places that are accessible to the area's communities in order to transform the local economy. Policy SP5 and Policy PCYFF2 provides the framework to look after the needs of disabled people.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>



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1003	Cyngor Sir Ceredigion (Mrs Llinos Quelch) [1286]	6.1	Support	Having considered the Gwynedd and Anglesey Deposit LDP strategy and policies, Ceredigion County Council do not believe there is any specific policies or issues we need to comment on. The proposed strategy is broadly comparable to the Ceredigion LDP with a settlement hierarchy reflecting ours and a strategy of affordable housing contributions on a sliding scale. The deposit LDP would have no detrimental impact or conflict with the Ceredigion LDP strategy and policies and vice versa, therefore we welcome the proposed draft	<p><b>Supportive comment noted</b></p> <p><b>Recommendation</b></p> <p><b>No change</b></p>
848	Mr Rob Booth [3033]	6.3	Object	On page 46 in table 8 one of the main elements of the strategy is economic growth. Economic growth is not sustainable. I suggest that the main strategy should seek to maintain economic status.	<p><b>Not accepted</b> - The strategy and therefore the policies and proposals in the Deposit Plan are robust and can be realized because they are based on compelling evidence and have been considered against the Sustainability Assessment and national planning policies and guidance.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the</p>

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					Plan. <b>No change</b>
133	Cyngor Cymuned Llanystumdwy (Mr Richard J Roberts) [1550]	6.4	Object	We support the comment "promote prosperous and sustainable communities that support local services including the provision of additional housing and related development proportionate to local requirement." The conclusions of the "Housing Need Assessment of Llanystumdwy Community Council" are commensurate with local need and confirms there is no need for the type of development proposed for Chwilog in the Deposit Plan.	<b>Not accepted</b> - Demand for new housing units found in the Deposit Plan is a positive way of planning in terms of development scale. It gives a figure which is more likely to be realized, reflecting the characteristics of the Plan area and its communities and recognizing demographic, economic changes that can happen and environmental and other constraints on development. It was developed after consideration of Sustainability Assessment and national planning policies and guidance.  <b>Recommendation</b>  There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.  <b>No change</b>

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128	Cyngor Cymuned Llanystumdwy (Mr Richard J Roberts) [1550]	6.5	Object	It is stated "It sets a level of growth considered to represent the most robust, balanced and appropriate approach taking into account all relevant factors, including work undertaken by independent housing and economic forecasts." We disagree, again on the basis of the Housing Needs Report for the Llanystumdwy Community Council Area.	<p><b>Not accepted</b> - Demand for new housing units found in the Deposit Plan is a positive way of planning in terms of development scale. It gives a figure which is more likely to be realized, reflecting the characteristics of the Plan area and its communities and recognizing demographic, economic changes that can happen and environmental and other constraints on development. It was developed after consideration of Sustainability Assessment and national planning policies and guidance.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
278	Mr Aled Evans [2646]	6.5	Object	<p>Strategy</p> <p>The evidence I have seen does not support the</p>	<p><b>Comment noted</b> - The evidence base shown in a series of Topic Papers, Background Papers, as well as</p>

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				propositions here.	<p>documents published by others have informed the Plan. The requirements that were identified are reflected in the policies and designations of the Deposit Plan. It is therefore considered that compelling evidence has been used to inform the structure and content of the Plan and, where appropriate to do so, the Plan refers to the relevant background documents.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
834	Cyngor Cymuned Tudweiliog (Mrs Glenys Peters) [1236]	6.8	Object	Villages not included on the list should be considered in accordance with local need.	<p><b>Not accepted</b> - The Deposit Plan identifies a Hierarchy of towns and villages with a specific role and function. A methodology has been developed and published to identify the settlements on the basis of their role, function, range and choice of</p>

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					<p>facilities and services in Topic Paper 5 Developing the Settlement Strategy.</p> <p>The spatial strategy will ensure that development is directed to locations that are sustainable in terms of size, function, character, facilities, transport links, social and environmental inclusion. Therefore there will be a sustainable pattern of settlement with viable communities.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
1029	Welsh Government (Mr Mark Newey) [1561]	6.8	Object	Further justification is required to explain the number of villages included within this policy. Some of these clusters have scored very low in the sustainability matrix included in topic paper 5 (Developing the Settlement Hierarchy). The lower scores suggest that these are less sustainable, isolated developments, and not well connected to	<b>Partially accepted</b> - The Deposit Plan identifies a Hierarchy of towns and villages that have a specific role and function. A methodology has been developed and published to identify the settlements on the basis of their role, function, range and choice of

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				<p>services and facilities, hence the need to explain why these have been identified. The Welsh Government objects to the identification of so many 'clusters' which lack justification.</p>	<p>facilities and services in Topic Paper 5 Developing the Settlement Strategy. It is important that the spatial strategy recognizes that the area is very rural and is one that includes a network of different scattered settlements. The Council has sought to ensure that future development is located in places where there is access to public transport. The clusters that have been identified are those where residents can access services and facilities in settlements which are higher up in the Settlement Hierarchy without using the car. Identifying the Clusters will also contribute to sustaining communities where the Welsh language is strong. In spatial terms, the strategy will ensure that the detailed and strategic policies of the Plan promote development on an appropriate scale that addresses the expectations of the Strategic Vision and Objectives of the Plan.</p> <p>Therefore, the Council believes that the Cluster category in an area which</p>

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					<p>is very rural in nature will promote a small percentage of the growth to small settlements, addressing the social aspect of the sustainability objectives.</p> <p>However, it is agreed that there is a need to explain how the clusters were identified and this will be done by adding to Topic Paper 5.</p> <p><b>Recommendation</b></p> <p>There is no need to change the Deposit Plan to respond to this objection, but reference should be made to the amended Topic Paper 5.</p> <p><b>No change</b></p>
403	Welsh Highland Railway (Mr Graham Farr) [254]	6.10	Support	Support.	<p><b>Supportive comment noted</b></p> <p><b>Recommendation</b></p> <p><b>No change</b></p>
1093	Cyfoeth Naturiol	6.10	Support	NRW is satisfied with the strategy's aim to disperse	<b>Supportive comment noted</b>

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	Cymru / Natural Resource Wales (Ymgynhoriadau Cynllunio) [1521]			development proportionately around the plan area. The focus being on locating development within those locations that provide the best opportunity for achieving sustainable development i.e. developing the Sub regional, urban and local service centres, and an appropriate amount of development in villages with a focus on service villages and then some development in Clusters.	<b>Recommendation</b> <b>No change</b>
302	North Wales Wildlife Trust (Mr Chris Wynne) [2626]	6.11	Object	The last sentence should emphasis the themes elsewhere in the plan of protecting the natural environment. Replace the word "countryside" in the last sentence with "natural environment".	<b>Accepted</b> - Agree that the inclusion of "natural environment" in this part of the Plan will help to maintain internal consistency of the Plan.  <b>Recommendation</b> – amend the sentence by adding “natural environment” instead of “countryside”.  <b>Focussed Change: NF9</b>  In order to ensure the internal consistency of the Plan.
856	Barton Willmore (Mr Mark Roberts) [1645]	6.13	Object	Paragraph 6.13 refers to the Urban Capacity Study of the Centres which looked to reuse where possible and as a priority suitable developed brownfield land. However, this study was solely confined to existing urban centres. It ignored, the large derelict,	<b>Not accepted</b> - In preparing the Plan attention was paid to the requirements of national policy in PPW. This document advises local planning authorities to direct



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				decaying and contaminated former Dynamic Friction Site. However, in sustainability terms the site is located in close proximity to Caernarfon. Is well served by existing bus routes, and a 5 minute journey to the bus station and connected to Caernarfon by a good quality cycle route a 10 minute cycle. There is also a pavement from the site to Caernarfon. The site is previously developed land, contaminated and occupied by a substantial concrete and steel structure that dominates the site and the wider surrounding area - see site specific objections.	<p>development to sustainable locations, including consideration of previously used land and buildings inside settlements first, then extensions to settlements and finally new development around settlements with good public transport links. The methodology used in the Urban Capacity Study was developed with this in mind.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
1674	Welsh Government (Mr Mark Newey) [1561]	6.14	Object	Site Assessment Methodology - For this assessment to be effective, the authorities will need to clarify exactly how much of the site is BMV and how it has influenced decisions regarding uses on such lands.	<p><b>Comment noted</b> - When selecting sites for inclusion the Councils tried to identify the agricultural quality of the sites and information was obtained from the Department of Environment and the Welsh Government's Natural Environment and Agriculture Department. Consideration was given</p>

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					<p>to the requirements of national planning policy and the sustainability framework of the Sustainability Assessment. Priority was also given to finding sites and previously used buildings within the settlements. Where it is necessary to extend settlements, priority was given to land in the lower categories unless there was clear and convincing justification for not doing so, e.g. because directing development to sites in lower categories is contrary to the Plan's spatial strategy. By acting in this manner, it is believed that the Council has minimized the loss of the best and most versatile agricultural land.</p> <p>However, it is agreed that there is scope to improve how the information is presented. Reference is made to Topic Paper 1A which provides key information about Plan allocations.</p> <p><b>Recommendation</b> – There is no need to change the Deposit Plan to respond</p>

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					to this objection, but reference should be made to the amended Topic Paper.  <b>No change</b>
404	Welsh Highland Railway (Mr Graham Farr) [254]	6.17	Support	Para 6.17. The Company does not wish to see extended the development boundary on the northern side of Porthmadog.	<b>Supportive comment noted</b>  <b>Recommendation</b>  <b>No change</b>
1112	Horizon Nuclear Power (Miss Sarah Fox) [2919]	6.19	Object	Refers to "Habitats Regulation Appraisal" which is a typographical error and should refer to "Habitats Regulation Assessment" ("HRA"). In any event this text should be clear as to what steps of HRA have been undertaken (i.e. screening, appropriate assessment etc).	<b>Partially accepted</b> – Agree that the English version of the Deposit Plan does not include the correct name.  This paragraph from section 6 of the Plan identifies the assessments that have informed the decision to direct the growth that would otherwise have gone to Porthmadog. It is not appropriate to include details of these assessments in this part of the Plan. The reports on the assessments will provide the relevant information. Therefore, there is no need to amend the Plan in response to this part of the objection.  <b>Recommendation</b> – correct the

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					<p>English version of the Plan to note "Habitat Regulation Assessment" to ensure accuracy.</p> <p><b>Minor Change: NB1</b></p> <p>To ensure accuracy.</p>
873	Friends of Borth-y Gest (Tom Brooks) [3036]	6.20	Object	<p>The supportive text to 6.20 is noted and support the drawing of development boundaries tight up to the actual edge of settlements. Our objection seeks modification to provide clarification and consistency in the plan. We are concerned that the definition of development boundaries refers to "sub regional Centre, Urban Service Centre, Local Service Centres and villages". We note that in the formal policies of the written statement there is no category called villages, but categories called "local villages" and "coastal/ rural villages". The text would benefit from clarifying that the development boundaries apply to all of these villages.</p>	<p><b>Accepted</b> - Agree that including wording which indicates that several types of 'villages' have been identified in the Plan will improve clarity and ensure the internal consistency of the Plan.</p> <p><b>Recommendation</b></p> <p>Correct the second sentence in paragraph 6.20 to refer to local villages, rural villages and coastal villages.</p> <p><b>Minor Change NB1</b></p> <p>In order to ensure the internal consistency of the Plan.</p>
909	Tom Brooks [3034]	6.20	Object	I support the drawing of development boundaries tight up to the actual edge of settlement	<b>Accepted</b> - Agree that including wording which indicates that several

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
				<p>construction. This objection seeks modification to provide clarification and consistency in the plan. I am concerned that the definition of development boundaries refers to "Sub-Regional Centre, Urban Service Centre, Local Services Centres and villages". I note that in the formal policies of the written statement there is no category called villages but categories called "local villages" and "coastal/ rural villages". For avoidance of doubt, the text would benefit from clarifying that development boundaries apply to all of these categories of villages.</p>	<p>types of 'villages' have been identified in the Plan will improve clarity and ensure the internal consistency of the Plan.</p> <p><b>Recommendation</b></p> <p>Correct the second sentence in paragraph 6.20 to refer to local villages, rural villages and coastal villages.</p> <p><b>Minor Change NB1</b></p> <p>In order to ensure the internal consistency of the Plan.</p>
1434 1455	<p>Cyngor Tref Penrhyddeudraeth (Mr Glyn Roberts) [1261]</p> <p>Cyng/Counc Gareth Thomas [402]</p>	6.24	Object	<p>The proposed strategies and proposals aren't based on a credible evidence base in accordance with Test of Soundness CE2. There are inconsistencies and contradictions and an inability to realise the significance of the statistics. There are statements in the Language Impact Assessment about Penrhyddeudraeth that are absolutely astray. Also where reference is made to the proportion of Penrhyddeudraeth's residents able to speak Welsh, the third bullet point states that 74.8% are able to, which is 4.8% higher than the threshold, but in the</p>	<p><b>Partially accepted</b> - The evidence base shown in a series of Topic Papers, Background Papers, as well as documents published by others have informed the Plan. The requirements that were identified are reflected in the policies and designations of the Deposit Plan. It is therefore considered that compelling evidence has been used to inform the structure and content of the Plan and, where</p>

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				Conclusions section it is noted that the percentages are as follows, 76.5% and 6.5%. Which is correct?	<p>appropriate to do so, the Plan refers to the relevant background documents.</p> <p>Agree that the relevant part of the report about the Language Impact Assessment needs to be corrected to ensure compatibility. Reference should be made to the amended report.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan. Agree to correct the appropriate part of the report about the Language Impact Assessment, which is published separately to the plan.</p> <p><b>No change</b></p>
1429	Cyngor Tref Penrhyddeudraeth (Mr Glyn Roberts) [1261]	6.25	Object	The planning culture insists that species of creatures and plants that have been under siege and some types of buildings have to be treated with care and respect in case of further damage by building and engineering plans etc. In complete contrast, the	<b>Comment noted</b> - In accordance with national planning policy and guidelines, careful consideration was given throughout the process of preparing the Plan to the needs and

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				<p>planning regime is prevented from giving the same consideration and respect to the Welsh language. Although it also is under heavy siege and retreating, it is forced outside the planning culture. It should be included within the planning culture and defended by statutory means. With this in mind, house building should be according to the needs of our communities only not according to the projections system.</p>	<p>interests of the Welsh language in order to ensure the Plan contributes to its well being. The Sustainability Assessment of the Plan includes the need to promote development that maintain or strengthen the Welsh language within the framework of sustainability. The requirements of Sections 11 and 31 of the Planning (Wales) Act have given statutory status to the Welsh language.</p> <p>Demand for new housing units found in the Deposit Plan is a positive way of planning in terms of development scale. It gives a figure which is more likely to be realized, reflecting the characteristics of the Plan area and its communities and recognizing demographic, economic changes that can happen and environmental and other constraints on development. It was developed after consideration of Sustainability Assessment and national planning policies and guidance. Reference should be made to the range of strategic and detailed</p>

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					<p>policies that will support the Plan to contribute to the well being of the Welsh language.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
1436	Cyng/Counc Gareth Thomas [402]	6.25	Object	<p>There is a feeling that the Welsh language is under heavy siege and under retreat, and there is a feeling that the planning procedure and culture doesn't consider it important. With this in mind, house building should only address the needs of our local communities and not in accordance with the projections system, which conflicts with this.</p>	<p><b>Comment noted</b> - - In accordance with national planning policy and guidelines, careful consideration was given throughout the process of preparing the Plan to the needs and interests of the Welsh language in order to ensure the Plan contributes to its well being. The Sustainability Assessment of the Plan includes the need to promote development that maintain or strengthen the Welsh language within the framework of sustainability. The requirements of Sections 11 and 31 of the Planning (Wales) Act have given statutory</p>



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					<p>status to the Welsh language.</p> <p>Demand for new housing units found in the Deposit Plan is a positive way of planning in terms of development scale. It gives a figure which is more likely to be realized, reflecting the characteristics of the Plan area and its communities and recognizing demographic, economic changes that can happen and environmental and other constraints on development. It was developed after consideration of Sustainability Assessment and national planning policies and guidance. Reference should be made to the range of strategic and detailed policies that will support the Plan to contribute to the well being of the Welsh language.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the</p>

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					Plan. <b>No change</b>
1113	Horizon Nuclear Power (Miss Sarah Fox) [2919]	6.26	Object	There is insufficient support for the Wylfa Newydd Project in the Plan. Support for the Wylfa Newydd Project, as the biggest driver of the economic transformation sought, should be included within these paragraphs.	<b>Accepted</b> – the Deposit Plan refers to the importance of Wylfa Newydd to Anglesey and the wider area a number of times, including in this paragraph. Nonetheless it is agreed that additional wording in accordance with the objector’s suggestion would re-inforce this.  <b>Recommendation</b>  For clarity the text will be amended accordingly.  <b>Focused Change NF11, NF12</b>
1114	Horizon Nuclear Power (Miss Sarah Fox) [2919]	6.28	Object	There is insufficient support for the Wylfa Newydd Project in the Plan. Support for the Wylfa Newydd Project, as the biggest driver of the economic transformation sought, should be included within these paragraphs.	<b>Accepted</b> – Although it was not intended that the sentence should include a full list of people the Council will be working with, it is agreed that adding a reference to 'project promoters' provides a fuller picture.  <b>Recommendation</b>  Add 'project promoters' to the list of

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					<p>people the Council will work with in order to improve clarity.</p> <p><b>Focussed Change NF3</b></p>
203	John Brinley Jones [2087]	6.31	Object	<p>It is also vital that business owners that create employment and wealth in the area are encouraged to move into the area or if they require a home in the area and have a plot that they should not be subjected to very stringent affordable sized dwellings since they may require additional facilities within their homes such as office space or areas where they could work from home.</p> <p>To consider each planning application on merit rather than have a blanket policy that obviously can't meet all requirements.</p> <p>To consider each planning application on merit rather than have a blanket policy that obviously can't meet all requirements.</p>	<p><b>Not accepted</b> – Demand for new housing units found in the Deposit Plan is a positive way of planning in terms of development scale. It gives a figure which is more likely to be realized, reflecting the characteristics of the Plan area and its communities and recognizing demographic, economic changes that can happen and environmental and other constraints on development.</p> <p>The spatial strategy will ensure that development is directed to locations that are sustainable in terms of size, function, character, facilities, transport links, social and environmental inclusion. Therefore there will be a sustainable pattern of settlement with viable communities.</p> <p><b>Recommendation</b></p>

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					<p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
214	Home Builders Federation Ltd (Mr Mark Harris) [1470]	6.40	Object	<p>It is not considered clear why the housing figure has been chosen as it does not fit with any of the scenarios tested (a point stated in the Councils own documents). The figure does also not appear to include a 4% vacancy rate allowance which is required for the normal operation of the housing market. Also the figure for Gwynedd is below the 2011 projection figure which goes against the advice of Carl Sargeant AM who advises they should be the starting point.</p> <p>Further clarification required on the option chosen. Increase the housing requirement figure to 7471 to take account of the 4% vacancy rate. Explain why the Gwynedd housing requirement is below the 2011 Housing projection figure.</p>	<p><b>Not accepted</b> – Topic Paper 4A, which is based on information gathered from several sources, such as the evidence prepared by Edge Analytics “Gwynedd &amp; Anglesey Population &amp; Household Forecasts, Assumptions, Methodology &amp; Scenario Results” (2014), “Explaining the difference between Welsh Government’s 2008- and 2011-based projections for Gwynedd” (2014), provide information on the issues and justification for the level of housing growth in the Plan area. In order to assess and identify the demand for new homes in the Plan, consideration was given in the first instance to the population and housing forecasts of the Welsh Government for the area of the two Councils, in line with the expectations of Planning Policy Wales</p>

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					<p>(9.2.2). Edge Analytics prepared a series of scenarios that looked at migration patterns, economic changes and housing construction. In addition, a number of national and local factors that influence the local housing market were studied. It is believed that the demand for new housing units seen in the Deposit Plan is a positive way of planning in terms of scale development. It gives a figure which is more likely to be realized, reflecting the characteristics of the Plan area and its communities and recognizing demographic, economic changes that can happen and environmental and other constraints on development.</p> <p>The process of converting the total number of households to the total number of housing units has addressed the scale of vacant units, higher than 4%.</p> <p><b>Recommendation</b></p>

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					<p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
117	Home Builders Federation Ltd (Mr Mark Harris) [1470]	6.41	Object	<p>No reference is made to an allowance for empty properties. It is generally been accepted at recent LDP's that a 4% allowance should be made for this, as the market needs a certain level of empty properties to operate. There is however a difference between long term empty properties which can be addressed by a Council policy and short term vacancies.</p> <p>Include reference to empty properties and vacancy rates and increase housing number to 8189.</p>	<p><b>Partially accepted</b> - The 2011 Census gives a figure of 12.2% for Gwynedd and 10.5% for Anglesey regarding the existence of empty houses. This level has been applied to all the statistical scenarios and has been recorded in the Background Paper on population projections, households and housing.</p> <p>It is agreed that adding a reference to this information in the Deposit Plan and in Topic Paper 4A will help to improve understanding of the total of housing units.</p> <p><b>Recommendation</b></p> <p>Amend paragraph 6.40 to refer to the empty housing allowance and add to Topic Paper 4A accordingly.</p>

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					<b>Focused Change: NF13</b>
293	Home Builders Federation Ltd (Mr Mark Harris) [1470]	6.42	Object	The HBF believe that more of the housing requirement should be provided by the Sub-regional and the Urban Service Centres. As this would make the plan more sustainable and respond to market demand. Increase the number of houses provided in the Sub-regional and the Urban Service Centres. This can be done by allocating more sites which would also provide the additional number suggested in comments on other parts of the plan.	<b>Not accepted</b> - It is important that the spatial strategy recognizes that the area is very rural and is one that includes a network of different scattered settlements. The distribution strategy was established in the first place during the process of developing the Preferred Strategy of the Plan on the basis of evidence and public participation. In spatial terms, the strategy is to ensure that the detailed and strategic policies of the Plan promote developments that address the expectations of the Vision and Strategic Objectives of the Plan. It is going to ensure that development is directed to locations that are sustainable in terms of size, function, character, facilities, transport links, social and environmental inclusion. Therefore there will be a sustainable pattern of settlement with viable communities.

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					<p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
118	Home Builders Federation Ltd (Mr Mark Harris) [1470]	6.43	Object	<p>Concern is raised at the heavy reliance on previous consented sites. Many of these have had consent for some time and there may be reasons other than the market why these have not delivered. Has any assessment of the likely hood of these to deliver have been made. This is backed up by this year's JHLAS for each area which identified a number of sites which had been in over 5 years and many more that had proved a start on site to keep the consent alive or just renewed the consent.</p> <p>Reduce the reliance on existing consented sites and allocate more new sites which can be proved to be deliverable.</p>	<p><b>Not accepted</b> – The Council believes that the designated sites are consistent with the Plan's strategy and that they can produce housing within the period of the Plan in order to meet demand up to 2026. Information that is contained in the Housing Land Study has informed the Plan. The Home Builders Federation Ltd is one of the partners who have agreed to the analysis contained in the reports on the annual studies. Not all the sites which have planning permission have been included in the Plan because evidence suggests that they will not be developed within the period of the Plan.</p>



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					<p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
896	Barton Willmore (Mr Mark Roberts) [1645]	6.43	Object	<p>Paragraph 6.43 confirms that approximately 50% of the housing requirement is to be provided via existing commitments and planning permissions. However, there is no certainty that all those permissions and commitments will be delivered. Many planning permissions and existing commitments are not delivered for a wide range of reasons including third party land, access, site constraints, land value, lack of market, restrictive S106 agreement requirements etc. Information about each site should be provided and each site should be assessed not simply rolled forward as a commitment on an unquestioned basis. It is also unclear what level of housing committed and proposed will be on greenfield and previously developed sites.</p>	<p><b>Not accepted</b> - The Council believes that the sites designated are consistent with the Plan's strategy and that they can produce housing within the period of the Plan in order to meet demand up to 2026. Information that is contained in the Housing Land Study has informed the Plan. Not all the sites which have planning permission have been included in the Plan because evidence suggests that they will not be developed within the period of the Plan.</p> <p>The Plan distributes development in accordance with the Settlement Hierarchy and the capacity of</p>

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					<p>settlements to cope with the growth.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>
204	John Brinley Jones [2087]	6.45	Object	<p>It is vital that business owners that create employment and wealth in the area are encouraged to move into the area or if they require a home in the area and have a plot that they should not be subjected to very stringent affordable sized dwellings since they may require additional facilities within their homes such as office space or areas where they could work from home.</p> <p>To consider each planning application on merit rather than have a blanket policy that obviously can't meet all requirements.</p>	<p><b>Not accepted</b> – Demand for new housing units found in the Deposit Plan is a positive way of planning in terms of development scale. It gives a figure which is more likely to be realized, reflecting the characteristics of the Plan area and its communities and recognizing demographic, economic changes that can happen and environmental and other constraints on development.</p> <p>The spatial strategy will ensure that development is directed to locations that are sustainable in terms of size, function, character, facilities, transport links, social and</p>

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					<p>environmental inclusion. Therefore there will be a sustainable pattern of settlement with viable communities.</p> <p><b>Recommendation</b></p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p><b>No change</b></p>