

APPENDIX A – CHAPTER 7.4 SUPPLY AND QUALITY OF HOUSING

Scale and Type of Housing

PS13 – Housing Provision

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
313	Cyfeillion LLyn (Mrs Sian Parri) [2871]	7.4.1	Object	Too many houses for Pwllheli and Botwnnog, the allocation should be distributed through the area's villages which are served by the high school and the surgery, located in Botwnnog.	<p>Not accepted - 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>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
755	Cyngor Cymuned Llanystumdwy (Mr Richard J Roberts) [1550]	7.4.1	Support	<p>In the third bullet point it states "Planning Authorities, in partnership with the community must ...develop policies to satisfy the challenges and the unique circumstances that are present in specific locations within their areas."</p> <p>We welcome the observation in the above statement, namely "in</p>	<p>Supportive comment noted</p> <p>Recommendation</p> <p>No change</p>

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				partnership with the community" and we hope that everyone follows this guideline.	
280	Mr Aled Evans [2646]	7.4.2	Object	<p>The Government's housing objectives</p> <p>The housing objectives of the County should be prioritised</p>	<p>Not accepted - 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>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
752	Cyngor Cymuned Llanystumdwy (Mr Richard J	7.4.2	Object	<p>It is stated "... the Government's housing aims".</p> <p>Do the aims of the Government</p>	<p>Not accepted - 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</p>

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	Roberts) [1550]			<p>correspond with the local aims? Shouldn't it be the local aims that control any development? How rigid are the Government's housing aims?</p> <p>There is a need for information regarding the statutory nature of the Government's housing aims.</p>	<p>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>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
282	Home Builders Federation Ltd (Mr Mark Harris) [1470]	7.4.3	Object	<p>HBF require clarification if the comments about the market conditions are based on local conditions. HBF would note that in the wider Wales and UK things are more positive. The latest figures from HBF show a 49% increase in residential properties being approved in Wales in 2014. An NHBC Jan 15 figures show a 12% increase in completions in Wales in 2014. Help to</p>	<p>Comment noted – the annual Housing Land Studies for both LPAs continues to show that the number of housing units being built in the area is relatively low and it is anticipated that this will continue for a period. An analysis of diverse evidence shows that a number of households in the area are also struggling to get a mortgage or to rent housing. This is noted in Topic Paper 3 Population and Housing.</p> <p>Recommendation</p>

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				Buy has helped over 1300 people buy homes in Wales in the last year.	There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan. No change
751	Cyngor Cymuned Llanystumdwy (Mr Richard J Roberts) [1550]	7.4.6	Object	It is stated here that "... being a house owner is only an option for those on high incomes and for those with equity from other sources, such as from family members or from inheritance". The 'Llanystumdwy Community Council Area Housing Needs Survey Report' shows that children continue to live at home and that 61.4% cannot even purchase an affordable house. The Deposit Plan should reflect local needs.	Comment noted - Topic Paper 3 Population and Housing, for example, notes the position as regards market housing in the Plan area. We refer to a range of policies in the Deposit Plan that will promote a mix of housing types. Recommendation There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan. No change
749	Cyngor Cymuned Llanystumdwy (Mr Richard J Roberts) [1550]	7.4.7	Support	We agree with the observation made in this paragraph. There is space for similar developments but on a smaller scale in rural villages also.	Supportive comment noted Recommendation No change
86	Y Mg. Carl Iwan Clowes [2728]	STRATEGIC POLICY PS13	Object	The number of homes that the Councils consider necessary to meet the needs of the Plan area, over the Plan period 2011 - 2026. What is the evidence that population projections	Partially accepted - The Plan promotes a relatively small growth up to 2018 because the local economy is still weak. The Plan will be monitored annually and will be reviewed after four years, unless the monitoring indicates the need for an earlier review. The monitoring and review work will

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				<p>(natural growth) over the period justifies this amount of housing? The influx which will occur in light of this suggestion is too much for our communities; much less housing is needed, as well as organic vegetation to coincide with the economy's gradual growth.</p> <p>I would like to see two options. i) should Wylfa B proceed ii) if the plan is approved and Wylfa B does not proceed, what happens next - empty housing that will be filled by whom??</p>	<p>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>Recommendation</p> <p>In order to improve clarity, it is believed that a change to create a link between Policy PS13 and the Policy Monitoring Framework in Chapter 8 of the Plan would better explain the situation.</p> <p>Focussed Change: NF60, NF61</p> <p>To ensure clarity</p>
130	Home Builders Federation Ltd (Mr Mark Harris) [1470]	STRATEGIC POLICY PS13	Object	<p>Object to the reduction in the housing provision from 7,665 as identified in the Preferred Strategy. The document contains no explanation of why this has happened. Do not understand why the number of units have been split into two year periods as there is no phasing policy to support this split(although it is suggested in D26 of the monitoring plan). The plan itself can't maintain a 5 year land supply as stated in the third sentence this is controlled by market forces.</p> <p>Explain why figure has been reduced.</p>	<p>Partially accepted - 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</p>

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				<p>As a minimum increase the Housing provision figure to 7471 and identified opportunities to 8189. Remove the split of housing between the two year periods, The policy refers to it as a target yet the monitoring section at theme 4 D26 seems to indicate it is a phasing constraint. The third sentence should be reworded.</p>	<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>The analysis of the evidence suggests that the impact of the recent economic downturn is likely to continue to have an effect during the first years of the Plan. The lack of funding for developers and the availability of mortgages for prospective homeowners are likely to prohibit/ restrict the housing developments being built. The housing strategy is clear that it is not possible to address the total number of houses without a clear understanding of the viability issues in the area at present. It is therefore anticipated that the number of housing units built will be relatively low during the first years of the Plan, up to 2018, before we see an improvement to the average level of housing units per annum being built during the remaining period of the Plan. Realizing the Wylfa Newydd Project and significant developments will trigger the recovery. Phased implementation of the Plan also depends on the financial position nationally and internationally. The annual monitoring work will check: are houses being built at a faster or slower rate than anticipated? is the development</p>

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					<p>pattern as anticipated? If the answers are different, then there will be necessary to consider what that means to the Plan area or sub-area.</p> <p>Recommendation</p> <p>In order to improve clarity and internal consistency of the Plan it is believed that there is a basis for adding to paragraphs 7.4.2 - 7.4.4 in order to show how a two-stage construction period was identified in Policy PS13, and to refer to the importance of the annual monitoring.</p> <p>Focussed Change: NF59, NF60</p> <p>To ensure clarity and internal consistency of the Plan.</p>
368	Mr Dave Eccles [269]	STRATEGIC POLICY PS13	Object	<p>The current housing requirements are based on figures which are now 4 years old. Population figures appear have shown a decline overall since 2000.</p> <p>Oversupply would be as damaging to as undersupply in an area so dependent on tourism. Property prices would drop in the former instance, encouraging more 'second home' buyers and/or an increasing aging population. In the latter instance younger people on relatively lower incomes would find it difficult to buy their own homes as prices increase.</p>	<p>Not accepted – 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</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>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
447	WYG/Alliance Planning (Mr Mark Walton) [2905]	STRATEGIC POLICY PS13	Object	<p>The proposed 10% slippage allowance in housing growth is insufficient to take full account of potential barriers to the delivery of housing site in the Joint Authorities Area either by developers bringing sites forward or potential buyers securing funding. More flexibility in terms of the location and choice of available housing sites (allocations) should be provided in the LDP.</p>	<p>Not accepted - The position of other planning authorities across Wales was studied. In general it was found that 10% was used by many of them in order to provide flexibility in the supply of land available for addressing the demand for new housing units. It would be unreasonable not to include slippage allowance because to do so would suggest that all sites everywhere would produce just 30 units per hectare. It was also found that the Welsh Government is supportive in principle to this type of level. We also looked at past patterns of sites in the area with planning permission where these were not realized, and where planning permission will not be renewed. The number of housing units built will be the subject of ongoing monitoring and</p>

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					<p>will feed into the Annual Housing Land Study and Annual Monitoring Report.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
647	Campaign for the Protection of Rural Wales (Mr Noel Davey) [1169]	STRATEGIC POLICY PS13	Support	We support the proposed level of housing provision, allocations to an affordable category, and the broad balanced housing allocation policy.	<p>Supportive comment noted.</p> <p>Recommendation</p> <p>No change</p>
657	Robert Llewelyn Jones [3058]	STRATEGIC POLICY PS13	Object	<p>I am asking for a plan to include the terraced houses in Holyhead and elsewhere on the island. Plan should be in place to enable them to be updated and to try to improve our present private housing stock. Cities such as Liverpool are in the process of modernising their centres of population, it is time for us to do the same.</p> <p>Include a radical plan looking at the future for our large stock of terraced</p>	<p>Not accepted – 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</p>

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				houses and working out a plan of action to see them becoming an integral part of our modern housing stock.	<p>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>Noted the comment about making effective use of the existing housing stock. However, although bringing back houses that have been empty for some time would contribute to reducing the demand for new housing units, ensuring that existing homes will be upgraded is beyond the remit of the Plan.</p> <p>Plans related to the Holyhead Regeneration Area will be able to promote opportunities that will achieve the objectives to regenerate Holyhead.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>

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813	Campaign for the Protection of Rural Wales (Mr Noel Davey) [1169]	STRATEGIC POLICY PS13	Support	PS13 proposes to provide for land for 7902 new housing units over the period 2011-2026 in Ynys Môn and Gwynedd combined (of which 4084 are in Gwynedd and 3817 in Ynys Môn). Of these 468 have already been completed, another 1476 already have planning permission, leaving a net additional need of 2140 in Gwynedd. This represents 3.5% (7% gross) of the existing (2011 census) Gwynedd housing stock. The number compares with 4178 units (3187 net of consented sites) provided for in the GUDP for the period 2001-2016. We support the JLDP housing provision proposal and see no reason to dispute it. We also support 15-20% of housing being allocated to an 'affordable' category.	<p>Supportive comment noted.</p> <p>Recommendation</p> <p>No change</p>
816	Cyngor Cymuned Tudweiliog (Mrs Glenys Peters) [1236]	STRATEGIC POLICY PS13	Object	Housing should be built in line with the need	Not accepted - 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,

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					<p>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>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
817	Cyngor Tref Pwllheli (Mr Robin W Hughes) [1235]	STRATEGIC POLICY PS13	Object	The housing provision is not supported as it is too high and will have a detrimental impact on the Welsh language. Reduce the number of housing to reflect the local population.	<p>Not accepted - 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</p>

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					<p>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 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 paid 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>

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818	Cyngor Gwynedd (Cyng/Counc Ann Williams) [355]	STRATEGIC POLICY PS13	Object	<p>Generally I do not believe that there has been sufficient study of the impact of building so many houses on the Welsh language, in the whole of Gwynedd, or in the individual communities. When talking about Bethesda, it is noted that inward migration is not a significant problem in the area, but it does not note on what basis, or by following what research, this is said. I would be more satisfied if the necessary research was undertaken on the effect that building a substantial number of new houses will have on the language in all parts of the two counties.</p>	<p>Not accepted – 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 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</p>

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					<p>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>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 paid 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>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
821	Jina Gwyrfai [3092]	STRATEGIC POLICY PS13	Object	There is no need for 7,902 new houses. Not enough consideration is being given to the existing housing stock. There are too many empty	<p>Not accepted – 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,</p>

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				<p>houses (1,078) in the two counties and a very high percentage of holiday homes. This stock should be looked at and compulsory purchases made before adapting them and renting them for a fair price to local people who are not able to afford any houses at all in their own areas. The population growth does not warrant 8,000. What about the houses on the market that aren't selling? Need to reject the figures and implement firm policies to bring empty houses back into use, to charge a tax on second homes to fund enough rented housing for local people in their communities.</p>	<p>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 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 comment about empty houses is noted. Consideration has been given to the existence of empty houses when converting the household figure to a demand for housing figure and when considering how to address the demand for new housing units.</p> <p>The comment about holiday homes is noted. However, it beyond the remit of the Plan to raise rates on this type of</p>

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					<p>housing and to use the funds.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
839	Menter Iaith Bangor (Mrs Branwen Thomas) [2762]	STRATEGIC POLICY PS13	Object	<p>Robust research must be undertaken that relates specifically to Bangor to ascertain the actual need for housing in the city. We believe very strongly that Bangor's role is not to provide a dormitory suburb for workers from north-east Wales and north-west England. Publishing a final version of the Development Plan that is based on this will be harmful to Bangor's Welsh identity and will undermine the Welsh language.</p>	<p>Not accepted – 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 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</p>

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					<p>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>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 paid 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>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
869	Hughes Bros Ltd - [3083]	STRATEGIC POLICY PS13	Object	The balance that is struck between the housing requirement arising within	Not accepted - Topic Paper 4A, which is based on information gathered from several sources, such as the

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				<p>the plan area, environmental constraints and landscape capacity within Policy PS13 will result in a shortfall in new housing. This is highly significant given the need for open market housing, the provision of affordable housing and it will also limit flexibility to cater for different types of residential accommodation, for example housing for older and retired people.</p> <p>In addition, the 10% allowance for slippage is too low to ensure that housing needs are met.</p>	<p>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 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 types of housing units on sites and layout/design of the sites are issues that will be discussed at the planning application stage. This does not prohibit development for the elderly or other community groups. Policy TAI 1 promotes a mix of housing types and Policy TAI 14 refers to residential homes, extra care homes or additional care</p>

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					<p>homes for the elderly.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
870	Hughes Bros Ltd - [3083]	STRATEGIC POLICY PS13	Object	The 10% allowance for slippage is too low to ensure that housing needs are met.	<p>Not accepted – It would be unreasonable not to include slippage allowance because to do so would suggest that all sites everywhere would produce exactly 30 units per hectare.</p> <p>As regards identifying the slippage allowance in the Plan, the position of other planning authorities in Wales was looked at. It was found that 10% was used by many of them. It was also found that the Welsh Government is supportive in principle to this type of level. We also looked at past patterns of sites in the area with planning permission where these were not realized. The number of housing units built will be the subject of ongoing monitoring and will feed into the Annual Housing Land Study and Annual Monitoring Report.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>

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903	Barton Willmore (Mr Mark Roberts) [1645]	STRATEGIC POLICY PS13	Object	<p>It isn't clear what consideration has been made on the impact that Wylfa Newydd through the extended construction period would have on the needs for housing in the Plan area. We object to the splitting of the housing requirement to two periods, which would equate to 372 homes per year initially and a doubling to 662 homes per year afterwards. The Plan should simply provide for an annualised requirement of 478 homes over the plan period. This prevents the back loading of the housing requirement and allow the necessary time for applications to be prepared and submitted and permission obtained in order to increase build rates.</p>	<p>Partially accepted - 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 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>However the objector has drawn attention to the need to explain when it is expected that the housing units will be provided.</p>

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					<p>Recommendation</p> <p>Add to paragraphs 7.4.2 to 7.4.4 to explain what the likely housing trajectory will be, to provide a link to the annual monitoring framework and the relevant Topic Papers.</p> <p>Focussed Change NF58, NF60</p> <p>In order to improve the clarity of the Plan</p>
959	Cylch yr Iaith (Ieuan Wyn) [3128]	STRATEGIC POLICY PS13	Object	The comments submitted by us in our document relate to housing growth, distribution and allocations, and address the impact of the Deposit Plan on the Welsh Language. The comments draw attention to the deficiencies in the language impact assessments and other documents relating to the Welsh language, and refer to the lack of evidence as well as unreliable evidence. The total numbers of housing growth for both counties and the growth distribution and the allocations within them should be reviewed. The review should be based on evidence deriving from studies of the following key factors: community need for housing, current housing stock, housing	<p>Not accepted - 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 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</p>
960	Canolfan Hanes Uwchgwyrfai (Geraint Jones) [3130]				
972	Dyfodol i'r Iaith (Dr Simon Brooks) [3136]				
973	Cymdeithas yr Iaith (Dr Menna)				

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	Machreth) [3138]			affordability, houses for sale/rent, 2011 Census data, a new language impact assessment in line with socio-linguistic principles.	<p>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 informed by a Language Impact Assessment. Attention should be paid 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>In spatial terms, the Plan seeks to ensure that new development is distributed to reflect the relative ability of settlements to cope with the growth, taking into account their sustainability qualifications in terms of accessibility, availability of facilities and services, as well as size, population and location of the settlement. We refer to Topic Paper 5 which records the qualifications of individual settlements. The strategy and the settlement hierarchy reflect the sustainability objectives underpinning the Plan. It is believed that the current distribution of growth is appropriate to ensure that development is suitable and</p>

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					<p>reflects the ability of settlements to cope with the level of growth that can be realized.</p> <p>Except for T4 (Bangor) and T58 (Bethel) allocations, the allocations in the Deposit Plan are robust and can be realized. They were put together having addressed the methodology of assessing sites (Topic Paper 1 and Paper Topic 1A) and are consistent with the Sustainability Assessment (which includes the SEA).</p> <p>Recommendation</p> <p>Although there was no compelling evidence to justify a change to the total number of houses in the Plan, it is believed that there are grounds to make some focussed changes to better highlight how the Plan will help to promote development in the interests of the Welsh language. Note also the contents of background documents relevant to the Welsh language.</p> <p>Focussed Change NF10, NF14, NF15, NF16, NF19, NF21, NF44, NF49, NF50, NF58, NF62</p> <p>In order to ensure clarity and internal consistency of the Plan</p>
974	Cyng/Counc Alwyn Gruffydd [381]	STRATEGIC POLICY PS13	Object	As the plan notes, policy PS13 is crucial for maintaining and creating safe, healthy, distinctive and vibrant communities. However, the key to acting on this aim is the vitality of local	Not accepted - 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

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				<p>communities. Housing developments should follow vitality and growth rather than creating space to be filled which, like uncontrolled immigration, militates against this objective.</p>	<p>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 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 paid to the various policies of the Plan and topic documents, as well as the SPG for: planning obligations, maintaining and creating sustainable</p>

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					<p>communities, affordable housing, the type and mix of housing, and development briefs.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
977	Pwyllgor Ymchwil Cymunedau Cymraeg a Chymreig Mon (Robyn Parri) [3141]	STRATEGIC POLICY PS13	Object	<p>Concern is raised regarding six elements:</p> <ul style="list-style-type: none"> * «The Coalition Government's Regional Economic Development Strategy 'One Wales' - will lead to the 'Galway-isation' of the most Welsh part of Welsh-speaking Anglesey and the uplands of North Arfon; * The construction of a second generation of nuclear reactors on Anglesey will again stimulate the demand for additional housing beyond any real local demand;« * Does not respond to local proven scientific 'demand';« * The absence of any Scientific Measure of the Socio-linguistic Impact 	<p>Not accepted - 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 migration patterns, economic changes and housing construction. In addition a number of national and local</p>

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				<p>and the Demography of Economic and Planning Developments on our Welsh language communities;«</p> <p>* The absence of a linguistic community and economic planning policy. «</p> <p>An economic, social, linguistic and demographic assessment should be held on the real local land development and housing needs of Anglesey and the Menai Straits area on the basis of two assumptions, namely that there will be a new reactor, or that there will be no new reactor.</p>	<p>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 informed by a Language Impact Assessment. Attention should be paid 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>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
985	Grwp Ffocws	STRATEGIC	Object	The number of units proposed is	Not accepted - Topic Paper 4A, which is based on

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	Cynllun Datblygu Lleol (Mr Iwan Edgar) [3050]	POLICY PS13		excessive compared to local need and is likely to cause immigration which could be detrimental to the Welsh language in its stronghold. Reduce the proposed number of houses in both Counties.	<p>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 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),</p>

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					<p>which was informed by a Language Impact Assessment. Attention should be paid 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>Recommendation</p> <p>Although there was no compelling evidence to justify a change to the total number of houses in the Plan, it is believed that there are grounds to make some focussed changes to better highlight how the Plan will help to promote development in the interests of the Welsh language. Note also the contents of background documents relevant to the Welsh language.</p> <p>Focussed Change NF10, NF14, NF15, NF16, NF19, NF21, NF44, NF49, NF50, NF58, NF62</p> <p>In order to ensure clarity and internal consistency of the Plan</p>
1062	Welsh Government (Mr Mark Newey) [1561]	STRATEGIC POLICY PS13	Object	Further clarity is required to illustrate how the identified targets will be used to maintain a 5 year land supply of housing land. The LPAs should demonstrate that they can provide a 5 year housing supply from the plans adoption, in accordance with Planning Policy Wales, paragraph 9.2.3.	Accepted - there are general complications associated with land development and building houses that are beyond the remit of the local development plan, e.g. the state of the local and national economy. This means that it is impossible to be absolutely certain about how the Plan will succeed. It is not reasonable to expect to see an equal annual or spatial distribution. It is very likely that the area will continue to see low periods and high periods of

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					<p>housing construction. An analysis of the evidence indicates that there has been a low period in terms of housing construction since the beginning of the Plan, and this is likely to continue for a while. Reports for the Housing Land Studies since 2011 note this.</p> <p>The sites identified in the Deposit Plan have been assessed and it is believed that they will provide a range and choice of sites that can be developed in accordance with the spatial strategy plan. This assessment work has included consulting with various officers in both Councils and statutory advisors to identify constraints/ issues that need to be tackled. Paper Topic 1A provides an overview of these assessments. The best information available was used to estimate the number of housing units that are likely to be built per year up to 2026. Paragraphs 7.4.2 to 7.4.4 require amendment to provide the relevant information by cross-referencing a new topic paper that will be available for the public consultation period about the focussed changes.</p> <p>Recommendation</p> <p>Amend paragraphs 7.4.2 to 7.4.4 to refer to the housing development trajectory and to the additional Topic Paper as well as a new policy about phased development and use of conditions to manage delivery of sites.</p> <p>Focussed Change NF59, NF60, NF62</p>

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					In order to improve the clarity of the Plan.
1063	Welsh Government (Mr Mark Newey) [1561]	STRATEGIC POLICY PS13	Object	It is unclear how the proposed phasing of housing development has been derived and how it will be delivered over the plan period. It is noted that the plan has linked its phasing to the development of Wylfa B, however further clarification in relation to specific sites, and deliverability of those sites is required. The authorities will need to control and monitor the housing provision to ensure they achieve the proposed build rates and overall housing requirements (see also monitoring framework)	<p>Accepted - see the response to objection no. 1062.</p> <p>Recommendation</p> <p>Amend paragraphs 7.4.2 to 7.4.4 to refer to the housing development trajectory and to the additional Topic Paper.</p> <p>Focussed Change NF59, NF60</p> <p>In order to improve the clarity of the Plan.</p>
1276	Cyngor Cymuned Llandderfel (Mrs Bethan Jones) [1257]	STRATEGIC POLICY PS13	Object	<p>We object to the proposal to limit the maximum to two units per cluster for the life of the Plan. It would be better to permit units according to demand and permit the number of affordable housing units as required for local people. There should also be the ability to extend the boundary as required to ensure there are sites for local people on their own land.</p> <p>Change: Allow houses to be erected according to demand and not limit it to two units for the life of the Plan. Extend the boundary when required to ensure that local people are able to</p>	<p>Not accepted - in order to distribute the growth level of the Plan, a growth estimate must be given for the Clusters tier, which is 2 units in each Cluster.</p> <p>The Plan's annual monitoring system will enable us to review what is happening within this tier. There might be a greater need within some clusters than others, and dependent upon appropriate evidence to justify this need, a higher level of growth beyond 2 units might be supported in some Clusters.</p> <p>However, if the annual monitoring work shows that the level is considerably higher within the overall Clusters tier, this could lead to a review of the Plan's Housing Distribution.</p>

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				erect dwellings on their own land.	<p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
1408	Admiral Taverns [3348]	STRATEGIC POLICY PS13	Object	<p>The proposed slippage allowance in housing growth is insufficient to take account of potential barriers to the delivery of housing site in the Joint Authorities Areas by potential developers bringing sites forward. More flexibility in terms of the location and choice of available housing sites (allocations) should be provided in the LDP. The policy is therefore, unsound as it is unable to respond quickly to changing circumstances.</p> <p>Slippage allowance should be increased to at least 15% preferable 20% to provide greater flexibility and choice of housing sites.</p>	<p>Not accepted – It would be unreasonable not to include slippage allowance because to do so would suggest that all sites everywhere would produce exactly 30 units per hectare.</p> <p>As regards identifying the slippage allowance in the Plan, the position of other planning authorities in Wales was looked at. It was found that 10% was used by many of them. It was also found that the Welsh Government is supportive in principle to this type of level. We also looked at past patterns of sites in the area with planning permission where these were not realized. The number of housing units built will be the subject of ongoing monitoring and will feed into the Annual Housing Land Study and Annual Monitoring Report.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>

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1428	Marian Elias Roberts [3353]	STRATEGIC POLICY PS13	Object	<p>The 7,902 is inappropriate as it is based on national population projections including migration, rather than on a community need for housing. There is no robust evidence held by both councils to show that there is a direct link between the number of housing and community need. This is a fundamental flaw and it should be corrected before moving forward. I am also of the opinion that both councils haven't shown that these developments will not damage the position of the Welsh language in communities. In-migration had had and continues to have a consumptive effect on the Welsh language in the area's towns and villages. The Language Impact Assessment includes sweeping statements without dependable evidence.</p>	<p>Not accepted - 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 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</p>

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					<p>Sustainability Assessment process (including the SEA), which was informed by a Language Impact Assessment. Attention should be paid 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>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
1452	Cymdeithas yr Iaith (Mr Dylan Morgan) [2730]	STRATEGIC POLICY PS13	Object	<p>We do not accept the Deposit Plan in its current form at all. We don't consider that there is robust evidence:</p> <ul style="list-style-type: none"> * That there is a community need for the number of houses put forward; * That the housing development will not damage the Welsh language's position in communities. <p>We believe that:</p> <ul style="list-style-type: none"> * The condition of the Welsh language is of no importance to you; * It doesn't acknowledge the period's complex economic conditions, only the old lazy assumptions in support of economic growth. <p>Because it is Wylfa Newydd with the</p>	<p>Not accepted - 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 migration patterns, economic changes and housing</p>

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				influx of thousands of construction workers from outside the Plan area, which will require accommodation or a home, that drives the Plan, purporting that this project could be of any benefit to the future of Welsh within communities in Anglesey and Gwynedd is deceitful. You should start from the beginning again by conducting detailed language studies of every community in Anglesey.	<p>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 informed by a Language Impact Assessment. Attention should be paid 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>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
1453	Dyffryn Nantlle 2020	STRATEGIC POLICY PS13	Object	Evidence about population shows that the growth will come from outside the	Not accepted - Topic Paper 4A, which is based on information gathered from several sources, such as the

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	(Ben Gregory) [3355]			<p>area, with a negative effect on the language. The mitigating measures in the Strategic Policy aren't implemented in Gwynedd now and there is no framework to do so in the future. In Penygroes there is no evidence to show the need for 89 houses - the existing evidence suggests 25 units in 10 years. There is no evidence in the WLIA to support the conclusion that Penygroes can cope with negative effects. Therefore, reduce the number in Penygroes to 30 and in the Plan area the figure should be based on local need.</p>	<p>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 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 informed by a Language Impact Assessment.</p>

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					<p>Attention should be paid 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>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>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
1460	Mr Alex Badley [255]	STRATEGIC POLICY PS13	Object	We object to Policy PS13 on the grounds that the housing requirement places too much emphasis on the 2011 Household projections and environmental capacity issues. As such the figure originally included in the Preferred Strategy, i.e. 7,665 together with a further 10% slippage allowance, should be reinstated as a minimum requirement. To meet the 5 year residual requirement (5 x 479), 2,395 dwellings should be identified as a	<p>Not accepted – 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</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
				minimum, in the period 2014 to 2018. This is in addition to the 917 completed 2011-14 in both authority areas	<p>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>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
1706 1708 1709	Eirwen Williams [3094] Bedwyr Owen (3177) Deian Ap Rhisiart	STRATEGIC POLICY PS13	Object	<p>I am very concerned about what is proposed in the Local Development Plan for the counties of Gwynedd and Anglesey, and the implications of this for the Welsh-speaking communities of both counties.</p> <p>The plan seeks to release land in order to build nearly 8000 housing units. I strongly believe that this figure is incorrect. The Plan should be based on</p>	<p>Not accepted - 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,</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
1710	(3197)			<p>the housing needs of the local population. The work undertaken is insufficient to measure what exactly the housing needs of the local residents in both counties are, and what exactly the implications of implementing the Plan would be on the future of our fragile Welsh-speaking communities.</p> <p>There is a moral duty on the Councils to do everything in their powers to place the Welsh language and the future of Welsh-speaking communities at the heart of the Plan and I strongly believe that this has not happened in the process of creating the Plan.</p> <p>Both Councils need to listen to the democratic voice of the people in the consultation process and act accordingly.</p>	<p>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 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 paid 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>Recommendation</p>
	Adam Jones (3198)				
1711	Alan Tangi (3224)				
1712	Wyn Williams (3241)				
1713	Dafydd Bates (3267)				
1714	Geraint Parri (3271)				
	Mrs Joanna Thomas (2643)				
1716	Angharad Hughes (3114)				
1717	Ifan Webb (3166)				
	Gareth Lloyd				

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
1718	Jones [3171] Meirion Williams [3178]				<p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
1719	Angharad Griffiths [3199]				
1720	Angharad Blythe [3200]				
1721	Sioned Haf [3201]				
1722	Osian Elias [3203]				
1723	Bethan Roberts [3204]				
1724	Randal Isaac [3207]				
	Deiniol Carter (3208)				
	Gwawr				

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
1725	Edwards (3209)				
1726	Idwal Williams (3215)				
1727	Trefor Jones - Morris [3216]				
1728	Robert James [3218]				
1729	Eleri Jenkins-Edwards [3219]				
1730	Gwen Gruffudd [3223]				
1731	Lleuwen Steffan [3225]				
1732	Gwilym John [3226]				
	John Williams [3239]				

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
	Elwyn Jones [3240]				
1733	Euros ap Hywel [3242]				
	Meinir Jones [3243]				
1734	Eirian Jones [3245]				
	Gwenno Griffith [3249]				
1735					
1736	Cai O'Marah [3254]				
	Sian Northey [3256]				
1737					
1738	Angharad Elias [3263]				
	Anna George [3264]				
1739					
1740	Dafydd Orritt [3268]				

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
	Dilys Roberts [3269]				
1741	Elin Wynne [3270]				
1742	John Trefor Jones [3274]				
1743	Llinos Griffin [3276]				
1744	Mair Huws Jones [3277]				
1745	Morwenna Williams [3278]				
1746	Olwen Jones [3279]				
1747	Osian Eryl [3280]				
1748	Jina Gwyrfai [3092]				
	Cymdeithas yr Iaith (Mr				

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
1749	Dylan Morgan [2730]				
1750	Elwyn Williams [3095]				
1751	Llinos Parri [3170] Sion Jones [3172]				
1752	Dylan Llyr [3173]				
1753	Aled Powell [3174]				
1754	Rhian Green [3175]				
1755	Daniel Williams [3176] Carl Morris [3179]				

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
1756	John Hughes [3202] Annis Milner [3205]				
1757	Lowri Ifan [3206]				
1758	Bedwyr a Robert Griffiths				
1759	[3210]				
1760	Eleri Davies [3211]				
1761	Seimon Morris [3213]				
1762	Hedd Gwynfor [3214]				
1763	Medwen Brookes [3217]				
	Mared Roberts				

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
1764	[3222] Eiri Sion [3227]				
1765	Hefin Jones [3228]				
1766	Llio Davies [3237]				
	Mair Pierce [3238]				
1767	Mari Roberts [3247]				
1768	Elinor Jones [3248]				
1769	Maldwyn Owen [3250]				
1770	Andrew Walton [3251]				
	Angharad Tomos [3252]				
	Eddie Ladd				

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
1771	[3253]				
1772	Manon James [3255]				
1773	Colin Nosworthy [3257]				
1774	Robin Farrar [3258]				
1775	Mared Tudur [3259]				
1776	Phil Steele [3260]				
1777	Elinor Gray Williams [3261]				
1778	Justin Davies [3262]				
	Bryn Moseley [3265]				
	Christine				

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
1779	Muskin [3266]				
1780	Gwynfor Jones [3272]				
1781	Lisa Owen [3275]				
1782	Rhodri Owen [3281]				
1783	Rhys Tudur [3282]				
1784	Tegwen Parri [3283]				
1785	Dafydd Williams [3212]				
1786	Tudur Roberts [3244]				
	Shan Ashton [3358]				

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
1787					
1788					
1789					
1790					
1791					
1792					
1793					
1794					

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
1795					
1796					
1801					
1802					
1804					

TAI 1 – Appropriate Housing Mix

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
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Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
215	Home Builders Federation Ltd (Mr Mark Harris) [1470]	Policy TAI 1	Object	<p>Point 4 introduces the idea of a phasing requirement, however no explanation or justification of this is given in the supporting paragraphs. HBF object to the principle of phasing unless it can be justified, a view supported by PPW para 2.5.</p> <p>Remove reference to phasing in point 4 or justify in supporting text.</p>	<p>Accepted in part – The policy notes that phased development will only be applied where it is appropriate to do so. Paragraph 4.13.3 of PPW refers to phased development in terms of safeguarding the Welsh language and paragraph 12.1.7 of PPW refers to the ability to provide acceptable infrastructure. The Welsh Language Impact Assessment also refers to phased development in some circumstances in order to reduce any possible impacts on the Welsh language. The Language Impact Assessment also refers to phased development in some circumstances in order to reduce any possible impacts on the Welsh language. It is important therefore to ensure phased development from a practical perspective and to sustain communities. It is therefore important to keep the reference to phased development in the policy.</p> <p>Recommendation</p> <p>It is noted that Focussed Change NF62 that derives from comments received in relation to the Plan’s impact on the Welsh Language, proposes to introduce an additional policy in order to provide more guidance on phased development. This change will therefore be relevant in terms of responding to this comment.</p> <p>Focussed change NF62</p> <p>In order to ensure clarity and to ensure that the policy can be easily interpreted.</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
414	Grŵp Cynefin (Rhys Dafis) [2953]	Policy TAI 1	Support	The Policy's wording is appropriate to the Plan area.	<p>Note supporting comment</p> <p>Recommendation</p> <p>No change</p>
431	Cyngor Tref Ffestiniog (Mrs Ann Coxon) [2940]	Policy TAI 1	Support	It is important to provide a cross-section of housing of different types, new build, inventive and energy-effective, in order to ensure suitable housing for people at different stages throughout their lives. This is very important to keep people in the local community, and therefore to protect the Welsh language.	<p>Note comment – It is important that the houses provided meet identified needs in order to help sustain communities. Attention is drawn in addition to other relevant policies in the plan such as PCYFF2 ('Design and Place Shaping').</p> <p>Recommendation</p> <p>No change</p>
734	Llanystumdwy Community Council (Mr Richard J Roberts) [1550]	Policy TAI 1	Object	It is noted here that 'a Supplementary Planning Guidance for this field will be published to provide more guidance'. We repeat our observations in p.7.1.4.	<p>Accepted in part – It is noted that the comment on paragraph 7.1.4 refers to Policy PS1 'Welsh language and culture'. It is confirmed that an SPG will be prepared for the topic of 'Maintenance and creation of distinctive and sustainable communities'. Appendix 9 of the Deposit Plan (Schedule of Supplementary Planning Guidance) indicates that this SPG is relevant for policy PS1, ISA1 and SP5. It is believed that a specific reference to Policy TAI1 can be added to this list as well.</p> <p>Recommendation</p> <p>Add a reference to Policy TAI1 in the column 'Relevant</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
					<p>Deposit Plan Policies' as regards SPG 'Maintenance and creation of distinctive and sustainable communities'</p> <p>Minor change NB24</p> <p>In order to ensure the internal consistency of the Plan and to ensure the Plan provides appropriate cross referencing.</p>
735	Llanystumdwy Community Council (Mr Richard J Roberts) [1550]	Policy TAI 1	Support	<p>Point 6 says 'Improve the quality and the suitability of the existing housing stock'.</p> <p>We fully agree with this and it should be encouraged at all times rather than building new ones.</p>	<p>Note comment - Agree that this should be encouraged but also note that there is scope to develop new housing as long as it meets the Plan's strategy.</p> <p>Recommendation</p> <p>No change</p>
957	CPERA (Coun. Elin Walker Jones) [2760]	Policy TAI 1	Object	<p>It is necessary to collaborate with the University to plan for the housing needs of Bangor. A great deal of student dwellings were approved over the past few years and as a result, student flats are everywhere and houses for rent around the city are vacant. These rented housing are not affordable for the social sector as the rent is set for students. Therefore they are currently empty. Therefore, the existing empty houses should be considered before</p>	<p>Not accepted - Agree that the University has an important role regarding the housing market in Bangor and it is therefore important to co-operate with them. It is noted that joint discussions has taken place with officers from the University within the preparation of the Plan. See specific policies in the Plan in terms of 'purpose built student accommodation' (TAI6) and 'Subdivision of existing properties into self-contained flats and houses in multiple occupation' (TAI 2).</p> <p>The empty housing situation in Bangor has been considered as part of the Urban Capacity Study which</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
				building more houses.	<p>assesses the potential for meeting the demand for housing units in settlements without having to allocate greenfield land outside of boundaries. This information is fed into the housing needs figures set out in the Plan and how the demand will be met per Centre.</p> <p>If there is no demand for rental housing from students then market influence means a shift in demand in terms of who will live in these units.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
962	Botwnnog Community Council (Mrs Gwenda Roberts) [1541]	Policy TAI 1	Object	<p>In the face of an ageing population, and the emphasis by the government to care for them in their communities, shouldn't the proposed plan ensure that there are purposeful houses for them in the communities in which they live? It is vital that the older people are able to spend the rest of their lives in the community and environment that they have always been used to.</p>	<p>Not accepted - It is believed that the Plan's strategy and the policies contained in it, e.g. Policy TAI1 and Policy TAI4, facilitate such relevant developments in order to maintain and strengthen communities. Reference is also made to the intention to publish an SPG that will provide more information in relation to the housing mix in the Plan area.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
965	Bangor City Council (Mr Gwyn Hughes) [1523]	Policy TAI 1	Object	<p>The Council is of the opinion that the JLDP should include policies to encourage 'Living Above the Shop' in Bangor's High Street. This would:</p> <p>i) Provide much needed residential accommodation in a sustainable location.</p> <p>ii) Give vacant upper floors of High Street shop buildings an economic use which would result in an incentive for landlords to invest in these buildings.</p> <p>iii) Bring security and vitality back into the town centre.</p> <p>iv) Help to regenerate the High Street.</p>	<p>Not accepted - It is not considered necessary to have a specific policy in the Plan for this. Space above a shop can be converted into one flat without planning permission i.e. it is permitted development.</p> <p>If the space is to be converted to more than one residential unit, then the Plan's current housing policies, such as TAI 2 and TAI14 would be relevant considerations. It will be important to ensure that any such development does not adversely affect the vitality and viability of the town centre, in accordance with policies PS12, MAN1 and MAN2.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
969	CPERA (Coun. Elin Walker Jones) [2760]	Policy TAI 1	Object	The High Street and the city centre should also be used for dwellings, as well as commerce and entertainment. Buildings higher than three storeys should not be permitted while building student flats or halls on non-campus sites.	<p>Not accepted – The Plan is already facilitating relevant residential development in town centres as long as they do not adversely affect their viability and vitality.</p> <p>Policy TAI6 ('Purpose built student accommodation') would deal with applications for student accommodation. The height of such developments is a factor that will be considered at the planning application stage. It will be necessary to consider the specifics of the application on the basis of its own merit in accordance with the requirements of policies such as Policy PCYFF2, 'Design and Place Shaping'.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
1267	Rural Housing Enabler (Mr Arfon Hughes) [1189]	Policy TAI 1	Support	A suitable provision of housing in rural areas is important in order to promote sustainable communities, and changes in welfare rights mean that people are forced to move to smaller properties. A higher percentage of the rural population are eager to live in their native habitat and it is important to be able to offer these types of houses for them. There is also an ageing population	<p>Note comment - It is imperative that the plan meets identified needs.</p> <p>Recommendation</p> <p>No change</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
				and the need for housing that is easy to adapt so that people are able to live in their homes and communities for as long as possible. The Rural Housing Enabler for Gwynedd has a central role in this to ensure that this policy contributes to the right type of provision in the County.	
1421	NFU Cymru (Dafydd Jarrett) [3285]	Policy TAI 1	Object	<p>The NFU would like to make the following general comments about the Development Management Policies included in the draft Plan. Opportunities that would not prevent the following development:</p> <p>* In circumstances where it would assist to satisfy a local need for housing, including schemes that conform to the Affordable Housing Policy.</p>	<p>Not accepted - It is believed that the Plan promotes the right kind of development in the right locations. It will therefore facilitate housing development for meeting local needs, including affordable housing, as long as they satisfy the Plan's housing strategy.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>

TAI 2 – Subdivision of Existing Properties to Self-Contained Flats & Houses in Multiple Occupation (HMOs)

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officers Comments and Recommendations
80	Cyngor Cymuned Y Felinheli (Cyng Sian Gwenllian) [2683]	POLICY TAI2	Support	Agree	<p>Note the supporting comment</p> <p>Recommendation</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officers Comments and Recommendations
					No Change
430	Cyngor Tref Ffestiniog (Mrs Ann Coxon) [2940]	POLICY TAI2	Support	Constructing multiple occupation buildings that are suitable for the elderly should be encouraged, for example with one biomass boiler.	Note the supporting comment Recommendation No Change
523	Bangor Civic Society 1 (Don Mathew) [2988]	POLICY TAI2	Object	TAI 2 HMOs. What is the position if existing non-shared accommodation already exceeds the suggested limits?	Not accepted – criterion 3 of the policy seeks to ensure that a proposal does not lead to an excessive concentration of such uses to the detriment of a residential area. The policy explanation sets various threshold levels within different Wards in Bangor City. If an area is higher than this threshold, it would be expected that the application would be refused unless other material planning considerations outweigh the policy. Recommendation Robust evidence was not received to justify amending the Deposit Plan in order to ensure the soundness of the Plan. No Change
526	Bangor Civic Society 1 (Don Mathew) [2988]	POLICY TAI2	Support	TAI2: HMOs - we welcome first attempt to put a cap on non-shared accommodation and use a 'preferred search zone'.	Note the supporting comment Recommendation

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officers Comments and Recommendations
					No Change
629	Tom Brooks [3034]	POLICY TAI2	Object	<p>Conversion of property that is suitable for families that is converted in this way removes essential homes for younger local residents from the available pool.</p> <p>Change: The word 'terraced' in qualification 1 should be removed. A new condition should be inserted after A5 that "the property is not listed as being within a relevant settlement in TAI5" should Borth y Gest be added to the list of communities specifically mentioned in TAI 5 Or the new condition should state that "the property is not within a coastal village", should Borth y Gest be considered as in that category.</p>	<p>Not accepted – sub-division of existing houses to self-contained flats and HMOs can help to ensure that an appropriate mix of houses are available in the Plan area.</p> <p>However, to ensure that consideration is given to problems which may arise from such developments, various factors need to be considered with any application, namely the appropriateness of the existing house in relation to the proposed development and its impact on the amenity of nearby uses. Therefore, it is not considered that two-storey terraced houses are suitable for sub-division.</p> <p>Other responses deal with the appropriateness of including Borth-y-Gest in policy TAI 5. However, a proposal in a settlement in policy TAI 5 or a Coastal Village would be considered against the policy criteria and the expected growth level of the settlement rather than on the grounds of what category it comes under.</p> <p>Recommendation</p> <p>Robust evidence was not received to justify amending the Deposit Plan in order to ensure</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officers Comments and Recommendations
					the soundness of the Plan. No Change
743	Cyngor Dinas Bangor (Mr Gwyn Hughes) [1523]	POLICY TAI2	Object	The City Council welcomes the curbs and safeguards included in the JLDP regarding this type of accommodation in Bangor and also welcomes the limit imposed on the density of such accommodation in the various wards as set out in the document. However, it is of the opinion that the definition of this type of accommodation need to be made clear and unambiguous in the Plan. The Topic Paper "Student Accommodation" is welcomed as is the commitment to update the data in the Topic Paper on an annual basis.	Accepted – reference is made to Houses in Multiple Occupation in the Glossary of Terms at the end of the Deposit Plan. However, it is felt that further explanation could be given here within its context with policy TAI2. Also, there is no reference to Self-contained Flats in the Glossary of Terms, and it is agreed that this should be added. Recommendation Amend the Glossary of Terms in order to provide a better definition of Houses in Multiple Occupation and Self-contained Flats. Focussed Change NF111
1177	Horizon Nuclear Power (Miss Sarah Fox) [2919]	POLICY TAI2	Object	Rather than seek for specific amendments to this policy, Horizon proposes to rely on the Wylfa Newydd specific policies (see Horizon representations in relation to Omissions from the Plan) which would be the relevant policies against which to make consultation responses to the DCO application and to determine associated development applications. For this reason Horizon is not proposing specific exclusion to its associated development from	Accepted in part – see Councils' response to new policies proposed by Horizon to deal with Wylfa Newydd. It is not believed that a separate policy is required to deal with a proposal which would be associated with the Wylfa Newydd development. The key issues to be considered with proposals for the subdivision of existing properties will be consistent, no matter who

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officers Comments and Recommendations
				this policy.	<p>will use the subdivided building.</p> <p>It is agreed that wording could be included in the explanation, drawing attention to considering vacant or under-used buildings as temporary construction workers accommodation before they become available for residential use. However, the unpredicted need of settlements would have to be considered as well as the impact of such developments on this.</p> <p>Recommendation</p> <p>Include wording in the policy explanation to confirm that vacant / under-used buildings could be one of the options to contribute towards meeting the needs for temporary workers' accommodation.</p> <p>Focussed Change NF63</p>
1269	Partneriaeth Tai Gwynedd / Gwynedd Housing Partnership (Elfyn Owen) [3052]	POLICY TAI2	Support	The average size of households is decreasing which leads to a change in their constitution, with a higher number of single person households. This, coupled with the changes in welfare policy, means that more people are seeking smaller housing units. Information on the numbers of people seeking on-bedroom properties who have been identified as homeless by the Council demonstrates this. In	<p>Note the supporting comment</p> <p>Recommendation</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officers Comments and Recommendations
				the same vein, there is a need for 2 bedroom properties to ensure that families who are affected by the welfare policy are able to move to smaller properties. This policy can assist in ensuring that an adequate provision of 1 and 2 bedroom properties are available.	

TAI 3 – New Build Purpose Built Accommodation, Housing in Multiple Occupation and Other Housing with Shared Facilities for Transient Construction workers

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendations
1178	Horizon Nuclear Power (Miss Sarah Fox) [2919]	POLICY TAI3	Object	<p>On the basis of the suggested Wylfa Newydd policies, references in this policy to "transient construction workers" should be deleted; the policies in this respect should be replaced by the Wylfa Newydd specific policies.</p> <p>As to the rest of policy TAI3 too, rather than seek for specific amendments to the policy, which is too prescriptive to enable the facilities Horizon will require, Horizon proposes to rely on the Wylfa Newydd specific policies (see</p>	<p>Accepted in part – Whilst not accepting the Wylfa Newydd specific policies suggested by Horizon, see specific response to these matters, agree to amend policy TAI 3 through the removal to the reference to the term ‘transient’.</p> <p>In addition there are amendments to wording and re-arrangement of criteria within the policy.</p> <p>Recommendation</p> <p>Removal of reference to ‘transient’ from the policy</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendations
				Horizon representations in relation to Omissions from the Plan) which would be the relevant policies against which to make consultation responses to the DCO application and to determine associated development applications. For this reason Horizon is not proposing specific exclusion to its associated development from this policy.	and amendments to wording and re-arrangement of criteria within the policy. Focussed Changes NF64

TAI 4 – Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the Elderly

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
424	Grŵp Cynefin (Rhys Dafis) [2953]	Policy TAI 4	Support	The population is ageing, and a sufficient supply of housing that is suitable for them must be provided. It is important that this includes adapting current housing, rather than over-providing additional housing. We should aim to enable older people to stay in their communities, which in turn adds to the social and economic sustainability of those communities	Note comment - It is believed that the Plan facilitates this type of provision. Reference is also made to Policy TAI1. Recommendation No change

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
1268	Gwynedd Housing Partnership (Elfyn Owen) [3052]	Policy TAI 4	Support	<p>The population is ageing and therefore there is a need for appropriate housing provision such as bungalows, flats or units that can easily be converted. Two extra care housing schemes have been developed in the County with a third scheme due to start in September. Although this model meets some of the ageing population's need, a constant supply that is appropriate or can be adapted for an ageing population such as lifetime homes and the Design Quality Requirement for homes which receive Social Housing grant is needed. The Older People Housing Strategy is based on analytical work to identify areas with a higher density of older people, which can lead to a higher dependency on care services in the future.</p>	<p>Note comment - It is believed that the Plan facilitates this type of provision. Reference is also made to Policy TAI1.</p> <p>Recommendation</p> <p>No change</p>

TAI 5 – Local Market Housing

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
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Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
1031	Welsh Government (Mr Mark Newey) [1561]	Policy TAI 5	Object	<p>Paragraph 9.2.4 of Planning Policy Wales (PPW) makes it clear that market housing to meet specific local housing needs would normally have no occupancy condition. Such a departure from national policies need to be justified with robust evidence. Therefore, the evidence should go further and detail why the affordable housing policies, and the provision of intermediate affordable housing, could not assist in meeting the identified need. Furthermore, paragraph 7.4.39 states that local market housing, allowed under Policy TAI5, will be restricted to those who are eligible by S106 legal agreements. Therefore, it does not comply with PPW, i.e. that the obligation is "necessary to make the development acceptable in planning terms" (PPW 3.7.6).</p>	<p>Accepted in part – It is believed that the wording of paragraph 9.2.4 of Planning Policy Wales (PPW) sets out clearly the opportunity to introduce such a policy. It is noted that authorities are required to prepare policies that meet local challenges and if there is a need for those policies to deviate from national policy that this has to be based on robust evidence. It is believed that strong and sound evidence is provided in Topic Paper 17 to support and justify the policy and what it aims to achieve.</p> <p>It is noted that the objector has not challenged the methodology/criteria associated with the policy nor reinforced their views with compelling evidence.</p> <p>It is believed necessary to ensure that the units subject to this policy meet local recognized needs in perpetuity. Whilst the explanation to the policy in the Deposit Plan notes that the units should be bound through a section 106 agreement, it is proposed to amend the wording in order to give an opportunity to use other methods to achieve this, e.g. a planning condition. This can be explained further in the relevant Supplementary Planning Guidance that will be prepared in terms of this topic. Regarding the use of planning obligations, it is believed that this is acceptable in accordance with the wording of paragraph 9.2.4 of PPW.</p> <p>It is accepted that more information should be provided in the policy and in Topic Paper 17 to explain how this policy is different from affordable housing policies in</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
					<p>meeting specific needs.</p> <p>Recommendation</p> <p>Remove the reference to using a section 106 agreement in the explanation to the policy (paragraph 7.4.39) in order to provide an opportunity to use other methods to tie the housing to be local market housing.</p> <p>Provide more information in the policy and also in Topic Paper 17 to explain how this policy is different from the affordable housing policies in terms of meeting specific needs.</p> <p>There was no compelling evidence to justify any further amendments to the Deposit Plan to ensure the soundness of the Plan.</p> <p>Focussed change NF66</p> <p>To ensure that the policy can be easily interpreted.</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
599	Cadnant Planning (Mr Rhys Davies) [1366]	Policy TAI 5	Object	<p>Only allowing local market and affordable housing will weaken communities socially and economically, increasing deprivation. National Policy requires a mix of affordable and market housing to ensure sustainable communities. Restricting development to local market housing will result in social imbalance.</p> <p>Only allowing local need or affordable housing in certain settlements is likely to ensure a failure to deliver the required level of housing. Local need and affordable housing can only be achieved through balanced, viable development (incorporating open market and affordable housing). "Local needs" housing duplicates affordable housing provision and is not necessary or deliverable.</p> <p>The Policy should be deleted.</p>	<p>Not accepted - It is believed that this policy strengthens rather than weakens certain communities where there are obvious problems in the local housing market. It provides opportunities within local housing markets and thereby promotes social sustainability. These locations have been chosen on the basis of a clear methodology in Topic Paper 17. It is noted that the objector has not challenged the methodology/criteria associated with the policy nor reinforced their views with compelling evidence. It is noted that open market housing is still available at these locations within the existing housing stock. In this regard it is strongly believed that this policy should be maintained.</p> <p>It is believed that PPW offers an opportunity to introduce such a policy in specific locations where the evidence confirms this. It is noted that authorities are required to prepare policies that meet local challenges and if there is a need for those policies to deviate from national policy that this has to be based on robust evidence. It's the serious problems in some specific settlements that has led to this Policy. It will be possible to provide new open market housing in other locations within the Plan area.</p> <p>Local housing market is different to affordable housing. It is believed that developments in the named settlements in the policy are viable on the basis of purely local market housing developments or their joint development with affordable housing.</p>

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					<p>There is no reason to consider that this policy will not lead to the provision of the required level of housing in particular settlements. Topic Paper 17 refers to the success of similar policies in areas of England that experience housing pressure. The monitoring framework will identify whether the Policy has been successful or not.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
286	Home Builders Federation Ltd (Mr Mark Harris) [1470]	Policy TAI 5	Object	<p>The HBF object in principle to the idea of restricting open market housing to 'local people' as it is an undue constraint on the private market. This policy appears to be over-restrictive on development that is acceptable in principle as it is within a identified settlement boundary or development boundary. Such a policy should be limited to exception sites.</p> <p>Remove the 'local market housing</p>	<p>Not accepted – On the basis of the wording of PPW, it is important to introduce the policy in very specific parts of the Plan area where there are serious problems within the housing market and where it would be beneficial both socially and economically. In this regard it is believed important that the policy is applicable to developments within development boundaries so that it can fulfil its intention. Policy TAI10 helps to increase the provision of affordable units to meet local need on rural exception sites.</p> <p>It is noted that the objector has not challenged the methodology/criteria associated with the policy nor reinforced their views with compelling evidence.</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
				<p>requirement'.</p> <p>Add an extra point (1 iii.) which allows open market sale if the other two criteria can not be met.</p>	<p>The requirement for local market housing should not be removed as it seeks to ensure opportunities in areas where evidence shows that real problems exist. Therefore the policy is not considered to unduly restrict development in those areas.</p> <p>Based on what the policy is trying to achieve, an additional criterion should not be added which gives an opportunity to meet needs on the open market. However there will be opportunity to release property to a wider market, for example via a clause in a 106 agreement, if there is no local interest within a specified period, in order to maximize the opportunity to get a mortgage.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
611	Tom Brooks [3034]	Policy TAI 5	Object	<p>TAI5 is unreasonably selective in its choice of "relevant settlements". In the Topic Paper, Borth-y-Gest is attributed with the characteristics of the Porthmadog West ward. The analysis therefore produced a false result in relation to the characteristics of Borth-y-Gest.</p> <p>Borth-y-Gest, if compared with Mynytho, Sarn Bach etc would more than equally qualify as a "relevant settlement".</p> <p>Borth-y-Gest should be added to the list of communities mentioned in TAI 5. Failure to do so is likely to rapidly extinguish the remaining Welsh element in the village and create a ghost village outside the main tourist season.</p>	<p>Accepted - The assessment in terms of the settlements that will be considered within this policy is based on information in the geographical form of wards. It is accepted that marked differences can exist within some wards in terms of their social, economic nature etc.</p> <p>Based on the fact that the policy focuses on wards where there are acute problems in the housing market, an assessment was carried out on other settlements that were noted as coastal villages in the Plan in order to establish whether they were relevant for inclusion in this policy (since the percentage of holiday homes or second homes in these coastal villages are higher than the average in the area). Together with Borth-y-Gest, these are as follows:</p> <ul style="list-style-type: none"> • Aberffraw • Llanddona • Llangoed • Malltraeth • Ederne • Morfa Bychan • Morfa Nefyn <p>Settlements were assessed on the basis of Output Areas, which is the smallest geographic area for census information. As information for each indicator is not available for this level and as it is not possible, on the basis of its geographical size and the range of evidence/information available, to compare individual</p>

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					<p>settlements like Borth-y-Gest (which is an individual settlement within the wider ward) with the situation in individual wards, it was necessary to make an objective assessment based on the information available whether it should be included as a relevant settlement in Policy TAI5.</p> <p>The findings of this work was that the following Villages should be included in Policy TAI 5;</p> <ul style="list-style-type: none"> • Borth-y-Gest • Morfa Bychan <p>Recommendation</p> <p>Include Borth-y-Gest and Morfa Bychan within Policy TAI 5.</p> <p>Focussed change NF65, NF66</p> <p>To ensure accuracy</p>
70	Nefyn Town Council (Liz Saville Roberts) [2710]	Policy TAI 5	Object	It is requested that coastal villages Morfa Nefyn and Edern are added to the list of Local Market Housing villages in Gwynedd due to the high percentage of second homes. Evidence - according to the 2011 Census, 28.3% of households in the Morfa Nefyn ward (which includes Morfa Nefyn and Edern) are without regular residents. Note that	<p>Not accepted - As previously noted, the settlements that are included within this policy should be based on sound and specific evidence as noted in Topic Paper 17.</p> <p>Morfa Nefyn and Edern have been re-considered as part of the assessment of sub-areas (see the case of Borth-y-Gest) in order to establish whether they should be included in this policy. This is based on the fact that they</p>

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				<p>this is higher than a community which is already included, namely Tudweiliog which has a percentage of 19.6%.</p>	<p>have been identified as coastal villages in the Plan.</p> <p>It is noted that second homes is only one indicator in terms of choosing the relevant settlements. After undertaking the assessment in full, neither Morfa Nefyn nor Ederm are to be included in Policy TAI5.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change.</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
628	Iwan Edgar [251]	Policy TAI 5	Object	<p>Support the principle of the policy but it does not go sufficiently far. The policy should be extended to cover the whole of Dwyfor (+ Penrhyndeudraeth) and to consider this for more areas in Gwynedd and Anglesey.</p> <p>The Deposit Plan should proactively protect the language and should be consistent with what is expressed in other sections of the Plan.</p> <p>The 'Gwynedd Housing and Income' report supports the argument for extending the area and shows how unaffordable housing is for the indigenous population and the reports of Hanfod 1 and Hanfod 2 shows that there is some potential influx already in Dwyfor following the housing constructed between 2001 and 2011.</p>	<p>Not accepted - Paragraph 9.2.4 of PPW refers to the need to "develop policies to meet the challenges and particular circumstances evident in their areas in specific locations". Therefore it is necessary to focus on those particular areas within the Plan area that have the most profound problems within the local housing market. This is a way of tackling the imbalances in those housing markets, and maintaining and strengthening those vulnerable communities.</p> <p>As the policy needs to deal specifically with those areas where there are the most profound problems, the information in Topic Paper 17 highlights how those areas were selected on the basis of a clear methodology and indicators.</p> <p>It is therefore necessary for the selected areas to be based on sound evidence as mentioned in paragraph 9.2.4 of PPW, "If these policies need to diverge from national policies in order to meet specific local housing needs for market housing (which normally would have no occupancy restriction), local planning authorities will need carefully to justify the variation with robust evidence that they deem appropriate."</p>
633	Cyngor Tref Pwllheli (Mr Robin W Hughes) [1235]	Policy TAI 5	Object	<p>Partly support the 6 areas but need to expand them to include the rest of Dwyfor and consider other areas within Gwynedd.</p>	<p>On the basis of the wording of PPW, only those places where the problems in the housing market are most severe and where the introduction of such a policy is really necessary to ensure social and economic interests can be considered. It is noted that there are other</p>
635	Grŵp Ffocws Cynllun Datblygu Lleol	Policy TAI 5	Object	<p>Support the principle behind this policy - but object to it as it does not go far enough.</p>	

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
	(Mr Iwan Edgar) [3050]			<p>The policy should apply to all of Dwyfor and other parts of the two counties.</p> <p>It should be proactively protecting the Welsh language to coincide with 5.6, 5.8, 6.23, 6.24, 6.25, 7.1.2, 7.1.3, 7.1.4 and Strategic Policy PS1.</p> <p>The policy should be extended across Dwyfor and in further parts of Gwynedd and Anglesey.</p>	<p>policies within the Deposit Plan which assist local people to find opportunities within other housing markets in the Plan area e.g. relevant provision of affordable and appropriate mix of housing.</p> <p>Such a policy cannot be linked directly to the Welsh language, i.e. the occupation of housing units cannot be restricted to Welsh speakers only. This is identified on the basis of the wording of Paragraph 3.7.4 of TAN 20 'Planning and the Welsh Language' (October 2013) which states that "LDP policies which take into account the needs and interests of the Welsh language should not seek to introduce any element of discrimination between individuals on the basis of their linguistic ability. Planning policies should not seek to control housing occupancy on linguistic grounds". However, it is reasonable to conclude that a side-effect of what would be achieved</p>

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941	Councillor Alwyn Gruffydd [381]	Policy TAI 5	Object	<p>Policy TAI5, 'Local Market Housing' is to be welcomed warmly but the number of specific settlements which are designated for such a policy must be extended beyond the 6 areas which are currently noted in the Plan.</p> <p>The results of the recent Census has shown a decline in the percentage of Welsh speakers in the majority of the County's communities, and extending the Local Market Housing areas would be a useful tool to address community and linguistic viability.</p> <p>Increase the number of specific settlements named under policy TAI5 'Local Market Housing' to protect our communities and safeguard the Welsh language.</p>	<p>through implementing this policy would be to provide opportunities for economically active people to stay or return to the area, which would be beneficial to the Welsh language.</p> <p>It is emphasized that the information and methodology set out in Topic Paper 17 is the basis for selecting the specific settlements which are relevant for the policy, but as noted with the response to representation 611, an assessment considers whether villages that have been located within wider wards should be included.</p> <p>Topic Paper 17 will be updated to reflect additional research that has been undertaken since February 2015.</p> <p>Recommendation</p> <p>Although there was no compelling evidence to justify amending the Deposit Plan to ensure the soundness of the plan, it is noted that a review has been carried out on the suitability of including in the policy any Coastal Village situated within wider wards (as stated in the previous comment). Topic Paper 17 will reflect this additional work.</p> <p>No change</p>
534	Hunaniaith (Ms Debbie Ann Williams) [1307]	Policy TAI 5	Object	<p>Policy TAI5, 'Local Market Housing' is very much welcomed but the number of designated settlements should be</p>	

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
				<p>extended for the policy, beyond the 6 areas currently noted in the Plan.</p> <p>The most recent Census results have shown a decline in the percentage of Welsh speakers in the majority of the County's communities and extending the Local Market Housing areas would be a useful tool to address community and language viability.</p>	
630	Menter Môn (Helen Thomas) [1615]	Policy TAI 5	Object	<p>Policy TAI5, 'Local Market Housing' is very much welcomed but the number of designated settlements should be extended for the policy beyond the 6 areas currently noted in the Plan.</p> <p>The most recent Census results have shown a decline in the percentage of Welsh speakers in the majority of the County's communities and extending the Local Market Housing areas would be a useful tool to address community and language viability.</p>	

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
				Increase the number of specific settlements named under Policy TAI5 'Local Market Housing' in order to protect the communities of Gwynedd and the viability of the Welsh language.	
644	Campaign for the Protection of Rural Wales (Mr Noel Davey) [1169]	Policy TAI 5	Object	There are other villages with significant second home pressure which should be included in this list. We question whether the Section 106 mechanism to require 'local' use (without an affordable condition) can be applied in practice, given the precedent for many of these to have been lifted.	<p>Not accepted -</p> <p>The settlements that have been selected for this policy are based on specific indicators. Second homes is just one of these indicators.</p> <p>While there are other examples in Gwynedd of local housing conditions which have been lifted, these are units which were developed in accordance with the former Dwyfor Local Plan. There was no limitation on the size of those units and, therefore, when considering</p>

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281	Mr Aled Evans [2646]	Policy TAI 5	Object	<p>Local market housing</p> <p>Expand the boundaries with this. That would make the market larger e.g. the whole of Dwyfor and Penrhyndeudraeth would be local market</p>	<p>these conditions in accordance with the contents of the Gwynedd UDP, they cannot be considered to be affordable either. Additionally, the policy basis for those units has now gone.</p> <p>The proposed policy is different because it is based on evidence and a clear methodology which means that it only applies to certain settlements where there is evidence that there are serious problems within the local housing market. It also derives directly from what is stated in paragraph 9.2.4 of PPW. The size of residential units will also be restricted in order to ensure that the policy meets local needs and are more likely to be accessible to similar households in the future.</p> <p>As previously stated, it is recommended removing the reference to Section 106 in the explanation for the policy in order to allow the possibility of using other means of tying units to being local market ones.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
					No change
625	Gwynedd Rural Housing Enabler (Mr Arfon Hughes) [1189]	Policy TAI 5	Support	<p>Welcome the paper that assists people to live in their areas and to contribute to their communities. The paper acknowledges the challenge to "satisfy specific local housing needs for open market housing". The paper makes reference to the intermediate model, and the Unit would welcome this option. A number of people cannot afford to</p> <p>buy a house, but do not fall into the category of needing social housing.</p>	<p>Comment noted</p> <p>Recommendation</p> <p>No change</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
				<p>Information from Tai Teg and Gwynedd's Common Housing Register shows that there is a need for housing and more work is needed at grass roots level to ensure the validity of this need in terms of local need.</p>	
638	<p>Gwynedd Housing Partnership (Elfyn Owen)</p> <p>[3052]</p>	Policy TAI 5	Support	<p>Welcome the paper which assists people to live within their areas and contribute to their communities. It acknowledges the challenge to meet specific local housing needs for open market housing. Reference is made to the intermediate model and the Unit would welcome this option. A number of people cannot afford to buy a house but do not fall into the category of needing social housing.</p> <p>Information from Tai Teg and Gwynedd's Common Housing Register</p>	<p>Comment noted</p> <p>Recommendation</p> <p>No change</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
				clearly demonstrates that there exists a need for housing.	
428	Grŵp Cynefin (Rhys Dafis) [2953]	Policy TAI 5	Support	Policy TAI5 is suitable for the situation of the communities that have been noted in it	Supportive comment noted Recommendation No change
82	Planning and Housing Department, Denbighshire County Council (Angela Loftus)	Policy TAI 5	Support	Support the principle of the policy to limit open market homes to local need in areas of high demand for second homes.	Supportive comment noted Recommendation

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	[2719]				No change
207	John Brinley Jones [2087]	Policy TAI 5	Object	<p>To remove Policy TAI5 from the final version. Policy is against the European Convention on Human Rights - Protocol No. 12 to the Convention for the Protection of Human Rights and Fundamental Freedoms Rome, 4.XI.2000.</p> <p>To remove para 7.4.37 Policy TAI5 from the final version.</p>	<p>Not accepted – It is strongly believed that the policy should be maintained. It is believed that the wording of Paragraph 9.2.4 of PPW clearly states the opportunity to introduce such a policy and that strong and robust evidence is provided in Topic Paper 17 to support and justify the policy and what it seeks to achieve. It is noted also that other planning authorities have created a similar policy and have been using it for years (as shown in Topic Paper 17).</p> <p>Protocol number 12 (i.e. the protocol specified by the objector) provides for a general prohibition of discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status. It is not believed that this policy runs counter to the protocol.</p> <p>Based on the precedent set by other authorities and the evidence to support the policy, it is not believed that</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
					<p>there is a basis for the objection.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
66	Beaumaris Town Council (Prof TW Ashenden) [1267]	Para. 7.4.37	Support	There is a lack of affordable housing in Beaumaris. The increasing number of holiday homes and lets makes the situation worse. Beaumaris Town Council welcomes the application of a local market policy to Beaumaris.	<p>Comment noted – While it is noted that the policy is not for affordable housing, it will help areas where serious problems exist within the housing market.</p> <p>Recommendation</p> <p>No change</p>

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205	John Brinley Jones [2087]	Para. 7.4.39	Object	<p>It should be noted that business owners that create employment and wealth in the area who require a home in one of these villages 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 on size of the dwelling that obviously can not meet all requirements.</p>	<p>Not accepted - This policy is a means of assisting those areas within the Plan area where there are serious problems within their housing markets. It is therefore relevant to very specific locations that have been identified through evidence. It is a way of attempting to overcome the problems in the housing market and the social and economic problems that accompany these. It is therefore believed that it is critical to control the types of housing units that can be promoted in the locations named in the policy in order to overcome these serious problems. Open market housing will still be available in these locations within the existing housing stock.</p> <p>Note that local market houses are not affordable houses, and therefore their maximum size, as specified in the policy, is bigger than would apply to affordable housing. It is important that the size of local market units is controlled to ensure that the value of the units is more compatible with the policy objective of supporting the communities in the long term.</p> <p>There is no single size specified for the maximum size of local market units but rather different figures have been identified for different types of units (on the basis of whether they are single storey or two-storey houses and also in terms of the number of bedrooms). This is</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
					<p>important to ensure that the policy meets different needs effectively.</p> <p>It is noted that the objector has not challenged the methodology/criteria associated with the policy nor reinforced their views with compelling evidence.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
206	John Brinley Jones [2087]	Para. 7.4.39	Object	The occupancy of local market housing will be restricted to those who are eligible, without a Section 106 legal agreement. Maximum size of units will be decided on merit and requirements of applicant. No blanket policy on size restraint.	Not accepted - It is believed that it is necessary to tie the units that would be allowed in accordance with this policy to be local market ones in order to ensure that the policy is implemented effectively and that it meets its objectives in the first instance and in the long term as far as possible. Appropriate means of doing this can be considered in the Supplementary Planning Guidance that

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
				<p>Remove section 106 and maximum size restraint.</p> <p>To consider each planning application on merit rather than have a blanket policy that obviously can not meet all requirements.</p>	<p>will accompany the policy.</p> <p>It is important to limit the size of local market units. While the maximum size of units that would apply in accordance with this policy exceeds the size of affordable housing, they can not be excessive in size as this would run counter to the objectives of the policy - to ensure a value that is more in keeping with the objective of maintaining communities. The maximum size of local market units depends on their type. There is no single overall figure for each property. This is important to ensure that the policy meets different needs effectively. There is a close relationship between the size of the units and what is sought to achieve through the policy.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>

TAI 6 – Purpose Built Student Accommodation

Comment Number	Name	Section	Type	Summary of Comments / Changes to the Plan	Officer Comments and Recommendations
674	Mr Noel Davey, Council for the Protection of Rural Wales	Policy TAI6 Student Accommodation	Object	The area for student accommodation would seem to be too large and there are fears that the student population may not be able to fill it, thus leaving Bangor with an excess of single-person housing.	<p>Not Accepted – Do not agree with representation and do not recommend any changes.</p> <p>The search area is where the majority of the purpose built student accommodation is located. It is considered to be sensible to focus new student accommodation development in this broad area. However, it is not the Council’s intention to flood the search area with an excessive level of student accommodation or single-person housing. Any proposal will have to provide evidence over the need for the development.</p> <p>Recommendation</p> <p>No robust evidence was received which would justify amending the Deposit Plan and ensuring the Plan’s soundness.</p> <p>No Change</p>
726	Hughes Brothers Ltd	Policy TAI6 Student Accommodation	Object	Feel the policy is too restrictive without justification for some of the matters sought such as support form a higher education institute, prohibit development within primarily residential area, prevent	<p>Not Accepted – Do not agree with representation and do not recommend any changes.</p> <p>The proposed revision to Point 1 significantly</p>

Comment Number	Name	Section	Type	Summary of Comments / Changes to the Plan	Officer Comments and Recommendations
				<p>development on sites with extant planning permission or allocated for residential development where development would not prejudice meeting housing needs and the justification for the policy should explain that the preferred search zone does not preclude the development of student accommodation elsewhere if it satisfies the criteria within the policy. Suggested amendments are given to the criteria within the policy to reflect the above mentioned issues.</p>	<p>reduces the requirements from the applicant and omits the need for a comprehensive assessment of student demand and the support of a higher education institution, both of which are considered to be of great importance in establishing the most appropriate levels of student accommodation. The revision would weaken the impact of the policy in terms of directing the development of future student accommodation to the most appropriate locations and managing the capacity of such development.</p> <p>This proposed revision does not take into consideration the Preferred Search Zone identified on the Proposal Map.</p> <p>It is felt that the existing wording for Point 4 is stronger than the proposed revision and is appropriate to ensure that students can attend the College in a sustainable mode of transport.</p> <p>The Preferred Search Zone in the policy is an area of mixed uses within the City in close proximity to the majority of the University's buildings and campus. An applicant can present evidence at an application stage to support a proposal for new build outside the preferred</p>

Comment Number	Name	Section	Type	Summary of Comments / Changes to the Plan	Officer Comments and Recommendations
					<p>search zone</p> <p>Recommendation</p> <p>No robust evidence was received which would justify amending the Deposit Plan and ensuring the Plan's soundness.</p> <p>No Change</p>
738	Gwyn Hughes, Bangor City Council	Policy TAI6 Student Accommodation	Support	The Council welcomes the criteria set out in this policy relating to the siting of such developments and also welcomes the inclusion of the Preferred Search Zone of the Proposals MAP.	<p>Note supporting Comments</p> <p>Recommendation</p> <p>No Change</p>
942	Menter Iaith Bangor	Policy TAI6 Student Accommodation	Object	Very careful consideration should be given to permitting further residential developments for the students of Bangor University. In the face of uncertainty regarding students' ability to fund their higher education away from home, a decline in the demand and excess of empty accommodation in private hands would be severely detrimental to the stability of Bangor's communities and the Welsh language. A detailed investigation should be undertaken into the housing needs of the people of Bangor. Include Penrhosgarnedd in the city! It should be ensured that rented housing is affordable	<p>Not Accepted– Criteria 1 within the policy seeks evidence to support any proposed development in terms of need.</p> <p>The release of existing housing stock into the general housing market can assist with meeting the housing growth from the existing population and will be monitored annually in the Annual Monitoring Report.</p> <p>Recommendation</p> <p>No robust evidence was received which would justify amending the Deposit Plan and ensuring</p>

Comment Number	Name	Section	Type	Summary of Comments / Changes to the Plan	Officer Comments and Recommendations
				rather than charging an inflated rent as is paid by students.	the Plan's soundness. No Change

TAI 7 – Replacement Dwellings

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
604	Cadnant Planning (Mr Rhys Davies) [1366]	Policy TAI 7	Object	<p>It is considered that not allowing the replacement of temporary residential accommodation such as prefabricated houses is unreasonable and undeliverable. If the unit has lawful residential use it should have the right to be redeveloped under the replacement dwellings policy.</p> <p>This policy should be reviewed and the policy requirement number 5 and paragraph 7.4.47 should be deleted.</p>	<p>Not accepted – The nature of temporary housing (e.g. caravan or chalet) or buildings that were built with short life materials (e.g. prefabricated house) means that it would not be appropriate to provide a more permanent structure in their place.</p> <p>There are strict rules for the development of new residential units in the countryside and it is believed that enabling the construction of permanent units instead of temporary/short life accommodation runs counter to the principles of the Plan and national guidelines in terms of sustainable development in the countryside.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
642	Campaign for the Protection of Rural Wales (Mr Noel Davey) [1169]	Policy TAI 7	Object	<p>Criterion 7 should also apply WITHIN DEVELOPMENT BOUNDARIES. Our concern arises especially from the experience of rebuilding holiday homes in coastal communities such as Abersoch, where replacement dwellings have been approved of much greater scale, volume and footprint than the original structure. We think the policy should be reinforced explicitly in respect of replacement dwellings. The present text gives the impression that these conditions would not apply within development boundaries. We note that TAI 7 criterion 6 requires a replacement dwelling to be 'within the same footprint as the existing development' whether within or outside the development boundary.</p>	<p>Not accepted –</p> <p>Criterion 6 – This criterion is relevant for all replacement dwellings, whether they are within or outside the development boundaries. Even within development boundaries, preference should be given for a replacement dwelling to be located on the same footprint as the existing dwelling. This is due to visual and amenity considerations. The criterion however does allow some flexibility to relocate a dwelling within the same curtilage if this is deemed more appropriate. The relevant housing policies also give more flexibility for appropriate relocation within development boundaries.</p> <p>Criterion 7 - Disagree with the comment. Whilst the principle of what is stated is accepted, there are other policies within the Plan that would deal with applications within the development boundary. It is possible to build larger houses within the development boundary as the application can be considered as a new house. This is unlike the situation in the countryside where housing policies are much more stringent.</p> <p>The scale, design etc. would be relevant considerations in relation to any application within the development boundary.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
					the Deposit Plan in order to ensure the soundness of the Plan. No change

TAI 8 – Residential Use of Caravans, Mobile Homes or Other Forms of Non-Permanent Accommodation

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
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641	Campaign for the Protection of Rural Wales (Mr Noel Davey) [1169]	POLICY TAI8	Object	<p>23.4 Single Statics Summary. We are concerned about the proliferation of single static caravans in rural areas, often in exposed and unscreened locations, which have an adverse impact on the landscape. Policy TAI8 does not adequately address the problem which arises in part from unsatisfactory UK legislation. New legislation relevant to Wales is needed, but in the meantime planning policy should make clear a commitment to monitor siting and use of single static caravans and, wherever practical, enforce conditions of colouring and screening that would mitigate landscape impact.</p> <p>Change: commitment to increase planning control over proliferating single statics.</p>	<p>Not accepted –</p> <p>Policy TAI8 clearly states those circumstances where it would be appropriate to provide a static caravan in a rural location for residential use. The policy clearly states the temporary nature of such units and it also notes that “the siting of temporary residential caravans or other forms of non-permanent accommodation will be subject to the same locational considerations as permanent residential dwellings”.</p> <p>Other policies, such as Policy PCYFF2, are also relevant to this extent, specifically in terms of the impact of such units on the landscape.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
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Affordable Housing

Context and Introduction

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
750	Rhys Llwyd [3087]	Para. 7.4.60	Object	<p>I'm concerned that there is not enough emphasis on affordable housing in the plan, especially for local young first-time buyers.</p> <p>There is a need for suitable housing to respond to the local need on two levels:</p> <ul style="list-style-type: none"> i) to respond to the local need in terms of numbers; ii) to respond to the local need in terms of the price. <p>Why not include conditions that 75%+ of the houses will be affordable for local people and approve 25% or 15% or 10% only for unaffordable houses. It is sad to see that the plan does not consider assisting first-time buyers to restore houses that are already in the housing stock and to consider them as affordable houses.</p>	<p>Not accepted – It is believed that the Plan facilitates this need.</p> <p>The provision of affordable housing is based on evidence:</p> <ul style="list-style-type: none"> • The number of affordable houses to be provided is based on the Local Housing Market Assessment (LHMA) of both Councils; • The minimum number of affordable houses to be provided by site (Policy TAI9) is based on the Affordable Housing Viability Study by Andrew Golland Associates. <p>The houses not identified as 'affordable housing' will not be unaffordable. For example, these houses will be available to people living within the Plan area who would not be eligible for intermediate affordable housing, controlled by a section 106 agreement, which controls the occupancy and price, or affordable social housing, which is usually managed by registered social landlords. The Plan strategy seeks to provide the right type of housing in the right locations. It is noted that Policy TAI 5 ('Local Housing Market') also applies in this respect.</p>

					<p>The two Councils, within their housing strategies, promote the restoration of empty housing to meet local housing needs, including the need for affordable housing. In addition, the Urban Capacity Study Plan considers the number of empty houses in the main centres and includes these opportunities within the Plan's windfall figure. This is something that the Plan facilitates.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
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1033	Welsh Government (Mr Mark Newey) [1561]	Para. 7.4.65	Object	<p>Planning Policy Wales (PPW, paragraph 9.1.4) states the importance of local authorities understanding their whole housing system so they can develop evidence based market and affordable housing policies. A key component of this evidence base will be a Local Housing Market Assessment (LHMA).</p> <p>Paragraph 9.2.16 (PPW) also states that LDPs should include an authority-wide delivery target for affordable housing, based on an LHMA. The LDP should express the total affordable housing need (including any backlog) over the whole plan period in the reasoned justification to the affordable housing policy.</p>	<p>Accepted in part – The Plan refers to the current Anglesey and Gwynedd LHMA findings. In accordance with the needs of the Welsh Government, the LHMA is currently being updated by the two Councils.</p> <p>The affordable housing figure within PS14 is based on the level of affordable units which could be achieved on the basis of affordable units completed since 2011, the number with planning permission in the current land bank, and the level of expected growth of new allocations on the basis of the % of affordable housing in the different Housing Price Areas.</p> <p>However, in order to better explain the level of expected growth it is agreed that adding a table in the Explanation to PS14 would better explain the level of affordable housing that the plan can achieve.</p> <p>Recommendation</p> <p>Add a table in the Explanation to Policy PS14 to show how the figure of 1,400 affordable houses will be achieved.</p> <p>Focussed change NF67</p> <p>To improve the clarity of the Plan.</p>
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310	Home Builders Federation (Mr Mark Harris) [1470]	Para. 7.4.66	Object	<p>HBF consider that the £5,000 allowance for S106 contributions in the viability testing is too low. The draft SPG on Developer Contributions due to be prepared for the inquiry should help to clarify this. The report also identifies that a high % of units are delivered on smaller sites, the HBF believe that a number of the assumption used in the testing are taken from National Builders figures and do not fully represent the type and range of development taking place in the borough.</p> <p>Reconsider figures used for S106 contributions in viability report. Liaise with small builders to understand viability on small sites better and feed results into viability testing.</p>	<p>Not accepted – Note that the average figure is £5,000 (not including contributions in relation to affordable housing) which has been established with the two authorities on the basis of the monitoring information available. Also note that discussion has taken place with regard to this figure in a workshop that included stakeholders from the local housing market.</p> <p>The Affordable Housing Viability Study is based on local evidence i.e. planning permissions between 2009 and 2012. This highlights the prevalence of development on smaller sites in the area.</p> <p>It is agreed that the SPG in relation to 'Planning obligations' will give more information regarding this area.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
1036	Welsh Government (Mr Mark Newey) [1561]	Para. 7.4.66	Object	<p>Further clarification is required to explain what costs, related to the obligations/ contributions have been taken on board. The viability work does include this aspect but the specific costs are unclear. It is for the authorities to demonstrate what other planning obligations/contributions will, or will</p>	<p>Not accepted – Paragraph 3.12 of the Affordable Housing Viability Study (2013) identifies a contribution of £5,000 per unit in terms of all section 106 contributions other than affordable housing. This figure, which represents an average contribution per dwelling, was used within the baseline testing, which is the basis for the information noted in Policy TA19.</p>

				<p>not cover (see also comments in relation to deliverability).</p> <p>Challenging targets need to be grounded in evidence and applicable to the majority of applications, whilst allowing site specific negotiations to occur, if/ where necessary (on a limited number of sites). All components of the viability evidence need to be justified.</p>	<p>As noted in response to representation 310, it is agreed that the SPG in relation to 'Planning obligations' will give more information regarding this area.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
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PS14 – Affordable Housing

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
727	Llanystumdwy Community Council (Mr Richard J Roberts) [1550]	Strategic Policy PS14	Object	<p>It is stated here that 'Sufficient land is identified to provide a minimum target of 1,400 new affordable homes'.</p> <p>Does this mean that the remainder of the houses, around 4,500 will not be affordable?</p> <p>Our evidence (Llanystumdwy Community Council Area Housing Needs Survey) confirms that local people do not have the means to buy even an affordable home.</p> <p>Need to increase the percentage of</p>	<p>Not accepted –</p> <p>The 'open market units' facilitated within the Joint LDP (i.e. units that are not called affordable) are not 'unaffordable'. For example, these houses will be available to people living within the Plan area who would not be eligible for intermediate affordable housing, controlled by a section agreement 106, which controls the occupancy and price, or affordable social housing, which is usually managed by registered social landlords.</p> <p>The provision of open market housing will ensure that schemes are financially viable and in this respect they will be subsidizing the provision of affordable housing. It is important to note that all new residential development,</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
				affordable homes within the Plan.	<p>in accordance with Policy TAI 1 (Appropriate Housing Mix), can contribute to improving the balance of housing and meeting the needs of the whole community. Therefore it is anticipated that open market housing in a number of housing market areas will be 'affordable' through design/market forces without the need for a mechanism such as a section 106 agreement. Both local planning authorities have been able to facilitate this kind of housing unit.</p> <p>In addition to information from the Local Housing Market Assessment, the level of affordable housing to be provided is based on the findings of the Affordable Housing Viability Study (Andrew Golland Associates). This Study has established the viability of affordable housing and the possibility of providing this within particular sub market areas. Consequently, a shared policy is proposed (Policy TAI 9); in some sub-market areas at least 25% affordable housing is required (where a certain threshold is reached). The figure in other sub market areas is at least 15%. So the viability of schemes and the possibility of providing these are major considerations within the affordable housing policy.</p>
63	Mr Aled Evans [2646]	Strategic Policy PS14	Object	<p>This means that there will be far too many houses that aren't affordable which will have to be included in the plan. The Council's language and housing study shows this.</p> <p>A much larger percentage of affordable housing</p>	<p>Recommendation There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan. Keep the figure of 1,400 affordable houses.</p> <p>No change</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
1179	Horizon Nuclear Power (Miss Sarah Fox) [2919]	Strategic Policy PS14	Object	Rather than seek for specific amendments to this policy, Horizon proposes to rely on the Wylfa Newydd specific policies proposed above which would be the relevant policies against which to make consultation responses to the DCO application and to determine associated development applications. For this reason Horizon is not proposing specific exclusion to its associated development from this policy.	<p>Not accepted – While policies such as TAI3 are directly relevant to developments in relation to Wylfa Newydd, it is also vital to consider a number of other relevant policies of the Plan - including PS14 and TAI 9.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
1034	Welsh Government (Mr Mark Newey) [1561]	Strategic Policy PS14	Object	<p>The authorities need to explain the relationship between the target within the LHMA and the level of affordable/ market housing proposed in the plan. It is necessary for the authorities to demonstrate that they are maximising provision through the LDP given the high level of need. Further clarification is required to explain what delivery rates are expected from current commitments and how allocations will contribute to the affordable housing need target. It remains unclear how 1,400 affordable housing will be delivered and whether the authorities have explored all options to maximise provision through the LDP given the very high level of needs identified for the first 5 years of the plan alone i.e. relationship to market housing.</p>	<p>Accepted in part -</p> <p>Agree that the content and findings of Anglesey and Gwynedd LHMAs could be better integrated in the Joint LDP. Both LHMAs can clarify the role of the Joint LDP better, and make these links more clearly.</p> <p>It is important to note that not all new affordable units identified in the LHMA would be newly built and managed within the joint LDP policies with a mechanism such as a section 106 agreement. Therefore, it is important to note that the Joint LDP is just one tool to ensure that the demand for affordable housing is met.</p> <p>Although the JPPU believes it is possible to provide the affordable housing target identified in the Plan, the rationale behind this figure could be made more explicit by reference to the LHMA. It is stressed that the target of 1,400 new affordable homes is the minimum figure.</p> <p>Work to update Gwynedd and Anglesey LHMA is underway at present. However, it is noted that the LHMA applies for a period of 5 years, while the figure stated in the Joint LDP applies to the Plan period as a whole (up to 2026).</p> <p>In order to better explain the level of expected growth it is agreed that adding a table to the Explanation to PS14 would better explain the level of affordable housing the plan can achieve. For example, emphasize the role of</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
					<p>housing allocations, windfalls, exception sites, houses in a cluster and converting rural housing.</p> <p>Recommendation</p> <p>Add a table in the Explanation to policy PS14 to show how the figure of 1,400 affordable houses will be achieved.</p> <p>Focussed change NF67</p> <p>To demonstrate compatibility with other key plans and strategies and to ensure clarity.</p>
434	Grŵp Cynefin (Rhys Dafis) [2953]	Strategic Policy PS14	Support	There is a need to be completely clear what the term "affordable housing" means when implementing this policy	<p>Note comment –The glossary at the end of the written statement gives information on 'affordable housing'.</p> <p>Recommendation</p> <p>No change</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
1266	Coun. R.H. Wyn Williams [367]	Strategic Policy PS14	Support	Welcome any policy and plan for affordable housing in the area with evidence of local need also, for the benefit of our communities.	<p>Note supportive comment</p> <p>Recommendation</p> <p>No change</p>
283	Mr Aled Evans [2646]	Policy TAI 9	Object	<p>Affordable housing</p> <p>Increase the minimum target to reflect what, it seems as though, the County's residents can afford. 61.4% of Gwynedd's residents cannot afford to buy a house and therefore things do not make sense. It is required to reduce the number of houses in the Plan down, and increase the percentage of affordable housing.</p>	<p>Not accepted – As noted in response to comment 1034, there is a link between the target of providing a minimum of 1,400 new affordable housing and the Information in the Anglesey and Gwynedd Local Housing Market Assessments. As noted in relation to comment 1034, a table will be prepared that shows how the figure of 1,400 affordable houses will be achieved.</p> <p>The link with the response to comments 728, 273 and 68 in relation to Policy TAI9 is also noted - with the percentage of affordable houses that are to be provided on specific sites being based on the findings of the Affordable Housing Viability Study.</p> <p>Please refer to the response to Strategic Policy PS13 with regards to the considerations in relation to the number of housing units to be provided within the Plan.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
					No change

TAI 9 – Affordable Housing Threshold & Distribution

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
728	Llanystumdwy Community Council (Mr Richard J Roberts) [1550]	Policy TAI 9	Object	Chwilog is in the category of 15% of affordable homes. To coincide with the Llanystumdwy Community Council Area Housing Needs Survey Report, there is a need to increase it to 60-70%, and not 15%.	<p>Accepted in part -</p> <p>The percentage of affordable housing to be provided is based on the findings of the Affordable Housing Viability Study. The method as a whole considers the financial relationship between the residual value and the existing use value in two stages: 'High Level Testing' (HLT) and 'Generic Site' testing. The HLT looks at residual value across a range of densities and sub-markets and all tests consider a series of affordable housing targets (from 0% to 50%). In addition, consideration is given to the impact of other Section 106 contributions. In this regard, establishing the percentage of affordable housing to be provided within the various sub-markets is based on a sound and clear methodology.</p> <p>Note that the percentages stated in the Policy are minimum figures, and a higher figure may be needed if it financially viable. It is also important to note that Policy TAI 5 ('Local Housing Market') is applicable to specific</p>
273	Mrs Marian Jones [2832]	Policy TAI 9	Object	<p>Affordable Housing</p> <p>15% of affordable housing in Llŷn.</p> <p>Therefore, who will buy the remaining 85%? There is evidence that shows that 60%+ of Gwynedd residents cannot afford to buy houses.</p> <p>Will this open the floodgates for more</p>	

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
				non-Welsh speaking migrants?	<p>areas within the Plan area where there are serious problems in the housing market.</p> <p>Recommendation</p> <p>Add text in the explanation to the policy regarding methodology for re-assessing average house prices in different areas and its impact upon the viability of the percentage of affordable housing provision sought. Such a mechanism can be presented in the SPG on affordable housing.</p>
68	Nefyn Town Council (Liz Saville Roberts) [2710]	Policy TAI 9	Object	The percentage of affordable housing in the Llyn area should be 25%.	<p>Focussed change NF69</p> <p>To ensure clarity and to ensure that the policy can be easily interpreted.</p>
951	Gwynedd Rural Housing Enabler (Mr Arfon Hughes) [1189]	Policy TAI 9	Support	The policy TAI 9 noting the need to have a 'pro-rata payment' rather than having no affordable provision on the site at all is to be welcomed, as this secures help to gain a supply of affordable housing which could be of help to Housing Partners to ensure that a scheme is viable.	<p>Note supportive comment</p> <p>Recommendation</p> <p>No change</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
1035	Welsh Government (Mr Mark Newey) [1561]	Policy TAI 9	Object	In order to maximise affordable housing delivery and meet the key objective, the viability work has identified hotspots related to specific geographical areas within the plan area. The authorities should consider whether the wording of TAI9 is strong enough to negotiate much higher percentages of contributions from these specific hotspots.	<p>Not accepted – It is believed that the current wording within the policy of 'at least' 15% or 25% means that there is an opportunity to obtain a higher level of affordable housing in the areas with the highest prices in the Plan area.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
1263	Gwynedd Housing Partnership (Elfyn Owen) [3052]	Policy TAI 9	Support	The Housing Partnership is eager to promote suitable developments within areas of need, and table 8.2 of the Housing and Population Topic paper clearly states 'that planning permissions for housing granted to public bodies / Housing Associations form a low proportion of the residential units considered within the Joint Housing Land Availability Study for Gwynedd (April 2013).' This shows the small impact of the work of the Housing Associations compared to the private sector. Housing Policy 9 notes that 'a pro-rata payment...rather than no affordable provision on the site' would be welcomed as this would ensure assistance for a supply of affordable housing, and could help housing Partners in ensuring that a scheme was viable.	<p>Note supportive comment</p> <p>Recommendation</p> <p>No change</p>
443	Cynefin Group (Rhys Dafis) [2953]	Policy TAI 9	Support	<p>The 'amount of houses in the development' threshold for the different type of communities is suitable.</p> <p>The percentage of affordable housing in the development based on its location is suitable.</p>	<p>Note supportive comment</p> <p>Recommendation</p> <p>No change</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
				The requirement to receive a community sum on sites where it is not possible to provide affordable housing is appropriate, so that there is a way to plan affordable housing or social housing on other sites in the same area in order to be viable.	
60	Beaumaris Town Council (Prof TW Ashenden) [1267]	Policy TAI 9	Support	There is a lack of affordable housing in Beaumaris. The increasing number of holiday homes and lets makes the situation worse. Beaumaris Town Council welcomes the application of the affordable housing policy to Beaumaris (25% in developments of 5 or more units) and Llanfaes (100%).	<p>Note supportive comment</p> <p>Recommendation</p> <p>No change</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
345	Mr Geoff Wood [2916]	Policy TAI 9	Object	The policy does not consider new housing in open countryside (although this is dealt with elsewhere) and it is unclear what the affordable housing commitment would be for such development. Add an additional level to the hierarchy that makes reference to new dwellings and the conversion of dwellings in open countryside. This should make reference to Strategic Policy PS15, for clarity.	<p>Not accepted – Policy PS15 ('Settlement Strategy') indicates that only housing developments that comply with the contents of PPW and TAN 6 will be permitted in the open countryside.</p> <p>Note that new houses in the open countryside should meet specific needs related to rural enterprises. In terms of affordable housing, TAN 6 (para. 4.13.4) notes "Where an appropriate rural enterprise worker cannot be found to occupy the rural enterprise dwelling, eligibility should be extended to persons who would be eligible for consideration for affordable housing under the local authority's housing policies."</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
288	Home Builders Federation Ltd (Mr Mark Harris) [1470]	Policy TAI 9	Object	The wording of 3 ii. needs clarification as, if properties are required to be built to DQR standards (definitely required by RSL's if grant is provided to the scheme) then it will not be possible to comply with this requirement due to size and external requirements. Need extra wording to 3 iii. to cover independent arbitration where viability	<p>Accepted in part</p> <p>Conflict with Development Quality Requirements standards:</p> <p>It is very important that affordable housing units are fully integrated within a residential development. If there is a conflict between this and the need to meet DQR standards, this could be discussed during the planning</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
				<p>can not be agreed between the Council and the developer.</p>	<p>application stage, and it is possible to establish any viability issues during this stage also. In policy terms, in order for a plan to be successful, it is essential that affordable houses are not distinct from market houses. This is important in order to integrate them socially and in terms of design considerations.</p> <p>Independent conciliation:</p> <p>It is accepted that a comment regarding conciliation could be included within the policy or the explanation to it. Refer to the fact that the two Councils will assess the viability plans in the first instance to establish whether the provision of affordable housing is appropriate. However, if there is disagreement, it is possible to conduct an external assessment (e.g. by the District Valuer Service). The applicant will pay for this service.</p> <p>Recommendation</p> <p>Add a comment related to conciliation within the policy, i.e. where it is not possible for the Council and the developer to agree on development viability.</p> <p>Focussed change NF68</p> <p>To ensure clarity.</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
129	Home Builders Federation Ltd (Mr Mark Harris) [1470]	Para. 7.4.68	Object	<p>Why has a two instead of three stage approach been taken to the affordable % requirement and why have areas been included which have been shown aren't currently viable or may become un-viable if current market conditions continue?</p> <p>Explain why a two tier approach instead of the 3 tier approach has been taken, and why areas with negative residual value are being required to provide affordable housing.</p>	<p>Not accepted</p> <p><u>Two phase approach:</u></p> <ul style="list-style-type: none"> The two-stage approach is preferred due to the content and findings of the latest Viability Report (October 2014). It is believed that this approach is effective in ensuring that the requisite supply of affordable housing is provided. <p><u>Areas with negative residual value:</u></p> <ul style="list-style-type: none"> It is accepted that the latest Viability Report (October 2014) showed a negative residual value in the lower market locations, based on a scenario of 30 dwellings per hectare. However, it is noted that this is the general and generic finding for lower market areas as a whole, and that it is necessary to assess each application individually. If it can be proved during the planning application stage, to the satisfaction of the local planning authority, that it would not be financially viable to provide affordable housing as part of development, then it would not be necessary to do so. <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
					No change
698	Barton Willmore (Mr Mark Roberts) [1645]	Para. 7.4.69	Object	<p>The requirement to provide at least 25% affordable housing is not acceptable, as it implies no upward limit on the need for affordable housing to be sought on development sites. The level should be specified as up to 25% affordable housing.</p> <p>Policy does not consider the impact of s106 burdens. Policy does not set a differential rate for affordable housing based on previously developed or the green field sites. Does not consider development viability and does not reflect PPW.</p>	<p>Not accepted – Residential development must be viable, so there is a limit to the number of affordable houses that can be requested. Cannot ask for a percentage of affordable housing if it means that the development is not viable. The Affordable Housing Viability Assessment (by Andrew Golland Associates), which provides the evidence base for this policy, has identified a minimum in terms of the percentage of affordable units that should be provided, however it is vital to consider the specific circumstances for each application individually.</p> <p>It is believed that the Affordable Housing Viability Assessment has considered in detail the implications of Section 106 Agreement. Therefore viability has been considered within the policy, and so it is believed that it reflects PPW (para. 2.2.2).</p> <p>The Viability Study has considered the permissions on brownfield and greenfield land. The content of the policy</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
					<p>therefore is based on this information, but again it is noted that it is important to consider the specific circumstances of each relevant application in terms of the possible number of affordable houses on site.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>

TAI 10 – Exception Sites

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
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Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
645	Friends of Borth-y Gest (Tom Brooks) [3036]	Policy TAI 10	Object	<p>Exception sites adjoining but outside development boundaries lead to unplanned development creep and ribbon development creation. This may be justifiable for 100% affordable housing sites where a need for such small developments exist but is not justifiable for any open market exceptions. As drafted this policy would go well beyond Planning Policy Wales guidance.</p> <p>That TAI 10 be amended to refer only to permitting 100% affordable housing. This can be achieved by deleting the latter part of the policy.</p>	<p>Not accepted -</p> <p>While it is accepted that paragraph 9.2.23 of Planning Policy Wales refers to "special provision of affordable housing exception sites" and "affordable housing exception sites are not appropriate for market housing", paragraph 4.2.2 of TAN 6 ('Planning for Sustainable Rural Communities') states "Planning authorities should employ all available policy approaches, in an innovative way, to maximise the supply of affordable housing" Information provided in Topic Paper 3 'Population and Housing' notes the limited impact of exception sites in providing affordable housing in the Plan area. In accordance with the wording of TAN 6, this policy therefore provides an innovative approach to increasing the provision of affordable housing and therefore to meet the Plan's affordable housing target.</p>
984	Rob Booth [3033]	Policy TAI 10	Object	<p>There should be no open market houses outside the development boundary.</p>	<p>This policy states that market housing will only be allowed in exceptional circumstances on exception sites. In this regard, it will need to provide evidence that providing 100% affordable housing on the site is not viable. In such circumstances, only a small number of dwellings on the open market will be provided for cross-subsidizing the affordable units, and to make the proposal viable. In addition, such a development will have to be led or be in partnership with a Registered Social Landlord and/or Community Land Trust and/or the Strategic Housing Authority. In this regard, the number of relevant sites is strictly regulated, and the number of market houses</p>
1032	Welsh Government (Mr Mark Newey) [1561]	Policy TAI 10	Object	<p>Policy TAI10 states that in exceptional circumstances open market housing may be included to make a proposal viable. However, sites that include a mix of market and affordable housing cannot be classed as 'exception sites' under national policy - TAN 2 explicitly</p>	

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
				states that such sites are not appropriate for market housing (para. 10.14).	<p>provided will be in the minority. Given the connection with a Registered Social Landlord, Community Land Trust or the Housing Authority, it is likely that the provision of open market housing will meet local needs.</p> <p>The number of market houses provided would be small, but this would trigger the provision of more affordable housing to meet local needs.</p> <p>Recommendation</p> <p>No change to the policy. Strengthen and update the evidence provided in Topic Paper 3 to justify the provision of a minimum number of market houses on exception sites in exceptional circumstances.</p> <p>No change</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
945	Gwynedd Rural Housing Enabler (Mr Arfon Hughes) [1189]	Policy TAI 10	Support	<p>I welcome this policy that will be of assistance to ensure that a suitable model is developed within areas, more than likely rural areas. Providing affordable housing schemes is difficult to achieve without the assurance that market units are available to cross-subsidise a scheme.</p> <p>There is a strong link here with the Local Market Housing Policy. It's a method of ensuring that developments occur within areas where there is a clear need for affordable housing with an element of selling on the open market in order to ensure that schemes are viable.</p>	<p>Note supportive comment</p> <p>Recommendation</p> <p>No change</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
1262	Gwynedd Housing Partnership (Elfyn Owen) [3052]	Policy TAI 10	Support	We welcome this Policy that will assist in ensuring that suitable models are developed within areas, probably rural areas. We can provide information that shows that some schemes are more difficult than others to realize without assurance that there are units available to subsidise the scheme. Table 7.13 in the 'Housing and Population' Topic Paper on Rural Exception Sites shows the numbers of developments on exception sites, with clear comparisons to be seen in the numbers. The strong link here with the Local Market Housing policy is a means of ensuring that developments occur within areas where there is a need for affordable housing with an element of selling on the open market in order to ensure that schemes are viable. This will facilitate the development of Community Land Trusts within specific areas.	<p>Note supportive comment</p> <p>Recommendation</p> <p>No change</p>
309	North Wales Wildlife Trust (Mr Chris Wynne) [2626]	Policy TAI 10	Object	This policy risks damaging sites or features of local biodiversity value or important features in wildlife/green corridors. Insert reference to the need to comply with other policies of the Plan especially those related to the protection of biodiversity.	<p>Not accepted –</p> <p>While this policy provides the principle of developing housing on exception sites, there are other policies and guidelines which would need to be considered when assessing their suitability for such a development. For example, Strategic Policy PS16 ('Conserving and enhancing the natural environment'), Policy AMG4 ('Local biodiversity</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
					<p>conservation') and guidelines in Chapter 5 ('Conserving and Improving Natural Heritage and the Coast') of PPW are relevant in protecting a site with a biodiversity value.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
446	Grŵp Cynefin (Rhys Dafis) [2953]	Policy TAI 10	Support	Policy TAI10 is greatly welcomed. It will provide homes for those that local house prices on the open market are well out of their reach. A planning guideline will be required regarding the nature and source of the evidence of need that will have to be submitted to support a planning application.	<p>Note comment – It is noted that the proposed SPG on 'Affordable Housing', as set out in Annex 9, will be relevant for Policy TAI10</p> <p>Recommendation</p> <p>No change</p>
452	Grŵp Cynefin (Rhys Dafis) [2953]	Para. 7.4.79	Object	A planning guideline should be provided to explain the nature of the evidence that will be acceptable when aiming to justify including open market housing	<p>Not accepted –The proposed SPG on 'Affordable Housing', as set out in Annex 9, is relevant for Policy TAI10.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
449	Grŵp Cynefin (Rhys Dafis) [2953]	Para. 7.4.83	Support	This will avoid stigma and will ensure that the affordable housing receives the same construction focus.	<p>Note supporting comment</p> <p>Recommendation</p> <p>No change</p>

Gypsy Traveller Accommodation

Context and Introduction

Rep ID	Person/ Organisation	Section	Support / Object	Summary of Rep	Comments and Recommendations
1028	Welsh Government (Mr Mark Newey) [1561]	7.4.90	Object	Clarification is required on how and when the additional 16 permanent pitches and what the authorities' need are in relation to the 28 transit pitches (identified as being required across North Wales), and when these are required. The authorities have acknowledged that not every group of Gypsies and Travellers can be accommodated on the same site, and the authorities need to clarify whether this has been taken into consideration when making provisions for Gypsies and Travellers.	<p>Accepted</p> <p>It is considered that including wording that refers to the period when the additional pitches are required would provide a useful link between the latest Gypsy Traveller Accommodation (GTANA) Assessment and the Plan, and improve the monitoring work. Additional work has been undertaken by both Councils to show how the unmet need identified in the latest GTANA (2015) will be met over the next 5 years.</p> <p>Recommendation</p> <p>Amend text as outlined above to ensure clarity and to demonstrate that the Plan has full regard to emerging data and evidence</p>

					Focussed Change: NF:70
1673	Welsh Government (Mr Mark Newey) [1561]		Object	Text in Topic Paper 18 Identifying Gypsy and Traveller Sites states that all sites included within a range of listed criteria will be discarded. However, the designation of C1 flood zone should not be automatically discarded. Such sites should be subject to a justification test instead of further limiting potentially suitable options.	<p>Comment Noted</p> <p>Initially it is considered that the preferred site should continue to be a site which isn't within zone C1, but, if there are no possible sites available, then sites in Zone C1 should be assessed in accordance with TAN15.</p> <p>Recommendation</p> <p>Amend text in revised Topic Paper 18 to ensure clarity and to demonstrate that appropriate regard is made to National Policy and Guidance</p> <p>No Change</p>

Policy TAI 11 – Safeguarding Existing Gypsy & Traveller Sites

Rep ID	Person/ Organisation	Section	Support / Object	Summary of Rep	Comments and Recommendations
1076	Welsh Government (Mr Mark Newey) [1561]	POLICY TAI11	Object	Policy TAI11 - relates to the safeguarding of existing sites, the phrase should be widened to: "safeguarded as a permanent residential site to be solely used by Gypsies and Travellers".	<p>Accepted in part</p> <p>Add "and Travellers" to the end of the first sentence of Policy TAI 11. Amend wording in second sentence to ensure consistency in terminology</p> <p>Recommendation</p> <p>Amend text as outlined above to ensure consistency.</p> <p>Focussed Change: NF71</p>

1260	Partneriaeth Tai Gwynedd / Gwynedd Housing Partnership (Elfyn Owen) [3052]	POLICY TAI11	Object	Local Authorities must conduct a survey of the needs of Gypsies and travellers by February 2015, and this will be a follow-up to the work undertaken in 2011. This will provide us with current information on needs, and we intend to commission this work on a regional basis. The Housing partners will support this work.	<p>Comment Noted</p> <p>The summary of representation is accepted as a matter of fact, The Joint Planning Policy Unit (JPPU) has engaged with Housing Services in the preparation of the GTANA (2015)</p> <p>Recommendation</p> <p>No amendments are required to address the representation.</p> <p>No change</p>
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TAI 12 – Gypsy and Traveller Site Allocations

Rep ID	Person/ Organisation	Section	Support / Object	Summary of Rep	Comments and Recommendations
1074	Welsh Government (Mr Mark Newey) [1561]	7.4.97	Object	Further clarification is required in relation to step 4 (relating to the 'detailed site assessment') and policy should also reflect that the process is in relation to finding public Gypsy and Traveller sites, as opposed to private sites.	<p>Accepted</p> <p>It is suggested that the relevant parts of section 7.4 are amended to accord with the comments received. The revised updated Topic Paper 18: Identifying Gypsy and Traveller Sites should explain and clarify the methodology used to assess and identify possible permanent residential sites for social accommodation for Gypsy and Travellers and the possible temporary stopping places.</p> <p>Amend wording of Policy TAI 12 to refer to all allocated sites for permanent residential social accommodation and all allocated temporary stopping places for Gypsies and Travellers. Identify proposed Gypsy Traveller Site allocations on the Proposal Maps.</p>

					<p>Recommendation Amend text as outlined above to demonstrate that the Plan has full regard to emerging data and evidence.</p> <p>Focussed Change: NF:72</p>
1075	Welsh Government (Mr Mark Newey) [1561]	7.4.99	Object	By including 'up to 5 days at a time' restricts the Local Authorities in future if they found this time limit was counter-productive. It also states that a transit site of 15 pitches could be required to accommodate 15 caravans.). However, the Welsh Government's Designing Gypsy and Traveller Sites guidance states each transit pitch should be capable of accommodating two tourer caravans. Therefore, a site of 8 pitches should suffice.	<p>Accepted It is suggested that the relevant parts of section 7.4 are amended to accord with the comments received and to take account of the updated Topic Paper 18: Identifying Gypsy and Traveller Sites and in particular the methodology used to assess possible temporary stopping places.</p> <p>Recommendation Amend text as outlined above in order to ensure accuracy and to demonstrate that the Plan has full regard to emerging data and evidence.</p> <p>Focussed Changes: NF73</p>

TAI 13 – Sites for Gypsies and Traveller Pitches

Rep ID	Person/ Organisation	Section	Support / Object	Summary of Rep	Comments and Recommendations
1077	Welsh Government (Mr Mark Newey) [1561]	POLICY TAI13	Object	These criteria relate specifically to residential sites and do not allow for future transit site needs. Criterion 2 is not clear that public transport links are not always available, particularly where sites are allocated in accordance with paragraph 7.4.102. Criterion 4 is extremely flexible due to the use of the word "including." Consider limiting these	<p>Accepted It is suggested that Policy TAI13 is amended to take account of the comments submitted. Whilst it is accepted that private sites would be regulated under the Mobile Homes (Wales) Act 2013. It is considered that the Good Practice Guidance by Welsh Government about designing sites for Gypsies and Travellers should continue to be referred to, but make it clear that, in the case of private sites, that compliance with it isn't</p>

				<p>factors to those already mentioned and add "unless mitigation is possible and proportionate." Criterion 6 is unreasonable as the guidance applies to Local Authority sites and not private sites. Clarify that public sites should have regard to that guidance whilst private sites would be regulated under the Mobile Homes (Wales) Act 2013. Criterion 9 is already covered by policy TAI11.</p>	<p>compulsory. Include wording to say that the local planning authorities consider that private providers should consider it when they design sites and try to address as much as possible of the guidance. It is considered that the Council should not have lower design expectations for the design of new private sites and extensions compared to public sector sites.</p> <p>Recommendation</p> <p>Amend text as outlined above to ensure clarity and to ensure that the policy can be easily interpreted.</p> <p>Focussed Change: NF:74</p>
1078	Welsh Government (Mr Mark Newey) [1561]	7.4.104	Object	<p>Paragraph 7.4.104 could be reasonable in relation to permanent residential sites but not in relation to transit occupants.</p>	<p>Accepted</p> <p>It is suggested that paragraph 7.4.104 is amended to take account of the comments received.</p> <p>Recommendation</p> <p>Amend text as outlined above to ensure clarity.</p> <p>Focus Change: NF:75</p>
1079	Welsh Government (Mr Mark Newey) [1561]	7.4.105	Object	<p>Paragraph 7.4.105 should clarify that private site developers should not be required to live in the area before submitting a site planning application as this could otherwise have the effect of limiting freedom of movement . Welsh Government planning circular 30/2007 makes clear that such a requirement would be unacceptable and contrary</p>	<p>Accepted</p> <p>Omit reference to local connections in the text and Policy TAI 13.</p> <p>Recommendation</p> <p>Amend text as outlined above to demonstrate that appropriate regard is made to National Policy and Guidance.</p>

				to national policy	Focus Change: NF75
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Location of Housing

PS15 – Settlement Strategy

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
289	Home Builders Federation Ltd (Mr Mark Harris) [1470]	7.4.113	Object	<p>More provision should be provided by Sub-Regional Centre & Urban Service Centre. These centres are more sustainable and where the market wants to build houses and people want to live. Also the local needs and affordable housing restrictions on village, cluster and open countryside housing mean that these (1,976) units will not contribute to an open market housing total.</p> <p>Increase the % of housing provided in Sub-Regional Centre & Urban Service Centres. Remove the restriction of 'local market housing' on the areas identified above.</p>	<p>Not accepted - 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.</p> <p>Recommendation</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. No change
626	Dr Morag McGrath [231]	7.4.113	Object	It is difficult to justify development in open countryside. Table 18 shows that Anglesey already has 141 units above the proposed numbers for the entire of the plan period (and 43 over in the clusters). Change: There should be a presumption against any further developments in open countryside on Anglesey unless very exceptional circumstances.	Not accepted – The Plan guides most development to towns and villages. Detailed policies will ensure that development aligns with the Plan’s sustainability principles and national planning policy. Recommendation There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan. No change
699	Barton Willmore (Mr Mark Roberts) [1645]	7.4.113	Object	Tables 18/19 identify the number of units with existing planning permission. Existing permissions should be considered, however they must be reviewed so that only sites likely to be developed in the plan period are included.	Not accepted – The Councils undertake Housing Land Studies annually in consultation with representatives of the construction industry and infrastructure providers. Information from 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

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
				<p>Many sites obtain planning permission but are not built. A full schedule of sites relied upon should be provided.</p> <p>Distribution of housing within different settlement categories should be disaggregated to identify the overall level of growth currently committed to individual settlements.</p> <p>In making new allocations, the effect of existing commitments should be considered and compared to the relative size, role and function of each settlement.</p>	<p>period of the Plan.</p> <p>We refer to the Joint Planning Policy Unit's webpage where reports of the Housing Land Studies are available. We refer also to Annex 5 of the Deposit Scheme which notes land with planning permission by community/town council and by settlement in 2014.</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>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>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
1061	Welsh	7.4.113	Object	The total of allocations and windfalls appear	Accepted in part – The total number of units allocated

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
	Government (Mr Mark Newey) [1561]			to fall short of the figure included in the plan at table 17 (1,502 - page 153). The authority needs to ensure the total of allocation and windfall in villages tally to the figure in the plan and ensure this is delivered and that a large number of housing will not be able to be developed in one or a few small villages, as set out in the plan's housing strategy.	<p>within the Villages is 301 units whilst the windfall provision between policies TAI 16 & 17 is 1,157 units. This gives a total of 1,458 units.</p> <p>The shortfall of 44 units from the figure of 1,502 units identified in table 17 as the anticipated growth level for this category reflects those settlements where the actual growth in the period 2011 to 2014 exceeded the Plan's anticipated growth level for certain settlements.</p> <p>To provide greater clarity within the Plan an additional table showing the level of completions achieved over the period 2011 to 2014 will be included within Appendix 5 of the Plan.</p> <p>Recommendation</p> <p>That an additional table showing completions by individual settlements be included within Appendix 5.</p> <p>Minor Change NB23</p>
83	Beaumaris Town Council (Prof TW Ashenden) [1267]	STRATEGIC POLICY PS15	Object	The settlements between Llanfairpwllgwyngyll and Llanfaes operate as a suburb of Bangor. Demands on housing in Bangor are driven by the economic success of Bangor and the A55 corridor to the east. As a result the balance of housing allocation between the centres of Holyhead, Llangefni and Amlwch and the settlements along the Menai Strait inappropriately favours	Not accepted - 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 would also ensure that the Council meets national expectations in promoting sustainable development. In this regard,

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
				<p>Holyhead, Llangefni and Amlwch with a result that the current shortage of affordable housing in this area will be made worse. Some of the allocation of new housing to Holyhead, Llangefni and Amlwch and Bangor should be redirected to the settlements of Llanfairpwllgwyngyll, Menai Bridge, Llandegfan and Beaumaris.</p>	<p>PPW (Part 9.2) notes that the development plans need to provide a framework that will stimulate, guide and manage change towards a more sustainable pattern of development. Local planning authorities need to find 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 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>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>Distributing less growth to the main centres and directing more to smaller centres or villages or clusters without a compelling reason to do so would undermine the Spatial Strategy and the sustainability principles underpinning the Plan.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					<p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
132	Beaumaris Town Council (Prof TW Ashenden) [1267]	STRATEGIC POLICY PS15	Object	<p>Insufficient weight has been given to the role of the Beaumaris/Llanfaes area as a suburb of Bangor. Demands on housing in Bangor are driven by the economic success of Bangor and the A55 corridor to the east. As a result the balance of housing allocation between the centres of Holyhead, Llangefni and Amlwch and Beaumaris/Llanfaes inappropriately favours Holyhead, Llangefni and Amlwch with a result that the current shortage of affordable housing in Llanfaes/Beaumaris will be made worse. A greater allocation of housing should be made to the Beaumaris/Llanfaes area.</p> <p>Some of the allocation of new housing to Holyhead, Llangefni and Amlwch should be redirected to Llanfaes.</p>	<p>Not accepted – See the response to objection no. 132/1267.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
284	Mr Aled Evans [2646]	STRATEGIC POLICY PS15	Object	Reduce the numbers approved in the large centres, and increase the numbers in the clusters and the rural areas	Not accepted - 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

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					<p>promote developments that address the expectations of the Vision and Strategic Objectives of the Plan. It would also ensure that the Council meets national expectations in promoting sustainable development. In this regard, PPW (Part 9.2) notes that the development plans need to provide a framework that will stimulate, guide and manage change towards a more sustainable pattern of development. Local planning authorities need to find 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 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>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 were not distributed in the Deposit Plan to smaller centres would undermine the the Spatial Strategy and the sustainability principles</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					<p>underpinning the Plan.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
292	Home Builders Federation Ltd (Mr Mark Harris) [1470]	STRATEGIC POLICY PS15	Object	Consider more housing should be provided in the Sub-regional centres and urban service centres, as this would be more sustainable and provide housing in areas where the markets wants it.	<p>Not accepted - 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 will ensure that development is directed to centres 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>Recommendation</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. No change
347	Mr Geoff Wood [2916]	STRATEGIC POLICY PS15	Object	In some circumstances, it may be appropriate to restore vernacular buildings (including abandoned dwellings) in the open countryside to help preserve local character and / or Welsh heritage. This type of development is not currently considered within the policy.	Not accepted - 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. Directing more housing units that were not distributed to sites in the countryside in the Deposit Plan would undermine 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. Recommendation There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan. No change
354	WYG/Alliance Planning (Mr Mark Walton) [2905]	STRATEGIC POLICY PS15	Support	Our Client, Admiral Taverns, supports the proposed location and distribution split of housing within sustainable settlements especially the importance of Service Villages in continuing to deliver up to 25% of the	Supportive comment noted Recommendation No change

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
				housing growth in the Joint Authorities area.	
461	Tai Twnti Cyf [2868]	STRATEGIC POLICY PS15	Object	<p>1. Morfa Nefyn is a settlement suitable for modest open market housing growth.</p> <p>2. Additional open market housing sites would not harm the plan strategy nor the welsh language.</p> <p>3. Additional land could be allocated for housing or the development boundary extended to accommodate development. Two sites are suggested.</p>	<p>Not accepted - Morfa Nefyn has been identified as a Coastal/Rural Village. 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 would also ensure that the Council meets national expectations in promoting sustainable development. In this regard, PPW (Part 9.2) notes that the development plans need to provide a framework that will stimulate, guide and manage change towards a more sustainable pattern of development. Local planning authorities need to find 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 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>The spatial strategy will ensure that development is directed to locations that are sustainable in terms of size,</p>

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					<p>function, character, facilities, transport links, social and environmental inclusion. Therefore there will be a sustainable pattern of settlement with viable communities.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
482	Mon a Gwynedd Friends of the Earth (Mr Richard Mills) [2937]	STRATEGIC POLICY PS15	Object	<p>The proposals in respect of distribution of housing growth are insufficiently compliant with national planning policy, which "advises that local development plans should secure a sustainable settlement pattern which meets the needs of the economy, the environment and health, while respecting local diversity and protecting the character and cultural identity of communities". Reduced focus on Bangor and the A55 corridor and more attention to smaller communities.</p>	<p>Not accepted - 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 would also ensure that the Council meets national expectations in promoting sustainable development. In this regard, PPW (Part 9.2) notes that the development plans need to provide a framework that will stimulate, guide and manage change towards a more sustainable pattern of development. need to find 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 identity of the communities</p>

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					<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>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 were not distributed in the Deposit Plan to smaller centres would undermine the Spatial Strategy and the sustainability principles underpinning the Plan.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
651	Friends of Borth-y Gest (Tom Brooks) [3036]	STRATEGIC POLICY PS15	Support	Policy PS15 - Settlement Strategy - restricts coastal villages to "within development boundaries in-fill or windfall sites". An indicative potential of 10 such sites is	<p>Supportive comment noted</p> <p>Recommendation</p>

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				<p>allocated to Borth-y-Gest. We note that this is neither a target or a limit.</p> <p>We support this policy especially "Development will be restricted to a scale and type to address community need for housing on windfall/ infill plots within development boundaries. No open market sites will be allocated in these Villages".</p>	No change
701	RCH Douglas Pennant [3070]	STRATEGIC POLICY PS15	Object	<p>Objection to the restriction of growth in Talybont to 2 windfall dwellings over the plan period and the absence of a development boundary. Objection to the sustainability assessment for Talybont (settlement score). The current approach actually puts at risk the viability of local services. Change: a development boundary to permit an increased number of dwellings in Talybont, which would better support the local services.</p>	<p>Not accepted – Talybont has been identified as a Cluster. In spatial terms, the Plan seeks to ensure that new development is distributed to reflect the relative ability of settlements to cope with the growth, taking into account their sustainability qualifications in terms of accessibility, availability of facilities and services, as well as size, population and location of the settlement. We refer to Topic Paper 5 which records the qualifications of individual settlements. The strategy and the settlement hierarchy reflect the sustainability objectives underpinning the Plan. It is believed that the current distribution of growth is appropriate to ensure that development is suitable and reflects the ability of settlements to cope with the level of growth that can be realized.</p> <p>Recommendation</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. No change
729	Llanystumdwy Community Council (Mr Richard J Roberts) [1550]	STRATEGIC POLICY PS15	Object	<p>Point (ix) states, 'Only development that complies with Planning Policy Wales and TAN6 will be permitted in the Open Countryside'.</p> <p>We disagree with this as we feel that it closes the door on any development in the countryside, which is totally contrary to the nature of this area.</p> <p>The Plan does not sufficiently address the indigenous nature of countryside developments, such as this area.</p>	<p>Directing more housing units that were not distributed to sites in the countryside in the Deposit Plan would undermine the Spatial Strategy and the sustainability principles underpinning the Plan. The Deposit Plan refers to TAN6 - Plans for rural communities (2010). Therefore, the Plan promotes building new housing units in rural areas if compelling evidence is presented at the planning application stage to justify this. Also through Policy TAI19, the Plan allows provision of affordable housing units through proposals relating to the conversion of appropriate buildings in the countryside, if certain criteria can be met.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>

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730	RCH Douglas Pennant [3070]	STRATEGIC POLICY PS15	Object	<p>Objection to the restriction of growth in Llandygai to 8 windfall dwellings over the plan period and the drawing of the development boundary. Objection to the sustainability assessment for Llandygai (settlement score). The current approach actually puts at risk the viability of local services. Changes: a wider development boundary to permit an increased number of dwellings in Llandygai, which would better support the local services.</p>	<p>Not accepted – Llandygai has been identified as a Local Village in the Settlement Hierarchy. In spatial terms, the Plan seeks to ensure that new development is distributed to reflect the relative ability of settlements to cope with the growth, taking into account their sustainability qualifications in terms of accessibility, availability of facilities and services, as well as size, population and location of the settlement. We refer to Topic Paper 5 which records the qualifications of individual settlements. The strategy and the settlement hierarchy reflect the sustainability objectives underpinning the Plan. It is believed that the current distribution of growth is appropriate to ensure that development is suitable and reflects the ability of settlements to cope with the level of growth that can be realized.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
814	Campaign for the Protection of Rural Wales (Mr Noel Davey) [1169]	STRATEGIC POLICY PS15	Support	<p>A broad 'balanced' housing allocation policy, as consulted on last year, is proposed, comprising: up to 55% in Bangor and the main towns (including Caernarfon, Pwllheli, Porthmadog), at least 20% in Local Service Centres (including Abersoch, Criccieth, Nefyn), and up to 25% in smaller centres. We</p>	<p>Supportive comment noted.</p> <p>Recommendation</p> <p>No change</p>

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				support this approach.	
822	Botwnnog Community Council (Mrs Gwenda Roberts) [1541]	STRATEGIC POLICY PS15	Object	It is noted that 3% of new housing will be provided in the countryside during the Plan period. This is a very low number considering the number of years that the Plan will be in operation. Again there is a need to attract young people to stay in their neighbourhood therefore there will be security in the future for our schools, heritage, etc.	<p>Not accepted - The strategy and the settlement hierarchy reflect the sustainability objectives underpinning the Plan. It is believed that the current distribution of growth is appropriate to ensure that development is suitable and reflects the ability of settlements to cope with the level of growth that can be realized.</p> <p>Directing more housing units that were not distributed to sites in the countryside in the Deposit Plan would undermine the Spatial Strategy and the sustainability principles underpinning the Plan. The Deposit Plan refers to TAN6 - Plans for rural communities (2010). Therefore, the Plan promotes building new housing units in rural areas if compelling evidence is presented at the planning application stage to justify this. Through Policy TAI19, the Plan allows provision of affordable housing units through proposals relating to the conversion of appropriate buildings in the countryside, if certain criteria can be met.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
835	Tudweiliog Community Council (Mrs	STRATEGIC POLICY PS15	Object	There is a lot of concern about over-development in Botwnnog and Pwllheli and that it will have a significant impact on the	Not accepted Botwnnog has been identified as a Service Village and Pwllheli has been identified as an Urban Service Centre. The distribution strategy was established

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	Glenys Peters) [1236]			Welsh language.	<p>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 would also ensure that the Council meets national expectations in promoting sustainable development. In this regard, PPW (Part 9.2) notes that the development plans need to provide a framework that will stimulate, guide and manage change towards a more sustainable pattern of development. Local planning authorities need to find 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 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>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.</p>

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					<p>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>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>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
836	Cyng./Counc Ann Williams [355]	STRATEGIC POLICY PS15	Object	I feel that the windfall provision of 82 properties is adequate for Bethesda. I greatly hope that the lands which have already been allocated for building are included in this figure, as there is already a substantial allocation for my ward. This would mean that the figure of 82 properties would already have been reached through planning permissions that have already been granted, and applications that are pending.	<p>Comment noted – We refer to Annex 5 in the Deposit Plan which provides information about sites/buildings with planning permission not implemented or not completed in April 2014 by settlement.</p> <p>The annual Housing Land Study will record how many housing units are built. The Plan’s monitoring framework will record progress against the indicators and targets and thus ensure that development takes place in</p>

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					<p>accordance with the scale noted in the Plan strategy</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
837	AONB Joint Advisory Committee (Cynghorydd Gruffydd Williams) [3090]	STRATEGIC POLICY PS15	Object	<p>New housing. There was concern about the level of housing provision in the Llyn area and the possible impact that could have on the community and the well-being of the Welsh language. There was specific concern about the provision for Botwnnog and Pwllheli, which seems excessive considering these settlements' size and character.</p>	<p>Not accepted - 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 would also ensure that the Council meets national expectations in promoting sustainable development. In this regard, PPW (Part 9.2) notes that the development plans need to provide a framework that will stimulate, guide and manage change towards a more sustainable pattern of development. Need to find 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 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</p>

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					<p>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 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>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>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>

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838	Llannor Community Council (Mr Haydn Jones) [1549]	STRATEGIC POLICY PS15	Object	The Plan provides an indicative figure that there is a need to construct 40 houses in the village of Ffôr between 2011 and 2026. Planning permission has already been granted to construct nine houses which reduces the need to 31 houses. There is reference to a planning application for 40 houses on a site that has already been designated, but has not received planning permission. The Community Council does not support adding to the figure of 40 houses for the village of Ffôr.	<p>Comment noted - The Deposit Plan includes a monitoring framework in Chapter 8 which will keep track of how many housing units are built per year and where. The findings will be included in the Annual Monitoring Report and the annual Housing Land Study report.</p> <p>Recommendation</p> <p>No change</p>
841	Jina Gwyrfai [3092]	STRATEGIC POLICY PS15	Object	There is no demographic need for more housing in Deiniolen - there are enough market/ vacant housing already. Safeguarding natural Welsh communities is what is important here. No more housing in Deiniolen (or the adjoining areas - Clwt y Bont, Gallt y Foel, Dinorwig). Generally only new housing according to natural growth for local people.	<p>Not accepted - Deiniolen has been identified as a Service Village. 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 would also ensure that the Council meets national expectations in promoting sustainable development. In this regard, PPW (Part 9.2) notes that the development plans need to provide a framework that will stimulate, guide and manage change towards a more sustainable pattern of development. Need to find 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 identity of the communities The Deposit Plan identifies a</p>

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					<p>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 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>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>Recommendation</p> <p>There was no compelling evidence to justify amending the Plan in order to ensure its soundness.</p>

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					No change
842	Jina Gwyrfai [3092]	STRATEGIC POLICY PS15	Object	As an individual whose roots are in Barmouth, I feel strongly that there is no need for more houses in the town (or in Llanaber). The area is being ruined by overdevelopment and inward migration. I cannot find any evidence in the Plan or on grass roots level to justify constructing 91 new houses. Windfall developers are the only people who profit from these schemes. There is no consideration to the welfare of residents and the community. Remove Barmouth from the Plan.	<p>Not accepted - Barmouth has been identified as a Local Service Centre. 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 would also ensure that the Council meets national expectations in promoting sustainable development. In this regard, PPW (Part 9.2) notes that the development plans need to provide a framework that will stimulate, guide and manage change towards a more sustainable pattern of development. Need to find 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 identity of the communities 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 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),</p>

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					<p>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>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>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
868	Hughes Bros Ltd - [3083]	STRATEGIC POLICY PS15	Object	<p>The sub-regional centre of Bangor and urban service centres, specifically Llangefni are capable of, and should, accommodate a greater percentage of the housing requirement in order to facilitate best use of resources and infrastructure and to deliver a sustainable pattern of development. Moreover, by indicating that "up to" 55% of the plan's growth should be located within</p>	<p>Partially accepted - 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</p>

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				<p>main centres, the policy has the effect of placing a limitation which is not consistent with the strategy of the plan, particularly where developments could be accommodated without offending other policy objectives.</p>	<p>the Vision and Strategic Objectives of the Plan. It would also ensure that the Council meets national expectations in promoting sustainable development. In this regard, PPW (Part 9.2) notes that the development plans need to provide a framework that will stimulate, guide and manage change towards a more sustainable pattern of development. Local planning authorities need to find 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 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>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>The objector refers to the fact that Policy SP15 notes that no more than 55% of housing growth will be directed to the main centres, at least 20% will go to smaller centres and no more than 25% will go to the villages, clusters and</p>

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					<p>countryside. Agree that this is not explicit enough, particularly as this distribution will have to be monitored and reviewed annually within four years.</p> <p>Recommendation</p> <p>Therefore in order to ensure clarity and internal consistency of the Plan it is deemed necessary to make a focussed change to better convey the distribution.</p> <p>Focussed Change NF76</p>
895	Barton Willmore (Mr Mark Roberts) [1645]	STRATEGIC POLICY PS15	Object	<p>Housing growth should be directed to the largest settlements and areas on a proportional basis reflecting those settlements size, role and function. 55% is directed to the sub-regional centre/urban service centres. 45% is distributed to villages/ clusters, resulting in a significant dispersal and diffusion of housing provision. Housing will be directed to areas with limited opportunities for modes of travel other than the car as well as limited opportunities for employment and key services and facilities. Need to direct at least 60% to the Sub-regional/ Urban Service Centres, 25% to local service centres and 15% to villages and clusters.</p>	<p>Not accepted - 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 would also ensure that the Council meets national expectations in promoting sustainable development. In this regard, PPW (Part 9.2) notes that the development plans need to provide a framework that will stimulate, guide and manage change towards a more sustainable pattern of development. Local planning authorities need to find a sustainable settlement network, which meets the requirements of the economy, the environment and health while respecting local diversity and protecting the</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
					<p>character and cultural 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>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>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
907	Llanddeiniolen Community Council (Ms Eleri Bean) [1531]	STRATEGIC POLICY PS15	Object	Forty houses have been apportioned to Deiniolen. On what basis are the authors of the plan stating that this many houses are required? Sadly there are 5 new houses in the middle of the village, which are empty, and the fear is that they will remain vacant. A detailed local need survey is required for	Not accepted - Deiniolen has been identified as a Service Village. 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

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				<p>every similar village, but unfortunately the proposed Plan doesn't include this at all. By undertaking a local survey the requirements of each community would be found - is the real need for housing for the elderly, rented housing etc. The plan guesses where housing should go.</p>	<p>the Vision and Strategic Objectives of the Plan. It would also ensure that the Council meets national expectations in promoting sustainable development. In this regard, PPW (Part 9.2) notes that the development plans need to provide a framework that will stimulate, guide and manage change towards a more sustainable pattern of development. Need to find 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 identity of the communities 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 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 types of housing units on sites and layout/design of the sites are issues that will be discussed at the planning application stage. This does not prohibit development for the elderly or other community groups. Policy TAI 1 promotes a mix of housing types and Policy TAI 9 and TAI</p>

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					<p>10 refer to local affordable housing.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
911	CPERA (Cyngorydd Elin Walker Jones) [2760]	STRATEGIC POLICY PS15	Object	<p>Research work at a community level was undertaken in several areas in Gwynedd, following consent from the Council to do this. Nonetheless, this did not take place in Bangor. Bangor's needs differ slightly from the rest of the County; it is a regional centre that is recognised as such by the Welsh Government, and therefore, in order to undertake such research in Bangor, there would be a need to carefully co-ordinate this, and also include Penrhosgarnedd, which is part of the Pentir ward. There is a need to look again at which parts of Gwynedd comes within Bangor's boundary.</p>	<p>Not accepted - 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 will ensure that development is directed to centres 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>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
936	Richard Williams	STRATEGIC	Object	The figures show that in future, fewer	Not accepted - Porthmadog is an Urban Service Centre in

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	[3120]	POLICY PS15		houses will be needed in the Porthmadog area than in Penrhyndeudraeth. The residents of Porthmadog need better arrangements to ensure that there is a better stock of housing in the community. We cannot accept the argument regarding floods here in Port as there have never been floods here. There is a real need for development here in Porthmadog to improve our housing stock. Our young people and older people need new houses, not in Penrhyndeudraeth, but here, in their own community.	<p>the Settlement Hierarchy. The methodology used to allocate housing units in the Plan would usually direct 301 housing units to the Centre. There is unimplemented planning permission for 56 housing units in Porthmadog, and the Urban Capacity Study has identified potential opportunities for 82 housing units by making better use of floors above commercial units, etc. When looking for sites to fill the gap, careful attention was paid to the fact that most of Porthmadog is in flood zone C1 and residential use is noted as an use that should not be directed to flood zones unless it cannot be addressed elsewhere, that there is a demand for it, and that there are positive outcomes as a result of undertaking a flood consequences assessment. Since the publication of Deposit Plan for public consultation, a level 2 flood risk assessment has been carried out. That has confirmed that there are no sites available that are not at risk of flooding. A report on the flood risk assessment level 2 will be published in January 2016 and will form part of a library of EIP. Allocating land for housing in Porthmadog would undermine the sustainability principles of the Plan, contrary to the Sustainability Assessment and would be a fundamental change to the Plan.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p>

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					No change
938	Llanfihangel Esc Community Council (Alun Foulkes) [3121]	STRATEGIC POLICY PS15	Object	Concerns regarding the overdevelopment of the village of Gaerwen in permitting too many houses, especially when there are already empty houses in the village. It is important that the houses which are built are appropriate for the location and that a number of affordable houses are permitted.	<p>Comment noted - 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 will ensure that development is directed to centres 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 types of housing units on sites and layout / design of the sites are issues that will be discussed at the planning application stage. This does not prohibit development for the elderly or other community groups. Policy TAI 1 promotes a mix of housing types and Policy TAI 9 and TAI 10 refer to local affordable housing.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p>

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					No change
939	Menter Iaith Bangor (Mrs Branwen Thomas) [2762]	STRATEGIC POLICY PS15	Object	<p>Too many houses to be built in Bangor. We are concerned about the impact on the Welsh language. A detailed study should be completed on the whole of the City of Bangor's housing needs (including Penrhosgarnedd) - needs to be defined as an entity. No such work has been undertaken in the past.</p> <p>Undertake a detailed study on housing needs and the impact on the Welsh language in Bangor as one entity, rather than looking at a single ward (Hirael). Need to include Penrhosgarnedd as well.</p>	<p>Not accepted - 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 will ensure that development is directed to centres 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 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>Recommendation</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. No change
1030	Welsh Government (Mr Mark Newey) [1561]	STRATEGIC POLICY PS15	Object	The strategy of the plan is not questioned; however the growth limitation created by policy wording for the main centres has not been justified. It would seem logical to create growth limitations for the lower tiers rather than for the most sustainable areas.	Accepted The comment of general support for spatial strategy of the Plan is noted. Agree that this is not explicit enough, particularly as this distribution will have to be monitored and reviewed annually within four years. Recommendation In order to ensure clarity and internal consistency of the Plan it is believed that making a Focussed Change is necessary to better convey the distribution. Focussed Change NF76
1682 1683 1684	Cylch yr Iaith (Ieuan Wyn) [3128] Canolfan Hanes Uwchgwyrfai (Geraint Jones) Dyfodol i'r Iaith (Dr Simon Brooks) [3136] [3130]	STRATEGIC POLICY PS15	Object	The comments submitted by us in our document relate to housing growth, distribution and allocations, and address the impact of the Deposit Plan on the Welsh Language. The comments draw attention to the deficiencies in the language impact assessments and other documents relating to the Welsh language, and refer to the lack of evidence as well as unreliable evidence. The total numbers of housing growth for both counties and the growth distribution and the allocations within them should be reviewed. The review should be based on	Not accepted 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 will ensure that development is directed to centres 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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1685	Cymdeithas yr Iaith (Dr Menna Machreth) [3138]			evidence deriving from studies of the following key factors: community need for housing, current housing stock, housing affordability, houses for sale/rent, 2011 Census data, a new language impact assessment in line with socio-linguistic principles.	<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>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
1805	CPERA (Cynghorydd Elin Walker Jones) [2760]	STRATEGIC POLICY PS15	Object	Certainly there is a need for housing within the city's community boundaries. Affordable housing is required; rented housing and housing for sale. Housing that is managed by Housing Societies if required. Family housing with three bedrooms, housing or flats for individuals or couples or small families; affordable houses/ flats with one, two or three bedrooms. Housing with suitable gardens for children. Children should be able to play safely in their gardens rather than in	<p>Not accepted 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 will ensure that development is directed to centres that are sustainable in terms of size, function, character, facilities, transport links, social and environmental inclusion. Therefore there will be a sustainable pattern of</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Comments and recommendations of officers
				large green areas without fencing in front of houses. Work has already been undertaken to demonstrate a need for affordable housing in the county (GC, 2013)	<p>settlement with viable communities.</p> <p>The types of housing units on sites and layout/design of the sites are issues that will be discussed at the planning application stage. This does not prohibit development for the elderly or other community groups. Policy TAI 1 promotes a mix of housing types and Policy TAI 9 and TAI 10 refer to local affordable housing.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>

TAI 14 – Housing in Sub-Regional Centre & Urban Service Centres

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
285	Mr Aled Evans [2646]	POLICY TAI14	Object	<p>Housing in the centres.</p> <p>Changes to plan - Too much housing for the benefit of the language. Housing in these centres will empty the Countryside e.g. more houses in Pwllhelli = less people staying in Pen Llyn. Difficulties will occur in due course for schools and Ysgol Botwnnog</p>	<p>Not accepted - in order to ensure that economic, social and environmental matters are considered from the start, the Plan has been subject to a Sustainability Assessment (which incorporates a Strategic Environmental Assessment).</p> <p>The Welsh language fits in to the Sustainability</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
				specifically.	<p>Assessment Process as it's a central feature of society and communities in the Plan area. Contrary to the expectations of national planning policy and guidelines, a Linguistic Impact Assessment was undertaken to add to the Sustainability Assessment.</p> <p>The Plan's housing figure strikes an appropriate balance between the need to maximise the role of the Councils to respond to the evidence of the demand for new homes, the change in the local economy and the ability to demonstrate that houses could be built effectively and sustainably.</p> <p>Consideration was given to the objections that were submitted regarding the housing growth figure in policy PS13 of the Plan, and the view is that there were no valid reasons or clear evidence to justify reducing the housing figure in the Deposit Plan.</p> <p>In preparing the distribution strategy within the Plan, the Councils considered the dispersed nature of the area against national policies for reducing the need to travel and to locate the largest growth in sustainable locations.</p> <p>Topic Paper 5 'Developing the Settlement Strategy' outlines the methodology for</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
					<p>identifying the role of various settlements and spatial distribution of the housing growth level within the Plan.</p> <p>The objector has not included any evidence which undermines the methodology used by the Councils to identify the role of the settlements or the way in which the growth figures are distributed.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
290	Ms Bethan Roberts [2747]	POLICY TAI14	Object	<p>Too much houses are to be built.</p> <p>Changes to plan - Build according to the need. Would it not be better to permit Welsh speaking people to build as needed? There will be a worse influx than there is now, and the Welsh language will die sooner than it is now.</p>	<p>Not accepted – In order to ensure that economic, social and environmental matters are considered from the start, the Plan has been subject to a Sustainability Assessment (which incorporates a Strategic Environmental Assessment).</p> <p>The Welsh language fits in to the Sustainability Assessment Process as it's a central feature of society and communities in the Plan area. Contrary to statutory requirements and the expectations of national planning policy and</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
					<p>guidelines, a Linguistic Assessment was undertaken to add to the Sustainability Assessment.</p> <p>The Plan's housing figure strikes an appropriate balance between the need to maximise the role of the Councils to respond to the evidence of the demand for new homes, the change in the local economy and the ability to demonstrate that houses could be built effectively and sustainably.</p> <p>Paragraph 4.13.3 of Planning Policy Wales states that policies should not attempt to introduce any element of discrimination between individuals on the basis of their linguistic ability and they should attempt to control who lives in the houses for linguistic reasons.</p> <p>Any development would be considered to be contrary to policy TAI 1 'Appropriate Mix of Housing' which ensures that each new residential development contributes to the improvement of the housing balance and meets the needs identified for the whole community.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
					<p>amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
406	Dr Richard Roberts [2938]	POLICY TAI14	Object	<p>No evidence of local housing need which justifies the number that has been designated for Pwllheli. Building so many houses would have a detrimental impact on the Welsh language.</p>	<p>Not accepted - in order to ensure that economic, social and environmental matters are considered from the start, the Plan has been subject to a Sustainability Assessment (which incorporates a Strategic Environmental Assessment).</p> <p>The Welsh language fits in to the Sustainability Assessment Process as it's a central feature of society and communities in the Plan area. Contrary to statutory requirements and the expectations of national planning policy and guidelines, a Linguistic Assessment was undertaken to add to the Sustainability Assessment.</p> <p>The Plan's housing figure strikes an appropriate balance between the need to maximise the role of the Councils to respond to the evidence of the demand for new homes, the change in the local economy and the ability to demonstrate that houses could be built effectively and sustainably.</p> <p>Consideration was given to the objections that</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
					<p>were submitted regarding the housing growth figure in policy PS13 of the Plan, and the view is that there were no valid reasons or clear evidence to justify reducing the housing figure in the Deposit Plan.</p> <p>In preparing the distribution strategy within the Plan, the Councils considered the dispersed nature of the area against national policies for reducing the need to travel and to locate the largest growth in sustainable locations.</p> <p>Topic Paper 5 'Developing the Settlement Strategy' outlines the methodology for identifying the role of various settlements and spatial distribution of the housing growth level within the Plan.</p> <p>Due to the number of services / amenities located in Pwllheli, it has been identified as an Urban Service Centre which reflects the fact that it is a sustainable location. Centres such as these are popular and address the needs of a wider population within the Plan area than the individual community itself.</p> <p>The objector has not included any evidence which undermines the methodology used by the Councils to identify the role of the settlements or the way in which the growth</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
					<p>figures have been distributed.</p> <p>Any development would be considered to be contrary to policy TAI 1 'Appropriate Mix of Housing' which ensures that each new residential development contributes to the improvement of the housing balance and meets the needs identified for the whole community.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
654	Campaign for the Protection of Rural Wales (Mr Noel Davey) [1169]	POLICY TAI14	Object	<p>We are concerned by the high proportion of windfall sites and the relatively few allocated housing sites which means there is relatively little guidance as to where housing will be located especially in the smaller settlements. Clarification is required as to why some sites have been withdrawn and boundaries redrawn, while other boundaries have been extended even though no sites are specified.</p>	<p>Not accepted – a high level of the historic supply within the Plan area has come from windfall sites. In reality, over the past decade, 46.3% of the growth in the Plan area has come from smaller sites (fewer than 5 houses) which have all been windfall sites.</p> <p>From the Plan's housing figure of 7,902 units, 971 had been completed by 2014, namely 12.3%, 3,109 units are on sites designated in policies TAI 14 to TAI 16, namely 39.3%. In appendix 5 there is a reference to the land bank as at April 2014, and in disregarding the units</p>

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					<p>which are unlikely to be developed and the units and housing designations which have planning permission, there are 2,025 units, which represent 25.6% of the Plan's growth figure. This means that there is a need for 1,797 new windfall sites, namely 22.8%, to meet the Plan's growth figure.</p> <p>The windfall growth level has been distributed at the individual settlement level.</p> <p>There are changes to the development boundaries of some settlements to ensure that there are sufficient opportunities to meet their growth levels or to restrict inappropriate developments from taking place.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
753	Mr Rob Booth [3033]	POLICY TAI14	Object	The policy should state that developments of more than 9 houses must include at least 10% of houses that are affordable. Developments of more than 20 houses must include at least 20% of affordable	Not accepted – paragraph 9.2.14 of Planning Policy Wales confirms that the community's need for affordable housing is a material planning consideration that is appropriate to be taken into account when forming development

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				houses, developments of more than 50 houses should include 30% of affordable housing/housing association houses and developments of 100 or more should include 50% of affordable/housing association houses.	<p>plan policies.</p> <p>However, paragraph 9.2.16 of Planning Policy Wales, in referring to setting a target for a level of affordable housing states “...The target should take account of the anticipated levels of finance available for affordable housing, including public subsidy, and the level of developer contribution that can be realistically sought...”.</p> <p>In order to ensure that the affordable housing levels from market housing developments is realistic, the Councils commissioned an Affordable Housing Viability Study (2013) and an update in 2014. The evidence from this work is the basis for the threshold and the percentage of affordable houses on market sites within policy TAI 9 ‘Affordable Housing Threshold and Distribution’.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
833	Barton Willmore	POLICY	Object	The distribution does not reflect the role,	Not accepted – the methodology within topic

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	(Mr Mark Roberts) [1645]	TAI14		<p>size and function of the settlements. Caernarfon only has three proposed housing sites with a total of 194 homes. In contrast the settlements of Amlwch and Llangefni which are half the size of Caernarfon, are to receive twice the level of growth from new allocations or indeed taking account of existing commitments. The Plan therefore does not provide sufficient development to allow Caernarfon to be a viable, sustainable and growing settlement (Objectives of Wales Spatial Plan and Planning Policy Wales) and indeed the Vision of the Plan for Caernarfon. We propose that additional housing of at least 400 should be directed to Caernarfon and its immediate surrounding area whilst the level of housing at Amlwch and Llangefni and local service centres should be reduced by circa 400 homes - see representation about former Friction Dynamics site.</p>	<p>paper 5 scores the population of a settlement on the basis of the size of the population, combined with all the other facilities which are considered.</p> <p>In relation to the growth level, topic papers 4 and 4A note the various considerations which shaped the Plan's growth level and the distribution between Gwynedd and Anglesey. The anticipated transformational economic change from the unique scale of the infrastructure projects on Anglesey and the Island's status as an Enterprise Zone has influenced the growth level and the distribution between Gwynedd and Anglesey. Therefore, the growth distribution was not entirely based on population.</p> <p>From the current distribution, it is considered that Caernarfon's current role and growth figure is appropriate to address future needs.</p> <p>The objector has not submitted valid reasons or clear evidence to be able to supersede the methodology which was used to identify the settlement's role. The Plan's annual monitoring report and the process of reviewing any new evidence means that Caernarfon's role and/or growth figure could be reviewed in future.</p>

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					<p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
1698	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14	Support	<p>* The proposed windfall growth for these settlements may impact upon DCWW water and sewerage assets. As the location of any windfall development is not yet known we will make an assessment and comment on proposed development sites at the time of the planning application.</p>	<p>Note the observation – The Councils will continue to consult DCWW at the planning application stage. Regard should also be given towards Policy PS2 and Policy ISA1 which provides the framework to ensure that the appropriate infrastructure is in place prior to development.</p> <p>Recommendation</p> <p>No Change</p>
1699	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14	Object	<p>* There are isolated incidents of flooding in the public sewerage system in the following settlements that may need to be resolved to allow development to proceed:</p> <p>Bangor, Caergybi/Holyhead, Llangefni, Caernarfon, Pwllheli</p> <p>Potential developers can either wait for DCWW to resolve the flooding, subject to</p>	<p>Note the observation – Policy PS2 and Policy ISA1 provides the framework to ensure that the appropriate infrastructure is in place prior to development.</p> <p>Indicator D8 in Theme 1 of the monitoring framework ensures that the Plan monitors any problem in relation to sites that have been designated in the Plan.</p>

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				<p>funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. It may be necessary for modelling assessments to be undertaken to establish where the proposed development could connect to the public sewerage system.</p>	<p>However, to ensure that the expected growth levels are realised, the level of windfall permissions / developments in these settlements should be monitored against DCWW's spending programme.</p> <p>An additional indicator should be introduced in chapter 8 Theme 1 for the number of developments on windfall sites within a Sub-regional or Service Centre which are restricted by issues relating to infrastructure.</p> <p>Recommendation</p> <p>To introduce an additional indicator in chapter 8 Theme 1</p> <p>Focussed Change NF101</p>
1700	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI14	Object	<p>* The proposed growth being promoted within the catchment area of the following WwTW would require improvements at the treatment works:</p> <p>Bangor Treborth, Caernarfon</p> <p>The improvements would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.</p>	<p>Note the Comment – Policy PS2 and Policy ISA1 provides the framework to ensure that the appropriate infrastructure is in place prior to development.</p> <p>Indicator D8 in Theme 1 of the monitoring framework ensures that the Plan monitors any problem in relation to sites that have been designated in the Plan.</p> <p>However, to ensure that the expected growth</p>

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					<p>levels are realised, the level of windfall permissions / developments in these settlements should be monitored against DCWW's spending programme.</p> <p>An additional indicator should be introduced in chapter 8 Theme 1 for the number of developments on windfall sites within a Sub-regional or Service Centre which are restricted by issues relating to infrastructure.</p> <p>Recommendation</p> <p>To introduce an additional indicator in chapter 8 Theme 1</p> <p>Focussed Change NF101</p>

TAI 15 – Housing in Local Service Centres

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
50	Councillor Charles Jones [2621]	POLICY TAI15	Support	Satisfied with the way the development boundary has been drawn.	<p>Note supporting comments</p> <p>Recommendation</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
69	Nefyn Town Council (Liz Saville Roberts) [2710]	POLICY TAI15	Object	<p>Reduce the growth level of Nefyn to reflect the growth scale between 2001 and 2011 so that housing developments reflect local needs. Nefyn Town Council is not of the opinion that there is a need for 37 additional houses in Nefyn between now and 2016, which is the number noted in the Deposit version, March 2015. It is felt that the 30 houses on the landbank are sufficient for local need. Evidence - 21 houses were built in Nefyn between 2001 and 2011. During that period, there was a reduction of 3% in the percentage of Welsh speakers in Nefyn. It is appreciated that there is no direct link between the percentage of Welsh speakers and housing developments, but the Council is of the opinion that a correlation exists between them in this area.</p>	<p>Not accepted - in order to ensure that economic, social and environmental matters are considered from the start, the Plan has been subject to a Sustainability Assessment (which incorporates a Strategic Environmental Assessment).</p> <p>The Welsh language fits in to the Sustainability Assessment Process as it's a central feature of society and communities in the Plan area. Contrary to statutory requirements and the expectations of national planning policy and guidelines, a Linguistic Assessment was undertaken to add to the Sustainability Assessment.</p> <p>In terms of the Linguistic Impact Assessment / Sustainability Assessment, consideration is given to growth level in Nefyn.</p> <p>The Plan's housing figure strikes an appropriate balance between the need to maximise the role of the Councils to respond to the evidence of the demand for new homes, the change in the local economy and the ability to demonstrate that houses could be built effectively and sustainably.</p> <p>Topic paper 5, 'Developing the Settlement Strategy' introduces a methodology to identify</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
					<p>the role of various settlements within the Plan area based on the number of services and facilities within them.</p> <p>The spatial strategy will ensure that development is directed to locations that are sustainable in terms of their size, function, character, facilities, transport connections, social and environment capacity. Therefore, there will be a sustainable pattern of settlements with a viable community.</p> <p>Any housing units completed since 2011 or with a planning permission, which is anticipated to be built, will count towards a settlements anticipated growth level. In light of this the existing land bank in Nefyn will contribute towards the Centres growth level.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
102	Beaumaris Town Council (Prof TW Ashenden) [1267]	POLICY TAI15	Object	INCREASE ALLOCATION OF HOUSING IN BEAUMARIS AND LLANFAES	Not accepted - topic paper 5 'Developing the Settlement Strategy' outlines the methodology to identify the role of different settlements and

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
				<p>Insufficient weight has been given to the role of the Beaumaris area as a suburb of Bangor. Demands on housing in Bangor are driven by the economic success of Bangor and the A55 corridor to the east. As a result the balance of housing allocation between the centres of Holyhead, Llangefni and Amlwch and Beaumaris inappropriately favours Holyhead, Llangefni and Amlwch with a result that the current shortage of affordable housing in Beaumaris will be made worse. A greater allocation of housing should be made to the Beaumaris/Llanfaes area.</p> <p>Some of the allocation of new housing to Holyhead, Llangefni and Amlwch should be redirected to Beaumaris.</p>	<p>spatial distribution of housing growth level within the Plan.</p> <p>Beaumaris is identified as a Local Service Centre and its growth level reflects this.</p> <p>Due to the nature of the services and facilities in Holyhead, Llangefni and Amlwch, they have been identified as Urban Service Centres and their growth level reflects this role and the fact that policy PS15 distributes 55% of the Plan's growth to the Sub-Regional Centre / Urban Service Centres.</p> <p>The objector has not included any evidence which undermines the methodology used by the Councils to identify the role of the settlements or the way in which the growth figures have been distributed.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
316	Mr Paul Green [2908]	POLICY TAI15	Object	The allocation of development to Llanfairpwll, Menai Bridge, Llandegfan and	Not accepted - topic paper 5 'Developing the Settlement Strategy' outlines the methodology

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
				<p>Beaumaris should reflect their connection to the Bangor regional hub. Some of the housing currently allocated to Holyhead, Amlwch and Llangefni should be allocated to the settlements along the Menai Strait.</p>	<p>to identify the role of different settlements and spatial distribution of housing growth level within the Plan.</p> <p>Beaumaris, Llanfairpwll and Menai Bridge are identified as Local Service Centres, while Llandegfan is a Local Village and its growth level reflects this.</p> <p>Due to the nature of the services and facilities in Caergybi, Llangefni and Amlwch, they have been identified as Urban Service Centres and their growth level reflects this role and the fact that policy PS15 distributes 55% of the Plan's growth to the Sub-Regional Centre / Urban Service Centres.</p> <p>The objector has not included any evidence which undermines the methodology used by the Councils to identify the role of the settlements or the way in which the growth figures have been distributed.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
522	Campaign for the Protection of Rural Wales (Mr Noel Davey) [1169]	POLICY TAI15	Object	<p>Surprised that no new housing sites are proposed in Bethesda, with 82 houses to be met through 'windfall'. The GUDP site Nr Maes Coetmor, which we understand has been consented, is outside the development boundary. Did not consider this a suitable site because of the density and inadequate access. Oppose housing (SP633) to the green open fields to the north, comprising high quality agricultural land and contribute to ribbon development. We would support housing on a number of centrally situated brownfield sites, subject to resolution of any flooding problems.</p> <p>Why no housing sites? Why is GUDP site excluded from boundary?</p>	<p>Not accepted – The Plan’s spatial strategy distributes the overall demand for housing units across the settlements based upon their role in the settlement hierarchy. After identifying a settlements anticipated growth level a review was undertaken over the contribution to this growth level from units already built and those with planning permission.</p> <p>During the period 2011 to 2014, 18 housing units were completed within the centre, also in April 2014 there was planning permission for 28 Housing units. This means that 54 Units were required over the remainder of the Plan period in 2015 (when the Deposit Plan was published) to address the expected growth level in Bethesda.</p> <p>After identifying what the contribution could be from units with planning permission a study was undertaken of the capacity within the built form to meet the remaining need. The work within Topic Paper 6 Urban Capacity Study considers a previous contribution of windfall sites in order to project growth opportunities for the future together with opportunities for empty housing to come back into use. For the purpose of the Plan, usually a 75% urban</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
					<p>capacity figure has been used to take into consideration a potential further slippage within this category. The outcomes of Topic Paper 6 for Bethesda were that there were opportunities for 54 windfall units in the centre.</p> <p>Because of this, there was no need to designate the site in the UDP to address Bethesda's expected growth level.</p> <p>Reference was made to site SP633 by the objector, however this is a site in Bangor, and it is believed that the objector is referring to site SP663 which is a site in Bethesda. Topic Paper 1A 'Assessing Candidate Sites' confirms that this site has not been included because there are enough units in the existing land bank as well as windfall opportunities to address the settlement's housing growth level.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
754	Mr Rob Booth	POLICY	Object	TAI15 should state that developments of	Not accepted – paragraph 9.2.14 of Planning

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
	[3033]	TAI15		<p>more than 9 houses must include at least 10% of houses that are affordable. Developments of more than 20 houses must include at least 20% of affordable houses, developments of more than 50 houses should include 30% of affordable housing/housing association houses and developments of 100 or more should include 50% of affordable/housing association houses.</p>	<p>Policy Wales confirms that the community's need for affordable housing is a material planning consideration that is appropriate to be taken into account when forming development plan policies.</p> <p>However, paragraph 9.2.16 of Planning Policy Wales, in referring to setting a target for a level of affordable housing states "...The target should take account of the anticipated levels of finance available for affordable housing, including public subsidy, and the level of developer contribution that can be realistically sought...".</p> <p>In order to ensure that the affordable housing level from market housing developments is realistic, the Councils commissioned an Affordable Housing Viability Study (2013) and an update in 2014. The evidence from this work is the basis for the threshold and the percentage of affordable houses on market sites within policy TAI 9 'Affordable Housing Threshold and Distribution'.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
					No Change
1431	Penrhyddeudraeth Town Council (Mr Glyn Roberts) [1261]	POLICY TAI15	Object	<p>Alarm bells should be ringing clearly and urgently given that there was only a 2.2% increase in the number of Welsh speakers between 2001 and 2011 in Penrhyndeudraeth, that the population aged between 20- 29 has fallen by 6.1%, whilst the 65 and over age group has risen by 16% and that the number of migrants has risen from 169 to 242 (+43,2%) between 1991 and 2001. (An analysis of 2001 - 2011 figures would have shown an even higher increase). The status of the Welsh language in Penrhyndeudraeth isn't at a point where one can be reassured any more. That there are inconsistencies and contradictions and an inability to recognise the significance of statistics can't be avoided.</p>	<p>Not Accepted - due to a flood problem affecting Porthmadog and Tremadog, a higher than expected level of growth has been distributed to Penrhyndeudraeth and Criccieth which are Local Service Centres within the Porthmadog catchment area.</p> <p>The spatial strategy, which has been informed by the Sustainability Appraisal, will ensure that developments will be directed to locations that are sustainable in relation to size, function, character, facilities, transport connections, social and environmental capacity. Therefore, there will be a sustainable pattern of settlements with a vibrant community.</p> <p>The Plan's Linguistic Impact Assessment / Sustainability Appraisal has assessed the impact of a higher level of growth for Penrhyndeudraeth. The findings of the Linguistic Impact Assessment / Sustainability Appraisal are as follows; it is possible to attract a larger than expected proportion of houses to the settlement. Reference is made to strategic and detailed policies that will control development in the settlement, through facilitating adequate provision of affordable</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
					<p>housing for local need, an appropriate mix of types of houses, and that the development is a phased development. There could also be opportunities to promote the upgrading of community facilities and services in light of the development.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
1695	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15	Support	<p>* The proposed windfall growth for these settlements may impact upon DCWW water and sewerage assets. As the location of any windfall development is not yet known we will make an assessment and comment on proposed development sites at the time of the planning application.</p>	<p>Note the comment - The Councils will continue to co-operate with the company in the preparation of a relevant supplementary planning guidance and consult with the company at the planning application stage. Regard should also be given towards Policy PS2 and Policy ISA1 which provides the framework to ensure that the appropriate infrastructure is in place prior to development.</p> <p>Recommendation</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
1696	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15	Object	<p>* There are isolated incidents of flooding in the public sewerage system in the following settlements that may need to be resolved to allow development to proceed:</p> <p>Beaumaris, Benllech, Bethesda, Gaerwen, Llanfairpwll, Rhosneigr, Valley, Abermaw/Barmouth, Abersoch, Llanberis, Llanrug, Nefyn, Penygroes and Tywyn.</p> <p>Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990. It may be necessary for modelling assessments to be undertaken to establish where the proposed development could connect to the public sewerage system.</p>	<p>Note the Comment – Policies PS2 and ISA1 within the Plan refers to circumstances when there will be a requirement for a specific development to provide a contribution towards essential infrastructure.</p> <p>Indicator D8 in Theme 1 of the monitoring framework ensures that the Plan monitors any problem in relation to sites that have been designated in the Plan.</p> <p>However, to ensure that the expected growth levels are realised, the level of windfall permissions / developments in these settlements should be monitored against DCWW's spending programme.</p> <p>An additional indicator should be introduced in chapter 8 Theme 1 for the number of developments on windfall sites within a Sub-regional or Service Centre which are restricted by issues relating to infrastructure.</p> <p>Recommendation</p> <p>To introduce an additional indicator in chapter 8 Theme 1</p> <p>Focussed Change NF101</p>

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1697	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI15	Object	<p>* The proposed growth being promoted within the catchment area of the following WwTW would require improvements at the treatment works:</p> <p>Beaumaris, Cemaes, Porthaethwy/Menai Bridge (Bangor Treborth), Pentraeth, Rhosneigr & Criccieth.</p> <p>The improvements would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.</p>	<p>Note the Comment – Policies PS2 and ISA1 within the Plan refers to circumstances when there will be a requirement for a specific development to provide a contribution towards essential infrastructure.</p> <p>Indicator D8 in Theme 1 of the monitoring framework ensures that the Plan monitors any problem in relation to sites that have been designated in the Plan.</p> <p>However, to ensure that the expected growth levels are realised, the level of windfall permissions / developments in these settlements should be monitored against DCWW's spending programme.</p> <p>An additional indicator should be introduced in chapter 8 Theme 1 for the number of developments on windfall sites within a Sub-regional or Service Centre which are restricted by issues relating to infrastructure.</p> <p>Recommendation</p> <p>To introduce an additional indicator in chapter 8 Theme 1</p> <p>Focussed Change NF101</p>

TAI 16 – Housing in Service Villages

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
211	LLANBEDROG COMMUNITY COUNCIL (MR JOHN HARRIS) [2810]	POLICY TAI16	Object	<p>Recommend that Llanbedrog is included as a servicing village / centre. Llanbedrog scores 28 points on topic paper 5, one less than Botwnnog. Llanbedrog has a school, a village hall, shops, a garage, pubs, a cafe, hotels, a gallery and arts centre, a golf course, an industrial estate, older people's homes, a chemist - almost as much services as Abersoch.</p>	<p>Not accepted - all facilities mentioned by the objector, except for the home for the elderly and the golf course, have received a score in topic paper 5.</p> <p>The standard methodology used to assess the role of settlements does not identify businesses such as a home for the elderly and the golf course as an individual service to receive a score; however, jobs in these will go towards the employment score of the dwelling.</p> <p>Table 9 in Topic Paper 5 shows that there a large number of settlements are within a few marks from each other. One consideration when assessing a Service Village's more strategic role compared with other Villages was how many Key Services are in the Village and there are 5 of these in Botwnnog's case 5 compared with 3 in Llanbedrog.</p> <p>Therefore, on these grounds the objector has not submitted valid reasons or clear evidence to justify support to change Llanbedrog's status in the settlement tree.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
					amending the Deposit Plan in order to ensure the soundness of the Plan. No Change
364	Mrs Gwyneth Evans [2887]	POLICY TAI16	Support	I would like to support the Cae Cefn Capel, Botwnnog site. I believe that Botwnnog is an ideal village to expand as there are so many facilities here e.g. a primary school and a secondary school (save transportation costs as there is a pavement all the way from the site to both schools) a surgery, a post office, a cafe, a church and a chapel.	Note supporting comments Recommendation No Change
423	Dr Richard Roberts [2938]	POLICY TAI16	Object	No evidence of local housing need which justifies the number designated for Chwilog and Y Ffôr. Building this much houses would have a detrimental impact on the Welsh language.	Not accepted - in order to ensure that economic, social and environmental matters are considered from the start, the Plan has been subject to a Sustainability Assessment (which incorporates a Strategic Environmental Assessment). The Welsh language fits in to the Sustainability Assessment Process as it's a central feature of society and communities in the Plan area. Contrary to statutory requirements and the expectations of national planning policy and guidelines, a Linguistic Assessment was undertaken to add to the Sustainability Assessment.

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
					<p>In terms of the Linguistic Impact Assessment / Sustainability Assessment, consideration is given to growth level in Chwilog and Y Ffôr.</p> <p>The Plan's housing figure strikes an appropriate balance between the need to maximise the role of the Councils to respond to the evidence of the demand for new homes, the change in the local economy and the ability to demonstrate that houses could be built effectively and sustainably.</p> <p>Topic paper 5, 'Developing the Settlement Strategy' introduces a methodology to identify the role of various settlements within the Plan area based on the number of services and facilities within them.</p> <p>The spatial strategy will ensure that development is directed to locations that are sustainable in terms of their size, function, character, facilities, transport connections, social and environment capacity. Therefore, there will be a sustainable pattern of settlements with a viable community.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
					the soundness of the Plan. No Change
627	Carter Jonas (Mrs Charlene Sussums-Lewis) [2829]	POLICY TAI16	Support	<p>The proposed allocation of circa 30 residential units on Site T66 (Land near Maes Bleddyn Rachub) is supported for the following reasons:</p> <ol style="list-style-type: none"> 1. Deliverability - the site is under single ownership. 2. Allocated Housing Numbers - residential allocations in Service Centres will count towards the delivery of housing growth. 3. Development Principle - T66 can accommodate 30 dwellings over the plan period. 4. Opportunities and Constraints - the plan demonstrates that the site is feasible. 5. Indicative Masterplan- the site could be developed with minimal impacts. 6. Positive Sustainability Appraisal - the site is in accordance with the plan strategy. 	<p>Note supporting comments</p> <p>Recommendation</p> <p>No Change</p>
1701	Dwr Cymru Welsh Water (Mr Dewi	POLICY TAI16	Support	* The proposed windfall growth for these settlements may impact upon DCWW	Note supporting comments – The Councils will continue to co-operate with the company in the

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
	Griffiths) [2680]			water and sewerage assets. As the location of any windfall development is not yet known we will make an assessment and comment on proposed development sites at the time of the planning application.	<p>preparation of a relevant supplementary planning guidance and consult with the company at the planning application stage. Regard should also be given towards Policy PS2 and Policy ISA1 which provides the framework to ensure that the appropriate infrastructure is in place prior to development.</p> <p>Recommendation</p> <p>No Change</p>
1702	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI16	Object	<p>* There are isolated incidents of flooding in the public sewerage system in the following settlements that may need to be resolved to allow development to proceed:</p> <p>Newborough</p> <p>Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.</p>	<p>Note comments – the only housing designation in the village (T56) has planning permission already.</p> <p>An additional indicator should be introduced in chapter 8 Theme 1 for the number of developments on windfall sites within a Sub-regional or Service Centre which are restricted by issues relating to infrastructure.</p> <p>Policies PS2 and ISA1 within the Plan refers to circumstances when there will be a requirement for a specific development to provide a contribution towards essential infrastructure.</p> <p>Recommendation</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
					To introduce an additional indicator in chapter 8 Theme 1 Focussed Change NF101
1703	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI16	Object	<p>* The proposed growth being promoted within the catchment area of the following WwTW would require improvements at the treatment works:</p> <p>Llanerchymedd, Bethel (Treborth Bangor WwTW), Bontnewydd (Llanfaglan WwTW), Rachub (Bethesda WwTW).</p> <p>The improvements would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.</p>	<p>Note the Comment – Policies PS2 and ISA1 within the Plan refers to circumstances when there will be a requirement for a specific development to provide a contribution towards essential infrastructure.</p> <p>Indicator D8 in Theme 1 of the monitoring framework ensures that the Plan monitors any problem in relation to sites that have been designated in the Plan.</p> <p>However, to ensure that the expected growth levels are realised, the level of windfall permissions / developments in these settlements should be monitored against DCWW's spending programme.</p> <p>An additional indicator should be introduced in chapter 8 Theme 1 for the number of developments on windfall sites within a Sub-regional or Service Centre which are restricted by issues relating to infrastructure.</p> <p>Recommendation</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
					To introduce an additional indicator in chapter 8 Theme 1 Focussed Change NF101

TAI 17 – Housing in Local, Rural & Coastal Villages

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
95	Elizabeth Whitehead [2742]	POLICY TAI17	Support	Confirm support subject to correct interpretation- * Planning applications must conform to all points of TAI17. * Development is restricted to within outline boundaries (map 55) * Preference is given to Sustainable living SO5 - whilst respecting the varied role and character of the centres, villages and countryside. * Preference is given to protect and enhance the natural and built environment SO16 - Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character.	Note supporting comments Recommendation No Change
200	Rhys Thomas [2738]	POLICY TAI17	Support	I support the proposal to restrict development to WITHIN the development	Note supporting comments

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
				boundary for Llangristiolus as shown on the interactive map, being a Local Village as defined within STRATEGIC POLICY PS15: Local Villages: "Development will be restricted to a scale and type to address community need for housing on windfall/ infill plots WITHIN DEVELOPMENT BOUNDARIES."	For clarity it should be noted that policy TAI 10 'Exception Sites' can support a scheme for affordable housing on sites immediately adjacent to development boundaries. Recommendation No Change
209	John Brinley Jones [2087]	POLICY TAI17	Object	Llanbedrog should be classed as a Service Village and not as a Coastal Village. Llanbedrog has many services since Pen Y Berth is also within the parish of Llanbedrog. Llanbedrog should be encouraged to grow and be successful but if it is categorised as a Coastal Village then it will have an unfair disadvantage against other villages in Dwyfor. Remove Llanbedrog from the list of Coastal Village and add it to the list of Service Village	Not accepted - all facilities mentioned by the objector, except for the home for the elderly and the golf course, have received a score in topic paper 5. The standard methodology used to assess the role of settlements does not identify businesses such as a home for the elderly and the golf course as an individual service to receive a score; however, jobs in these will go towards the employment score of the dwelling. Table 9 in Topic Paper 5 shows that there is a large number of settlements are within a few marks from each other. One consideration when assessing a Service Village's more strategic role compared with other Villages was how many Key Services are in the Village. Therefore, on these grounds the objector has not submitted valid reasons or clear evidence to justify support to change Llanbedrog's status in

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
					<p>the settlement tree.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
212	LLANBEDROG COMMUNITY COUNCIL (MR JOHN HARRIS) [2810]	POLICY TAI17	Object	<p>Object to Llanbedrog's designation as a Coastal village and wish to see it included as a Service Village. Recommend that Llanbedrog is included as a service village. Llanbedrog scores 28 points on topic paper 5, one less than Botwnnog. Llanbedrog has a school, a village hall, shops, a garage, pubs, a cafe, hotels, a gallery and arts centre, a golf course, an industrial estate, homes for older people, a chemist. Almost as much services as Abersoch. The village boundary was shrivelled last time, and it is needed to expand the boundary. A flexible boundary is required to address local housing need, not necessarily affordable housing only. Not everyone wants the strict conditions of affordable housing.</p>	<p>Not accepted - all facilities mentioned by the objector, except for the home for the elderly and the golf course, have received a score in topic paper 5.</p> <p>The standard methodology used to assess the role of settlements does not identify businesses such as a home for the elderly and the golf course as an individual service to receive a score; however, jobs in these will go towards the employment score of the dwelling.</p> <p>Table 9 in Topic Paper 5 shows that there is a large number of settlements are within a few marks from each other. One consideration when assessing a Service Village's more strategic role compared with other Villages was how many Key Services are in the Village and there are 5 of these in Botwnnog's case compared with 3 in Llanbedrog.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
					<p>Therefore, on these grounds the objector has not submitted valid reasons or clear evidence to justify support to change Llanbedrog's status in the settlement tree.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
616	Cater Jonas (Mr Chris Bell) [3041]	POLICY TAI17	Object	<p>Objection to the restriction of growth in Tregarth to 13 windfall dwellings over the plan period and the drawing of the development boundary. Objection to the sustainability assessment for Tregarth (settlement score). The current approach actually puts at risk the viability of local services.</p>	<p>Not accepted - all facilities mentioned by the objector have received a score in topic paper 5.</p> <p>In preparing the distribution strategy within the Plan, the Council considered the dispersed nature of the area against national policies for reducing the need to travel and to locate the largest growth in sustainable locations.</p> <p>It is felt that distribution in the Deposit Plan has created a suitable balance between national policy and the local situation. Whilst a high growth level of growth in some locations can help somewhat with some local services, having a relaxed development boundary and a higher growth level would possibly lead to other</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
					<p>problems within some communities e.g. impact on the Welsh language etc. The objector has not submitted valid reasons or clear evidence to be able to justify supporting an application to change Tregarth's status in the settlement tree.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
634	Secretary of State for Defence [3045]	POLICY TAI17	Object	<p>Inadequate social and community facilities within the Llanfihangel yn Nhowyn settlement to support the current housing stock. Residents rely on base facilities at RAF Valley for these facilities. This has resulted in increasing volumes of vehicular/pedestrian traffic leading to a number of traffic 'near misses'. The Council shouldn't rely on the base facilities to serve the local community and its growth, particularly if problems continue.</p> <p>Change: amend wording to encourage the establishment of additional community facilities to serve LyN and to prevent any further growth of the village unless the range and scale of supporting facilities is</p>	<p>Not accepted – topic paper 5 'Developing the Settlement Strategy' outlines the methodology to categorise Villages.</p> <p>Services / facilities within Llanfihangel yn Nhowyn or within 800 metres in the case of Schools, were identified and they received a score. Based on this score, an expected growth level was identified for the Village.</p> <p>It must be borne in mind that a number of houses in Llanfihangel yn Nhowyn have been in the RAF's ownership before they were sold as houses on the local market.</p> <p>The plan in policy ISA 2 'Community Facilities'</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
				increased.	<p>supports appropriate plans for community facilities and policy MAN 2 'Retailing outside defined town centres but within development boundaries' supports proposals for new small-scale convenience stores.</p> <p>The Council is unaware of transport problems with the Village. However, transport matters will be a relevant consideration with any specific application in the Village and the authority's Highways Service will give their opinion on the proposal.</p> <p>If a specific problem is identified, then this will be a matter to be considered when undertaking the Plan's annual monitoring plan and any review of the Plan.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
708	Carter Jonas (Mrs Charlene Sussums-Lewis) [2829]	POLICY TAI17	Support	The proposed development boundary alteration for the inclusion of Site East of A466 (SP678) Llanaelhaearn is supported for the following reasons:	<p>Note supporting comments</p> <p>Recommendation</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
				<p>Deliverability - Positive Planning Allocated Housing Numbers Development Principle Opportunities and Constraints - As attached in Appendix 1 Indicative Masterplan - As attached in Appendix 2 Positive Sustainability Appraisal</p>	No Change
709	Carter Jonas (Mrs Charlene Sussums-Lewis) [2829]	POLICY TAI17	Support	<p>The proposed development boundary alteration for the inclusion of Site East of A466 (SP678) Llanaelhaearn is supported for the following reasons:</p> <p>Deliverability - Positive Planning Allocated Housing Numbers Development Principle Opportunities and Constraints - As attached in Appendix 1 Indicative Masterplan - As attached in Appendix 2 Positive Sustainability Appraisal</p> <p>Open Market Housing to be permitted in Local/Coastal/Rural Villages.</p> <p>The policy should contain a definition of what 'community need' means.</p> <p>Sites within such villages are at a</p>	<p>Not accepted – the policy does not limit growth to affordable housing only. Paragraph 7.4.124 refers to limiting housing development to a type and scale that satisfies the community need for housing. It continues to note that there is support for housing or affordable housing for local need.</p> <p>Therefore, open market housing which addresses the community's need for housing can be supported.</p> <p>This reflects the character and role of Villages identified under policy TAI 17 and ties-in with policy TAI 1 to have an appropriate mix of housing.</p> <p>Supplementary Planning Guidance (SPG) on Affordable Housing will provide an explanation on community need.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
				disadvantage to sites under policy TAI 10 in that open market housing is not allowed under policy TAI 17.	<p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
731 & 733	RCH Douglas Pennant [3070]	POLICY TAI17	Object	Objection to the restriction of growth in Llandygai to 8 windfall dwellings over the plan period and the drawing of the development boundary. Objection to the sustainability assessment for Llandygai (settlement score). The current approach actually puts at risk the viability of local services. Changes: a wider development boundary to permit an increased number of dwellings in Llandygai, which would better support the local services.	<p>Not accepted - All facilities mentioned by the objector have received a score in topic paper 5.</p> <p>In preparing the distribution strategy within the Plan, the Council considered the dispersed nature of the area against national policies for reducing the need to travel and to locate the largest growth in sustainable locations.</p> <p>It is felt that distribution in the Deposit Plan has created a suitable balance between national policy and the local situation. Whilst a high growth level of growth in some locations can help somewhat with some local services, having a relaxed development boundary and a higher growth level would possibly lead to other problems within some communities e.g. impact on the Welsh language etc. The objector has not submitted valid reasons or clear evidence to be able to justify supporting an application to change Llandygai's status in the settlement tree.</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
					<p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
737	Llanengan Community Council (Ms Einir Wyn) [1548]	POLICY TAI17	Support	Too many houses have been removed/demolished in this community in recent years - a dozen since 2010 - and enormous houses have been erected to replace traditional and indigenous buildings.	<p>Note comment</p> <p>Recommendation</p> <p>No Change</p>
764	Cadnant Planning (Mr Rhys Davies) [1366]	POLICY TAI17	Object	<p>Providing only affordable housing within Local, Rural and Coastal Villages will weaken communities socially and economically, increasing deprivation. National Policy requires a mix of affordable and market housing. Restricting development to 100% affordable housing will lead to social imbalance.</p> <p>Only allowing local need or affordable housing in certain settlements is likely to ensure a failure to deliver the required level of housing. Local need and affordable housing can only be achieved through balanced, viable development</p>	<p>Not accepted – the policy does not limit growth to affordable housing only. Paragraph 7.4.124 refers to limiting housing development to a type and scale that satisfies the community need for housing. It continues to note that there is support for housing or affordable housing for local need.</p> <p>Therefore, open market housing which addresses the community's need for housing can be supported.</p> <p>This reflects the character and role of Villages identified under policy TAI 17 and ties-in with policy TAI 1 to have an appropriate mix of</p>

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				<p>(incorporating open market and affordable housing).</p> <p>Alter policy to provide a mix of affordable and open market housing within Local, Rural and Coastal Villages.</p>	<p>housing.</p> <p>An element of expected growth level within these Villages has already been provided by means of completed units since 2011 and a percentage of them now has an existing permission. The Plan's annual monitoring system will highlight if the anticipated level for this tier of the hierarchy has not been delivered, or if there is a risk of too many being granted permission.</p> <p>The number of existing affordable housing in the Villages at present is believed to be very limited with a number of them only consisting of market housing. Providing affordable housing in the Plan period will lead to a better mixture of housing than the present situation in these Villages.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
832	Jina Gwyrfai [3092]	POLICY TAI17	Object	Here is a policy that can defend small local communities. Shouldn't criteria i) & ii) be	Not accepted – clause i) and ii) reflect the character and role of Villages identified under

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				<p>the basis for the whole Plan? Having said that a clearer definition of 'affordable housing' is required in the context of community. 67% can't afford the cheapest house due to poor wages (much lower than in other areas). More "Tai Teg" rented housing is required rather than houses for sale. This policy should form the basis of all planning apart from Bangor/ Holyhead the sub-regional centres. Restrict house building to natural change.</p>	<p>policy TAI 17.</p> <p>Topic paper 5, 'Developing the settlement strategy' identifies the role of various types of centres and the type of development that could be expected within them.</p> <p>As the sub-regional centre and other service centres have a number of services and facilities, they are sustainable locations. They are also popular to address the needs of a wider population within the Plan's area, rather than its own individual community. In light of this it is not believed that the growth levels in such settlements should be limited to only meet their own community needs.</p> <p>Policy TAI 1 refers to an appropriate mix of housing and more rented housing can be supported with a proposal if the relevant evidence justifies this.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
1188	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI17	Support	There are no known water supply issues to impact upon the delivery of the growth identified within these settlements, however a full assessment will be made at the time of a planning application once the location of development is known. The adequacy of the sewerage network will be assessed at the time of a planning application once the location of development is known.	<p>Note supporting comments – the Councils will continue to consult with the company at the planning application stage.</p> <p>Recommendation</p> <p>No Change</p>
202	John Brinley Jones [2087]	7.4.124	Object	<p>How was the figure 16 new dwellings for Llanbedrog calculated. Does this figure include all types of new dwellings including holiday homes. A survey conducted in 2007 for Llanbedrog Parish Council concluded that 28 families wanted to move into the village. 10 affordable homes were built but apparently these 10 have already been included in the figure and another 3 that are holiday homes have also been included leaving on 1 to be built in Llanbedrog over the plans lifetime which is not enough considering that we would like to see some more growth in Llanbedrog.</p> <p>Increase number from 16 to at least 28 and this figure should not include second or holiday homes. Change Table 20 relating to explanation paragraph 7.4.124 - Indicative growth level in coastal villages from 16 to</p>	<p>Not accepted – topic paper 5 ‘Developing the Settlement Strategy’ outlines the methodology to identify the growth level which is based on the type of facilities available in the Village.</p> <p>Any development that has taken place in a settlement since April 2011 counts towards the Plan’s growth figure.</p> <p>Under policy TAI 5 ‘Local Market Housing’, that has identified Llanbedrog as an appropriate Village in this policy, any market house will be limited to a local market house. This will lessen the risk that any new housing units will be used as a holiday / second home.</p> <p>If there is robust evidence that a higher level of affordable housing is needed in the Village, then this can be supported by means of policy TAI 10 ‘Exception sites’.</p>

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				28 and state figures should not include holiday / second homes. Perhaps reduce dwellings required in Pwllheli by 12 and add them to Llanbedrog.	<p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
210	LLANBEDROG COMMUNITY COUNCIL (MR JOHN HARRIS) [2810]	7.4.124	Object	To increase the growth level of Llanbedrog from 16 to 28 units. In 2007 the Council undertook a review of the need for housing in Llanbedrog, and it became apparent that there was a need for 28 houses. 12 affordable houses were built, which leaves 16 as destitute. In the Plan there is no provision for this. Does this figure include second homes?	<p>Not accepted – topic paper 5 ‘Developing the Settlement Strategy’ outlines the methodology to identify the growth level which is based on the type of facilities available in the Village.</p> <p>Any development that has taken place in a settlement since April 2011 counts towards the Plan’s growth figure.</p> <p>Under policy TAI 5 ‘Local Market Housing’, that has identified Llanbedrog as an appropriate Village in this policy, any market house will be limited to a local market house. This will lessen the risk that any new housing units will be used as a holiday / second home.</p> <p>If there is robust evidence that a higher level of affordable housing is needed in the Village, then this can be supported by means of policy TAI 10 ‘Exception sites’.</p>

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					<p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
213	LLANBEDROG COMMUNITY COUNCIL (MR JOHN HARRIS) [2810]	7.4.124	Object	<p>The restrictions placed on Coastal/Rural villages are too strict. It is important to have growth. It is important to have growth to safeguard the village's character, in order to enable a variety of local need housing to be built, and not necessarily only affordable housing.</p>	<p>Not accepted – topic paper 5 ‘Developing the Settlement Strategy’ highlights the methodology to identify the growth level which is based on the type of facilities available in the Coastal / Rural Village. Therefore, all villages in the Coastal / Rural category (except for Fairbourne which has not been issued a growth level due to a future sea level problem) have been issued a growth level.</p> <p>The policy does not limit growth to affordable housing only. Paragraph 7.4.124 refers to limiting housing development to a type and scale that satisfies the community need for housing. It continues to note that there is support for housing or affordable housing for local need.</p> <p>Therefore, open market housing which addresses the community's need for housing can be supported.</p> <p>Recommendation</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>No Change</p>

TAI 18 – Housing in Clusters

Rep ID	Name	Section	Type	Summary of Representation / Change(s) to Plan	Officer Comments and Recommendation
383	Mr Emyr Jones [2935]	POLICY TAI18	Object	<p>This policy defines the village of Llanfaes as a cluster. A more appropriate categorisation would be as a local village, given its size and characteristics. There are discrepancies in the assessment process which has been carried out, given that Talwrn for example, a settlement similar in characteristics to Llanfaes, has been defined as a local village. There is a need for both affordable and market housing in Llanfaes to support and develop local services. The site identified as SP49 in the Candidate Site Register would be a suitable site for small scale expansion of the village.</p>	<p>Not accepted - Topic Paper 5 'Developing the Settlement Strategy' outlines the methodology to identify the role of different centres within the Plan.</p> <p>In order to distinguish between a Village and a Cluster, 9 specific facilities were identified as being essential, and are those defined by the Welsh Index of Multiple Deprivation. To ensure consistency and higher levels of growth in a more sustainable centre, at least one of these key facilities was essential.</p> <p>Llanfaes has none of these specific facilities and the objector has not demonstrated any evidence to the contrary.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify</p>

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					<p>amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
442	Mr B Pritchard [2951]	POLICY TAI18	Object	<p>The village of Brynteg has not been included within any classification characterised as being capable of receiving new housing development. This is an oversight as the village displays many of the characteristics associated with other local villages and clusters. Talwrn for example, a similar village, has been classified as a local village. It is essential for the social and economic well-being of Brynteg that new development is promoted and such a designation given. There are suitable sites for such development within the village, including site ref SP162 in the list of Candidate sites.</p>	<p>Not accepted - Topic Paper 5 'Developing the Settlement Strategy' outlines the methodology used to identify the role of different centres within the Plan area.</p> <p>In order to distinguish between a Village and a Cluster, 9 specific facilities were identified as being essential, and are those defined by the Welsh Index of Multiple Deprivation. To ensure consistency and higher levels of growth in a more sustainable centre, at least one of these key facilities was essential.</p> <p>Brynteg has none of these specific facilities and the objector has not demonstrated any evidence to the contrary.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>

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497	Tref Alaw Community Council (Miss Anna M Jones) [1402]	POLICY TAI18	Object	<p>Item 6 within the paragraph states that occupancy is restricted in perpetuity.</p> <p>This will result in it being impossible to obtain a mortgage on the dwelling.</p> <p>The Plan intends to 'empty' the countryside of residents and create ghettos in the towns.</p>	<p>Not accepted – The Plan’s strategy acknowledges the area’s dispersed nature which is reflected in the settlement hierarchy and the Clusters category</p> <p>Due to the national emphasis of Planning Policy Wales to locate developments sustainably, housing policy TAI 18 restricts developments entirely to affordable units as there are only a few facilities in these Clusters.</p> <p>The use of legal agreements to restrict occupancy is a method supported by National Policy. While the policy promotes affordable use in perpetuity, there will be a clause regarding the sale of the house on the open market in cases where the lending company repossesses the house and is unable to let it to someone who satisfies the agreement. This will help individuals to be granted a mortgage.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
574	Cadnant Planning	POLICY	Object	* Clusters should be upgraded as a	Not accepted – the Plan has identified a

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	(Mr Rhys Davies) [1366]	TAI18		<p>settlement to include a development boundary's</p> <ul style="list-style-type: none"> * There should be a specific housing allocation to deliver a combination of open market and affordable housing to meet the actual local need for such dwellings * The identified clusters are generally sustainable settlements with good transport links. The clusters should not be limited in their growth as additional community services and facilities would be supported thereafter. * This will support the needs of local communities which formally supported a number of services and facilities throughout the year; more suitably that an overly onerous policy which restricts the number of dwellings to be built to two and would reduce the impact of the concentration of holiday accommodation. * It is considered that providing only 2 affordable dwellings within clusters will weaken communities both socially and economically resulting in an increase in deprivation. It is identified within National Planning Policy that there is a requirement to provide a mix of affordable and market housing within settlements in order to create and maintain sustainable communities. Restricting 	<p>number of cohesive clusters of 10 or more houses, with an operational link to a higher level centre on a bus route, or within 800 meters of a bus stop, and in some cases with some facilities / services.</p> <p>In line with the sustainability principles which influence the Plan's spatial strategy it is not considered that these are appropriate locations to be designated as housing sites with a higher level of growth; the growth level of 2 affordable units for the cluster will provide suitable opportunities to meet the needs arising from the local community.</p> <p>It is considered that the number of affordable houses in these Clusters are currently very low, with the majority only having open market housing. Restricting any further development during the lifetime of the Plan would bring a better mix to the existing situation of these Clusters. Also promoting only affordable dwellings in Clusters is consistent with national planning policy and the guidance in TAN6.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p>

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				housing development to 100% affordable housing will result in the social imbalance of settlements and therefore contrary to national planning policy.	No Change
648	Friends of Borth-y Gest (Tom Brooks) [3036]	POLICY TAI 18	Object	<p>Policy PS15 - Settlement Strategy - restricts coastal villages to "within development boundaries in-fill or windfall sites". An indicative potential of 10 such sites is allocated to Borth y Gest. It is noted that this is neither a target or limit.</p> <p>I support this element of the policy especially "Development will be restricted to a scale and type to address community need for housing on windfall/infill plots within development boundaries. No open market housing sites will be allocated in these villages."</p> <p>However, the need in Borth y Gest on in-fill sites is for affordable housing and not for open market. Change Borth-Y-Gest to a Cluster.</p>	<p>Not accepted - Topic Paper 5 'Developing the Settlement Strategy' outlines the methodology used to identify the role of different centres within the Plan area.</p> <p>In order to distinguish between a Village and a Cluster, 9 specific facilities were identified as being essential, and are those defined by the Welsh Index of Multiple Deprivation. To ensure consistency and higher levels of growth in a more sustainable centre, at least one of these key facilities was essential.</p> <p>As there is a Primary School in Borth-y-Gest it has been identified as a Coastal / Rural Village.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
702 &	RCH Douglas Pennant [3070]	POLICY TAI18	Object	Objection to the restriction of growth in Talybont to 2 windfall dwellings over the	Not accepted - Topic Paper 5 'Developing the Settlement Strategy' outlines the methodology

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703				<p>plan period and the absence of a development boundary. Objection to the sustainability assessment for Talybont (settlement score). The current approach actually puts at risk the viability of local services. Change: a development boundary to permit an increased number of dwellings in Talybont, which would better support the local services.</p>	<p>used to identify the role of different centres within the Plan area.</p> <p>In order to distinguish between a Village and a Cluster, 9 specific facilities were identified as being essential, and are those defined by the Welsh Index of Multiple Deprivation. To ensure consistency and higher levels of growth in a more sustainable centre, at least one of these key facilities was essential.</p> <p>In line with the sustainability principles which influence the Plan's spatial strategy it is not considered that these are appropriate locations to be designated as housing sites with a higher level of growth; the growth level of 2 affordable units for the cluster will provide suitable opportunities to meet the needs arising from the local community. Also promoting only affordable dwellings in Clusters is consistent with national planning policy and the guidance in TAN6.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>

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732	Llanystumdwy Community Council (Mr Richard J Roberts) [1550]	POLICY TAI18	Object	<p>Pencaenewydd and Rhoslan have been included in the clusters table.</p> <p>Why is Llanarmon not included? It has been included as a rural village in the Gwynedd Unitary Development Plan and we feel that it should be included again as a cluster. After all, it has a Church and the same bus service that serves Pencaenewydd and Llangybi runs through the village.</p> <p>Llanarmon should be included in table 21.</p>	<p>Not accepted - Topic Paper 5 'Developing the Settlement Strategy' outlines the methodology used to identify the role of different centres within the Plan area.</p> <p>To be identified as a Cluster, there must be a cohesive group of 10 or more houses, with an operational link to a higher level centre based on its location on a bus route with a bus stop, or within 800 meters of a bus stop.</p> <p>There is no cohesive group of 10 or more houses in Llanarmon, while there are approximately 40 in Pencaenewydd and 30 in Rhoslan.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
736	Llanengan Community Council (Ms Einir Wyn) [1548]	POLICY TAI18	Object	<p>It makes no sense that a village as large as Llanengan, with a pub, chapel, church and busy social centre (where the Ysgol Feithrin is held) is considered a cluster like Sarn</p>	<p>Not accepted - Topic Paper 5 'Developing the Settlement Strategy' outlines the methodology used to identify the role of different centres within the Plan area.</p>

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				<p>Bach and Machroes. Local need homes have been built in the village over the last five/six years and there is room for further infill - there is an application submitted at the moment. Six affordable/local need homes have already been approved.</p> <p>This classification should be reconsidered as a rural village in order to allow a four affordable / local need homes in Llanengan during the LDP's lifetime rather than the two that are allowed as a cluster.</p>	<p>In order to distinguish between a Village and a Cluster, 9 specific facilities were identified as being essential, and are those defined by the Welsh Index of Multiple Deprivation. To ensure consistency and higher levels of growth in a more sustainable centre, at least one of these key facilities was essential.</p> <p>Llanengan has none of these specific facilities and therefore it has been categorised as a Cluster in the Plan.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
970	Councillor Elwyn Edwards [399]	POLICY TAI18	Object	<p>I feel that the proposed plan regarding the amount of affordable housing approved for local need is insufficient as it stands (2 houses) over the life of the plan (up to 2026). I would like to change the wording of the amount of housing to (As Required) over the plan period rather than 2.</p>	<p>Not accepted - in order to distribute the growth level of the Plan, a growth estimate must be given for the Clusters tier, which is 2 units in each Cluster.</p> <p>The Plan's annual monitoring system will enable us to review what is happening within this tier. There might be a greater need within some clusters than others, and dependent upon</p>

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					<p>appropriate evidence to justify this need, a higher level of growth beyond 2 units might be supported in some Clusters.</p> <p>However, if the annual monitoring work shows that the level is considerably higher within the overall Clusters tier, this could lead to a review of the Plan's Housing Distribution.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
1094	Natural Resource Wales (Ymgynhoriadau Cynllunio) [1521]	POLICY TAI18	Support	NRW welcomes that housing within the rural clusters will be 100% affordable housing.	<p>Note supporting comments</p> <p>Recommendation</p> <p>No Change</p>
1272	Mr & Mrs O R & M Roberts [2955]	POLICY TAI18	Object	<p>1. Rhostrehwfa is named as a cluster, this site is infill between Llangefni and Rhostrehwfa</p> <p>2. The infill area should be incorporated within either the Rhostrehwfa or Llangefni and is infill between the relevant inset maps</p>	<p>Not accepted - Topic Paper 5 'Developing the Settlement Strategy' outlines the methodology used to identify the role of different centres within the Plan area.</p> <p>To be identified as a Cluster, there must be a cohesive group of 10 or more houses, with an</p>

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				<p>3. A cluster is 10 no of units or more and this area exceeds there required numbers</p> <p>4. The whole area from inset map Rhostrehwfa and Llangefni should be amended, to reflect a cluster in TAI18.</p>	<p>operational link to a higher level centre based on its location on a bus route with a bus stop, or within 800 meters of a bus stop.</p> <p>There is no cohesive group of 10 or more houses in the area which the objector wishes to be included in the Plan.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
1277, 1278 & 1279	Llandderfel Community Council (Mrs Bethan Jones) [1257]	POLICY TAI18	Object	<p>We object to the proposal to limit the maximum to two units per cluster for the life of the Plan. It would be better to permit units according to demand and permit the number of affordable housing units as required for local people. There should also be the ability to extend the boundary as required to ensure there are sites for local people on their own land.</p> <p>Change: Allow houses to be erected according to demand and not limit it to two units for the life of the Plan. Extend the boundary when required to ensure that local people are able to erect dwellings on</p>	<p>Not accepted - in order to distribute the growth level of the Plan, a growth estimate must be given for the Clusters tier, which is 2 units in each Cluster.</p> <p>The Plan's annual monitoring system will enable us to review what is happening within this tier. There might be a greater need within some clusters than others, and dependent upon appropriate evidence to justify this need, a higher level of growth beyond 2 units might be supported in some Clusters.</p> <p>However, if the annual monitoring work shows</p>

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				their own land.	<p>that the level is considerably higher within the overall Clusters tier, this could lead to a review of the Plan's Housing Distribution.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
1291	Penmynydd a Star Community Council (Mr Rhys Davies) [3295]	POLICY TAI18	Object	Penmynydd has a strong community hub and we would wish to see opportunities for future generations to stay within the village. The village should be identified as a cluster in the LDP under policy TAI18 and table 21 of para 7.4.128.	<p>Not accepted - Topic Paper 5 'Developing the Settlement Strategy' outlines the methodology used to identify the role of different centres within the Plan area.</p> <p>To be identified as a Cluster, there must be a cohesive group of 10 or more houses, with an operational link to a higher level centre based on its location on a bus route with a bus stop, or within 800 meters of a bus stop.</p> <p>The objector has not submitted a map to identify a cohesive group within the area. The Council is not of the view that there is a cohesive group of 10 or more houses in the area which the objector wishes to be included in the Plan.</p>

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					<p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
1399	DP Jones [2063]	POLICY TAI18	Object	<p>Llanddaniel North East should be identified as a Cluster, comprising a cohesive group of dwellings with an urbanised appearance and of a character similar to other clusters identified in TAI18. It is not located in the AONB, its inclusion affords an opportunity as part of an overall strategy to reduce pressure on a nationally significant landscape. Llanddaniel North East has also been identified as a cluster in the appeal decision enclosed with the submission. It is also in an exceptionally sustainable location due to its proximity to sustainable and other transport modes, primary school and the settlements & facilities listed.</p>	<p>Not accepted - Topic Paper 5 'Developing the Settlement Strategy' outlines the methodology used to identify the role of different centres within the Plan area.</p> <p>To be identified as a Cluster, there must be a cohesive group of 10 or more houses, with an operational link to a higher level centre based on its location on a bus route with a bus stop, or within 800 meters of a bus stop.</p> <p>While we accept that Policy TAI 18 identifies a mix of various types of clusters, they all either have 10 or more houses on one side of a road, or form a cohesive group with houses opposite each other. In this case there are 8 houses on one side of the road, then a small gap before three houses on the other side, and none of the houses are directly opposite each other. Therefore it is not considered that there is a cohesive group in this area.</p>

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					<p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
1459	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI18	Object	<p>* The following settlements do not have public sewerage facilities therefore the provisions of Circular 10/99 'Planning Requirement in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development' apply and consultation with Natural Resources Wales will be required:</p> <p>Anglesey: Brynteg, Capel Coch, Capel Mawr, Capel Park, Carmel, Cerrigman, Hebron, Llanfairynghornwy, Llanynghenedl, Marianglas, Pentre Canol, Penygraigwen, Red Wharf Bay, Trefor, Tyn Lon.</p> <p>Gwynedd: Aberpwll, Penrhos (Caeathro), Ceidio, Dinas (Llyn), Friog, Llanaber, Llangwnadl, Treborth, Waun (Penisarwaun)</p>	<p>Note comments - The Councils will continue to consult DCWW at the planning application stage. Regard should also be given towards Policy PS2 and Policy ISA1 which provides the framework to ensure that the appropriate infrastructure is in place prior to development.</p> <p>Recommendation</p> <p>No Change</p>
1461	Dwr Cymru Welsh Water (Mr Dewi Griffiths) [2680]	POLICY TAI18	Support	There are no known water supply issues to impact upon the delivery of 2 dwellings per cluster, however a full assessment will be made at the time of a planning application once the location of development is known.	
1462	Dwr Cymru Welsh	POLICY	Support	* The adequacy of the sewerage network	

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	Water (Mr Dewi Griffiths) [2680]	TAI18		will be assessed at the planning application stage once the location of development is known.	
1668	Mr Hayden Sandom [2931]	POLICY TAI18	Object	The group of houses subject to this representation (Cae Ficer) is a cohesive, tight and easily defined and contains sufficient dwellings to be considered a cluster. It is therefore suitable for inclusion within the plan as a cluster.	<p>Not accepted - Topic Paper 5 'Developing the Settlement Strategy' outlines the methodology used to identify the role of different centres within the Plan area.</p> <p>To be identified as a Cluster, there must be a cohesive group of 10 or more houses, with an operational link to a higher level centre based on its location on a bus route with a bus stop, or within 800 meters of a bus stop.</p> <p>The Council is not of the view that there is a cohesive group of 10 or more houses in the area which the objector wishes to be included in the Plan.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
1803	Peter Day [2103]	POLICY TAI18	Object	My proposal for a new cluster to be known as the 'Moranedd' be included since it has thirteen existing properties which complies	Not accepted - Topic Paper 5 'Developing the Settlement Strategy' outlines the methodology used to identify the role of different centres

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				with all criteria / requirements for acceptance. This has not been included and I ask that it be included. A scale plan is attached with the thirteen properties forming the proposed 'Moranedd Cluster' shown in red. Location is within 600m of a signed and recognised bus stop and from the bus stop there are services enabling arrival at major employment centres by 9a.m. 'Public Centres' within one kilometre include: Marianglas Village Hall, Parciau Public House and Goronwy Owen Hall.	<p>within the Plan area.</p> <p>To be identified as a Cluster, there must be a cohesive rent group of 10 or more houses, with an operational link to a higher level centre based on its location on a bus route with a bus stop, or within 800 meters of a bus stop.</p> <p>The Council is not of the view that there is a cohesive group of 10 or more houses in the area which the objector wishes to be included in the Plan.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
471	Mr E Jones [2957]	7.4.125	Object	The village of Llanddeiniolen has not been designated as a cluster settlement within this policy. This must be an oversight as the village displays many of the same characteristics of size, scale and services of nearby Pentir, for example. It is important for small villages such Llanddeiniolen that new development is forthcoming to support the village and enhance services.	<p>Not accepted - Topic Paper 5 'Developing the Settlement Strategy' outlines the methodology used to identify the role of different centres within the Plan area.</p> <p>To be identified as a Cluster, there must be a cohesive group of 10 or more houses, with an operational link to a higher level centre based on its location on a bus route with a bus stop,</p>

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				Overly restrictive policies of constraint will not enhance the life of the village. Small scale additions to the village can be appropriate and site SP90 on the Candidate Site register is just such a site	<p>or within 800 meters of a bus stop.</p> <p>The Council is not of the view that there is a cohesive group of 10 or more houses in the area which the objector wishes to be included in the Plan.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>
425	Mr G Dale [2954]	7.4.128	Object	The village of Paradwys is not included in the list of cluster villages. This is an oversight as the village displays many of the same characteristics of other local village clusters such as nearby Star. It is important for the overall health of the village and the support and extension of village services that new development is forthcoming and suitable land is made available for this. The site referenced SP184 in the Candidate Register is such a site. To include the village of Paradwys as a defined cluster village. To identify site ref SP184 as part of the village cluster.	<p>Not accepted - Topic Paper 5 'Developing the Settlement Strategy' outlines the methodology used to identify the role of different centres within the Plan area.</p> <p>To be identified as a Cluster, there must be a cohesive group of 10 or more houses, with an operational link to a higher level centre based on its location on a bus route with a bus stop, or within 800 meters of a bus stop.</p> <p>The Council is not of the view that there is a cohesive group of 10 or more houses in the area which the objector wishes to be included in the Plan.</p>

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					<p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No Change</p>

7.4.130 New housing in the countryside

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481	Mr Geoff Wood [2916]	7.4.130	Object	<p>The paragraph does not take consideration of circumstances when it may be appropriate to create or re-establish a dwelling in the countryside if it would lead to the restoration of a heritage asset or a local vernacular building which would help to preserve the Welsh culture. In those circumstances the Plan should recognise that it may not be feasible or viable for the building to be occupied by a rural worker or function as an affordable dwelling.</p> <p>The paragraph should be amended to read "Development in the open countryside will have to satisfy National Policy and TAN6 in</p>	<p>Not Accepted – National policy and guidance emphasises the importance of protecting the countryside and only allowing developments in exceptional circumstances when it can be justified.</p> <p>Policy TAI 19 in the Plan supports the conversion of buildings in the open countryside, however, the structure must be structurally sound.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p>

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				relation to new rural enterprise dwelling or one planet development. In some cases, it may be acceptable to create a new dwelling or re-establish a previous dwelling in the open countryside if it involves the sensitive repair or refurbishment of a heritage asset that helps preserve local character or the Welsh culture. In line with Policy TAI9 in the future should there be no eligible occupier for a rural enterprise dwelling then it would be considered for occupation by those eligible for affordable dwelling, if it is viable to do so".	No Change

TAI 19 – Conversion of Traditional Buildings in Open Countryside

Rep ID	Name	Section	Type	Summary of comment / Change(s) to the Plan	Comments and recommendations of officers
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358	Mr Geoff Wood [2916]	POLICY TAI19	Object	<p>Suggest that for part 2 of this policy, a viability test is introduced for the affordable criteria. The term 'sub-ordinate' should be deleted as this test is too onerous. Further, the structural test should not apply where repairing or refurbishing the structure would preserve a heritage asset.</p> <p>Part 2 - amend to read "Subject to being viable, the development provides an affordable unit for the community's local need for an affordable dwelling or the residential use is an element associated with a wider scheme for business re-use;"</p> <p>Part 3 - amend to read "The building is structurally sound or involves the repair or refurbishment of a heritage asset that helps to preserve local character and/or the Welsh culture"</p>	<p>Not accepted – Planning Policy Wales (PPW) promotes sustainable developments. Paragraph 4.7.7 of PPW promotes the majority of new development in rural areas to be located in those settlements which have relatively good accessibility by non-car modes.</p> <p>Support is given in paragraph 7.3.2 of PPW to creating some work in rural locations by the re-use of existing buildings and support for farm diversification in paragraph 7.3.3.</p> <p>Part 3.2 of Technical Advice Note 23 (2014) refers to the need to ensure that the building is appropriate to be converted. Also in areas where the creation of local employment is a priority, local planning authorities may include policies within the development plan which prohibit residential re-use in areas where creating employment is a priority, unless there is evidence of the efforts taken to ensure suitable business re-use; or that the residential conversion is a subordinate part of a scheme for</p>

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605	Cadnant Planning (Mr Rhys Davies) [1366]	POLICY TAI19	Object	<p>Restricting conversion of traditional buildings for residential use to provide local need affordable units is unviable and undeliverable given the increase in building/ development costs for conversion schemes. This policy will fail on viability ground as it is inevitable that the affordable housing requirement cannot be delivered in conversion schemes.</p> <p>We seek the following changes:</p> <ol style="list-style-type: none"> 1. The requirement of affordable housing within conversion schemes should be removed. 2. The policy should allow for minor extensions to the building to enable the development. 3. The requirement to provide evidence that employment use of the building is not viable should be removed. 	<p>business re-use; or that the resulting housing will contribute to an identified need for affordable housing for local need.</p> <p>Settlements were categorised on the basis of different facilities that were within them (please refer to Topic Paper 5 for information regarding this). To reflect the dispersed rural nature of the area, a number settlements were identified as Clusters. However, development within such settlements, due to the lack of facilities within them, has been restricted to affordable housing only.</p> <p>In light of this, it is believed that it's appropriate to limit the use of a converted building in the countryside to employment use before considering its appropriateness as an affordable house. The priority to employment use corresponds with policy CYF 5 in the Plan.</p> <p>If it's not viable to develop a building as an affordable house, then it's believed that enough alternative opportunities exist within the settlement hierarchy,</p>

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1422	NFU Cymru (Dafydd Jarrett) [3285]	POLICY TAI19	Object	<p>The NFU would like to make the following general comments about the Development Management Policies included in the draft Plan.</p> <p>Opportunities that would not prevent the following development:</p> <p>* Permit a mixture of housing including the right to develop old ruins not only for visitors but for the indigenous population to live in as well.</p>	<p>which recognises over 200 settlements in the Plan area.</p> <p>For listed buildings, policy AT2 in the Plan refers to enabling development that could be supported.</p> <p>Recommendation</p> <p>There was no compelling evidence to justify amending the Deposit Plan in order to ensure the soundness of the Plan.</p> <p>No change</p>
1833	Carter Jonas (Mr Chris Bell) [3072]	POLICY TAI19	Object	<p>Policy TAI 19 places unreasonable restrictions on the conversion of traditional buildings in the open countryside. The reasons being:</p> <p>(i) Conversion costs are higher for traditional buildings which can impact on viability for affordable housing.</p> <p>(ii) Consideration should be given towards listing status of the building.</p> <p>(iii) Each settlement should be treated differently on the basis of concern regarding second homes / holiday homes.</p> <p>(iv) No criteria for cases where compliant occupant cannot be found.</p> <p>(v) Should restrict use to principal residence only as per Exmoor National</p>	

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				Park. Need a revised policy with more flexibility to treat each proposal and settlement on a case by case basis.	