

APPENDIX C

Chapter 6: The Strategy

Ref	Section	Rep. ID	Proposed Minor Change	Justification	
NB	1	6.19 & 6.20	1112, 873, 909	<p>The Plan is informed by a range of assessments including the combined Sustainability Appraisal and Strategic Environmental Assessment, a Welsh Language Impact Assessment, Habitats Regulation Assessment Appraisal, and a Level 1 Strategic Flood Risk Assessment. It is considered that the viability of local provision within these Local Service Centres can be enhanced by being supported by a larger population within walking distance. Given Porthmadog's continued role as an Urban Service Centre there will still be those within Criccieth and Penrhyndeudraeth and surrounding villages that will need to travel to Porthmadog, for example for employment purposes, alternative shopping opportunities or banking. However, their journey will be shorter than a journey to the nearest alternative Urban Service Centres and the choice of Transport modes includes by bus and by train. Gwynedd Council is committed to re-evaluating the options for growth in Criccieth and Penrhyndeudraeth in the Plan's first review.</p> <p>In order to provide robust guidance to assess and determine planning applications each settlement is defined spatially. The Deposit Plan has defined development boundaries around the Sub-Regional Centre, Urban Service Centres, Local Service Centres, and Service/ Local/ Coastal/ Rural Villages. Clusters do not have settlement boundaries. Here development will be required to relate well to the existing built form, which will be shown on the Proposals Maps by colouring buildings that form their core. Development boundaries and</p>	For correctness

Ref	Section	Rep. ID	Proposed Minor Change	Justification
			clusters are drawn in order to:	

CHAPTER 7.1: SAFE, HEALTHY, DISTINCTIVE AND VIBRANT COMMUNITIES

Ref	Section	Rep. ID	Proposed Minor Change	Justification	
NB	2	7.1.41	1133	<u>A5025 Valley to Wylfa Newydd / Amlwch to Wylfa Newydd and other transport infrastructure improvements associated with new nuclear development at Wylfa Newydd including a Corporate Hub</u> necessitated by major infrastructure schemes	To ensure clarity.
NB	3	Policy TRA4 Managing Transport Impacts	150, 151, 529, 664	Where necessary appropriate safe and convenient provision will be sought in conjunction with proposals for: <ol style="list-style-type: none"> 1. Pedestrians, including people with prams and/or young children; 2. Disabled people with mobility impairments and particular access needs; 3. Cyclists; 4. Powered two-wheelers; 5. Public transport; 6. Vehicular access and traffic management within the site and its vicinity; 7. Car parking and servicing; 8. Coach parking; and 9. Horse-riders. Proposals that would cause unacceptable harm to the safe and efficient operation of the highway, public transport and other movement networks including pedestrian and cycle routes, public rights of way and bridle routes, will be refused. <u>The degree of unacceptable harm will be determined by the local authority on a case by case basis.</u>	To ensure clarity.

CHAPTER 7.2: SUSTAINABLE LIVING

Ref	Section	Rep. ID	Proposed Minor Change	Justification
NB 4	7.2.23	1080	<p>7.2.23 Context</p> <ul style="list-style-type: none"> • The UK Government has set a target to supply 15% of the UK's energy from renewable energy by 2020. Planning policy at all levels should facilitate delivery of both the Welsh Government's overall Energy Policy Statement, and UK and European targets on renewable energy. • The Welsh Government's Energy Policy Statement (2010) Energy Wales: A Low Carbon Transition (2012) identifies the sustainable renewable energy potential for a variety of different technologies as well as establishing a commitment to energy efficiency. • One way local planning authorities can help to achieve this is by including positive planning policies for renewable energy. • There are no Strategic Search Areas for commercial wind farms within the Plan area. • Outside Strategic Search Areas smaller community based wind farm schemes (generally less than 5MW) are encouraged. • Both Councils through the Anglesey Energy Island Programme and the Green Gwynedd Project support community, rural and larger scale ventures, where appropriate. 	To ensure accuracy.
NB 5	7.2.32	713, 950	[Change only applicable in Welsh version]	<p>To ensure consistency.</p> <p>[Note – the Welsh version has a minor changes in relation to the term 'turbines' replacing the term 'windmills' within</p>

Ref	Section	Rep. ID	Proposed Minor Change	Justification
				the paragraph]
NB 6	7.2.34	713, 950	[Change only applicable in Welsh version]	To ensure consistency. [Note – the Welsh version has a minor changes in relation to the term ‘turbines’ replacing the term ‘windmills’ within the paragraph]
NB 7	7.2.35	713, 950	[Change only applicable in Welsh version]	To ensure consistency. [Note – the Welsh version has a minor changes in relation to the term ‘turbines’ replacing the term ‘windmills’ within the paragraph]
NB 8	7.2.41	Council	7.2.41 In considering proposals within development boundaries, consideration will be given towards the potential impact upon the amenity of adjacent land, properties, residents and the community. Proposals will not be permitted if they have an unacceptable impact upon archaeology, conservation area or the setting of a conservation area, listed buildings or other features or areas of historical value. In line with criterion 3 of policy PS5 Sustainable Development, priority will be given towards the use of previously developed land and buildings for renewable energy technologies.	<ul style="list-style-type: none"> To ensure the Plan provides appropriate cross referencing.

CHAPTER 7.3 ECONOMY AND REGENERATION

Ref	Section	Rep. ID	Proposed Minor Change	Justification
NB 9	Para 7.3.19	Council	7.3.19 The preferred chosen site for the development is one of the Enterprise Zone sites in Gaerwen. The Science Park will would generate employment opportunities in the energy sector and environmental service.	To ensure the Plans correctness
NB 10	Polisi CYF4	786 824 1385	7.3.29 <u>Further guidance relating to the change of use of employment site for an alternative use will be provided within Supplementary Planning Guidance Change of use of community facilities and services, employment sites, retail units.</u>	To ensure the Plans clarity reference will be made to the relevant Supplementary Planning Guidance as seen in appendix 9 of the Plan

CHAPTER 7.4: SUPPLY AND QUALITY OF HOUSING

Ref	Section	Rep. ID	Proposed Minor Change	Justification
NB 11	7.4.18	Council	7.4.18 Criterion 4 refers to the effect on a residential area. The following datasets will be used to determine the proportion of properties not used as a 'shared house' as a percentage of all households. Data is included in Topic Paper 16 Student Accommodation. The data will be updated on a yearly basis to ensure that changes over time are captured and that the latest data can be used in determining planning applications. Applicants will need to take account of the current data	To ensure the internal consistency of the Plan.

Ref	Section	Rep. ID	Proposed Minor Change	Justification
			<p>on the date of their application. The Councils consider that non shared residential accommodation should not exceed 25% of residential properties in the electoral wards of Menai (Bangor) and Deiniol and 10% in the remaining wards in the Plan area.</p> <ul style="list-style-type: none"> i. Licensed HMOs – records from the Council’s Licensing Team; ii. The number of extant planning permissions for HMOs iii. Council Tax exempt student properties (“<u>shared housing homes</u>”) 	
NB 12	7.4.23	Council	[Change only applicable in the Welsh version]	To ensure the internal consistency of the Plan.
NB 13	Policy TAI7	Council	(Applicable to Welsh version only)	To ensure clarity.
NB 14	7.4.87 – 7.4.88	Council	<p>7.4.87 There is currently one authorised local authority owned residential Gypsy site at Llandygai, near Bangor with capacity for 7 pitches. There is also a tolerated Travellers site near Pentraeth, where 11 caravans are sited 4 households live. It is considered that this site offers is unsatisfactory and therefore should be improved to provide improved living conditions or be relocated to a more appropriate site.</p> <p>7.4.88 Under the Housing (Wales) Act 2014 A local housing authority must, in each review period, carry out an assessment of the accommodation needs of Gypsies and Travellers residing in or resorting to its area. Local authorities were required to assess the accommodation needs of Gypsy</p>	To demonstrate that the Plan has full regard to emerging data and evidence and the latest legislation.

Ref	Section	Rep. ID	Proposed Minor Change	Justification
			<p>and Traveller families under Sections 101 Housing Act 2004 Housing (Wales Act 2014). Where there is an assessment of unmet need for Gypsy and Traveller accommodation in the area authorities should identify sufficient sites in local development plans to ensure that the identified pitch requirement for residential and transit use can be met</p>	
NB 15	7.4.93	Council	<p>7.3.93 The policy proposes that sites that are allocated or have have permanent planning permission for Gypsy and Traveller permanent residential use, or are granted such permission in the future, will be safeguarded solely for Gypsy and Traveller use. This will ensure that the permitted use as a Gypsy and Traveller site is not lost to an alternative use, unless material planning considerations indicate otherwise.</p>	To ensure clarity
NB 16	7.4.100	Council	<p>7.4.100 The following services and facilities will should be provided:</p> <ul style="list-style-type: none"> i. A cold water supply to be provided which may be by use of water standpipe. ii. Portable toilets with separate provision for men and women. iii. A sewerage disposal point. iv. Refuse disposal facilities. v. Drainage infrastructure. vi. Appropriate lighting to enable safe movement, but 	To ensure clarity

Ref	Section	Rep. ID	Proposed Minor Change	Justification
			avoiding light pollution.	

CHAPTER 7.5: CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

Ref	Section	Rep. ID	Proposed Minor Change	Justification
NB 17	Strategic Policy PS16	1182	<p>[Change only relevant to the English version]</p> <p>STRATEGIC POLICY PS16: CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT</p> <p>The Councils will manage development so as to conserve and enhance the Plan area's distinctive natural environment, countryside and coastline, and proposals that have an adverse <u>a</u>effect on them will be refused. When considering permitting an application the Planning Authorities will ensure that they are:</p>	To correct grammatical error.
NB 18	Policy AMG1	808	<p>[Change only relevant to the Welsh version]</p> <p>Bydd ystyriaeth bellach hefyd yn cael ei roddi i ddatblygiad sydd yn effeithio'n <u>uniongyrchol</u> ar gymeriad tirwedd a gosodiad yr AHNEau neu'r Parc Cenedlaethol.</p>	To be consistent with the English version of the text.
NB 19	7.5.66	621	<u>7.5.66 The Plan should ensure that an adequate and sustainable supply of</u>	Policy MWYN2 is deleted

Ref	Section	Rep. ID	Proposed Minor Change	Justification
			<p><u>mineral resources can be produced to meet the area's needs without compromising the environment, amenity, geodiversity, or future resource needs. In practice, ensuring an adequate and sustainable supply of aggregates will mean enabling the apportionment set out the RTS First Review to be met. National guidance requires the maintaining a 7 year land bank of Sand and Gravel and 10 year land bank of crushed rock aggregate reserves for the duration of the Plan. Where it is not possible to maintain the land bank permitted reserves, the preferred areas of search identified in the plan will serve to maintain the provision of mineral reserves.</u></p>	<p>however the explanation paragraph includes important information which needs to be included within the Plan.</p>
NB 20	Policy MWYN1	620	<p>Mineral Safeguarding Areas have been identified and are shown on the Proposals Constraints Map to ensure that known mineral resources are safeguarded for the future.</p>	<p>To ensure clarity the wording of the policy should refer to 'Constraint Map' as opposed to 'Proposal Map'.</p>
NB 21	Policy MWYN3	622	<p>POLICY MWYN32: PREFERRED AREAS OF SEARCH</p> <p>To maintain future provision to meet the demonstrated need of the industry concerned, 'Preferred Areas' of Search for future supplies of sand and gravel have been identified on the <u>Constraint</u> Map in the following areas:-</p> <p>Cae Efa Lwyd, Penygroes Tan y Bryn, Penygroes Bodychain, Llanllyfni Derwyn Fawr, Bryncir Llecheiddior Uchaf, Bryncir</p> <p>To maintain future provision to meet the demonstrated need of the industry</p>	<p>To ensure the Plans accuracy</p>

Ref	Section	Rep. ID	Proposed Minor Change	Justification
			concerned, 'Preferred Areas' of Search' for future supplies of crushed rock have been identified on the Proposals Maps in the following areas:-	
NB 22	Para 7.5.71	507	7.5.70 Both Councils are aware of the responsibility to protect the Areas of Outstanding Natural Beauty. Mineral Planning Policy Wales 2000 (MPPW) supported by Minerals Technical Advice Note (Wales) 1 Aggregates 2004 make it clear that mineral development should only be allowed in Areas of Outstanding Natural Beauty in exceptional circumstances. The MPPW sets out matters that should be taken into account when considering proposed mineral extraction in or close to Areas of Outstanding Natural Beauty as well <u>as proposals which could impact upon the setting of the National Park Authority.</u>	To ensure accuracy the explanation text will be amended to include reference to the Snowdonia National Park Authority.

CHAPTER 8 MONITORING AND IMPLEMENTATION & APPENDICES

Ref	Section	Rep. ID	Proposed Minor Change	Justification
NB 23	Appendix 5	Council	<p>[Additional wording in introduction shown below and an additional Table at the end of the Appendix]</p> <p><u>Table 5 shows the number of units completed in the Centres and Villages in the period 2011 to 2014.</u></p> <p><u>Table5: Number of Units completed 2011 to 2014 in the Centres and Villages Gwynedd</u></p>	To ensure clarity

Ref	Section	Rep. ID	Proposed Minor Change		Justification
			<u>Settlement</u>	<u>Units completed (2011-14)</u>	
			<u>Aberdaron</u>	<u>4</u>	
			<u>Abererch</u>	<u>1</u>	
			<u>Abermaw</u>	<u>17</u>	
			<u>Abersoch</u>	<u>2</u>	
			<u>Bangor</u>	<u>97</u>	
			<u>Bethel</u>	<u>0</u>	
			<u>Bethel</u>	<u>0</u>	
			<u>Bethesda</u>	<u>18</u>	
			<u>Blaenau Ffestiniog</u>	<u>7</u>	
			<u>Bontnewydd</u>	<u>1</u>	
			<u>Bontnewydd</u>	<u>1</u>	
			<u>Borth y Gest</u>	<u>0</u>	
			<u>Botwnnog</u>	<u>1</u>	
			<u>Botwnnog</u>	<u>1</u>	
			<u>Brynrefail</u>	<u>5</u>	
			<u>Caethro</u>	<u>0</u>	
			<u>Caernarfon</u>	<u>31</u>	
			<u>Carmel</u>	<u>0</u>	
			<u>Clynnog Fawr</u>	<u>1</u>	
			<u>Corris</u>	<u>0</u>	
			<u>Criccieth</u>	<u>6</u>	
			<u>Cwm y Glo</u>	<u>0</u>	
			<u>Chwilog</u>	<u>1</u>	
			<u>Deiniolen</u>	<u>12</u>	
			<u>Dinas (Llanwnda)</u>	<u>0</u>	
			<u>Dinas Dinlle</u>	<u>1</u>	
			<u>Dolydd a Maen</u>	<u>0</u>	

Ref	Section	Rep. ID	Proposed Minor Change		Justification
			<u>Coch</u>		
			<u>Eder</u>	<u>0</u>	
			<u>Efailnewydd</u>	<u>2</u>	
			<u>Fairbourne</u>	<u>2</u>	
			<u>Garndolbenmaen</u>	<u>0</u>	
			<u>Garreg - Llanfrothen</u>	<u>2</u>	
			<u>Groeslon</u>	<u>2</u>	
			<u>Llangian</u>	<u>0</u>	
			<u>Llangybi</u>	<u>1</u>	
			<u>Llanaelhaearn</u>	<u>2</u>	
			<u>Llanbedrog</u>	<u>15</u>	
			<u>Llanberis</u>	<u>1</u>	
			<u>Llandwrog</u>	<u>1</u>	
			<u>Llandygai</u>	<u>1</u>	
			<u>Llanllyfni</u>	<u>0</u>	
			<u>Llanrug</u>	<u>15</u>	
			<u>Llanystumdwy</u>	<u>0</u>	
			<u>Llithfaen</u>	<u>2</u>	
			<u>Morfa Bychan</u>	<u>3</u>	
			<u>Morfa Nefyn</u>	<u>26</u>	
			<u>Mynytho</u>	<u>5</u>	
			<u>Nantlle</u>	<u>0</u>	
			<u>Nefyn</u>	<u>7</u>	
			<u>Penisarwaun</u>	<u>2</u>	
			<u>Penrhyndeudraeth</u>	<u>3</u>	
			<u>Pentref Uchaf</u>	<u>0</u>	
			<u>Penygroes</u>	<u>10</u>	
			<u>Porthmadog</u>	<u>5</u>	
			<u>Pwllheli</u>	<u>33</u>	

Ref	Section	Rep. ID	Proposed Minor Change		Justification
			<u>Rachub</u>	<u>2</u>	
			<u>Rachub</u>	<u>3</u>	
			<u>Rhiwlas</u>	<u>1</u>	
			<u>Rhosgadfan</u>	<u>0</u>	
			<u>Rhoshirwaun</u>	<u>2</u>	
			<u>Rhostryfan</u>	<u>2</u>	
			<u>Sarn Bach</u>	<u>0</u>	
			<u>Sarn Mellteyrn</u>	<u>0</u>	
			<u>Talysarn</u>	<u>2</u>	
			<u>Tregarth</u>	<u>0</u>	
			<u>Trefor</u>	<u>4</u>	
			<u>Tremadog</u>	<u>2</u>	
			<u>Tudweiliog</u>	<u>1</u>	
			<u>Tywyn</u>	<u>13</u>	
			<u>Waunfawr</u>	<u>5</u>	
			<u>Y Felinheli</u>	<u>51</u>	
			<u>Y Fron</u>	<u>0</u>	
			<u>Y Ffôr</u>	<u>0</u>	
			<p>Table5: Number of Units completed 2011 to 2014 in the Centres and Villages Ynys Môn</p>		
			<u>Settlement</u>	<u>Completed units (2011-14)</u>	
			<u>Holyhead</u>	<u>71</u>	
			<u>Llangefni</u>	<u>52</u>	
			<u>Amlwch</u>	<u>18</u>	

Ref	Section	Rep. ID	Proposed Minor Change		Justification
			<u>Menai Bridge</u>	<u>21</u>	
			<u>Beaumaris</u>	<u>6</u>	
			<u>Benllech</u>	<u>40</u>	
			<u>Valley</u>	<u>13</u>	
			<u>Llanfairpwll</u>	<u>7</u>	
			<u>Cemaes</u>	<u>3</u>	
			<u>Rhosneigr</u>	<u>16</u>	
			<u>Gaerwen</u>	<u>18</u>	
			<u>Bodedern</u>	<u>0</u>	
			<u>Pentraeth</u>	<u>22</u>	
			<u>Llannerch-y-medd</u>	<u>1</u>	
			<u>Gwalchmai</u>	<u>1</u>	
			<u>Niwbwrch</u>	<u>0</u>	
			<u>Bethel</u>	<u>2</u>	
			<u>Bodffordd</u>	<u>2</u>	
			<u>Bryngwran</u>	<u>3</u>	
			<u>Brynsiencyn</u>	<u>1</u>	
			<u>Caergeiliog</u>	<u>0</u>	
			<u>Dwyran</u>	<u>6</u>	
			<u>Llandegfan</u>	<u>0</u>	
			<u>Llanddaniel Fab</u>	<u>12</u>	
			<u>Llanfachraeth</u>	<u>2</u>	
			<u>Llanfaethlu</u>	<u>2</u>	
			<u>Llanfechell</u>	<u>1</u>	
			<u>Llanfihangel yn Nhowyn</u>	<u>0</u>	
			<u>Llangaffo</u>	<u>0</u>	
			<u>Llangristiolus</u>	<u>13</u>	

Ref	Section	Rep. ID	Proposed Minor Change		Justification
			<u>Llanrhyddlad</u>	<u>0</u>	
			<u>Pencarnisiog</u>	<u>0</u>	
			<u>Penysarn</u>	<u>0</u>	
			<u>Rhosybol</u>	<u>3</u>	
			<u>Talwrn</u>	<u>6</u>	
			<u>Tregele</u>	<u>1</u>	
			<u>Aberffraw</u>	<u>0</u>	
			<u>Carreglefn</u>	<u>1</u>	
			<u>Pont Rhyd y Bont</u>	<u>0</u>	
			<u>Llanbedrgoch</u>	<u>2</u>	
			<u>Llanddona</u>	<u>0</u>	
			<u>Llanfaelog</u>	<u>0</u>	
			<u>Llangoed</u>	<u>4</u>	
			<u>Malltraeth</u>	<u>0</u>	
			<u>Moelfre</u>	<u>12</u>	
			<u>Trearddur</u>	<u>15</u>	

Ref	Section	Rep. ID	Proposed Minor Change	Justification						
NB 24	Appendix 9	734	<p>Add reference to Policy TAI1 in the relevant plan policies column in Appendix 9 ('Schedule of proposed Supplementary Planning Guidance') with regard to the 'Maintenance and creation of distinctive and sustainable communities SPG'.</p> <table border="1" data-bbox="734 571 1682 906"> <thead> <tr> <th data-bbox="734 571 1055 655">Title</th> <th data-bbox="1055 571 1317 655">Relevant Deposit Plan Policies</th> <th data-bbox="1317 571 1682 655">Timescale</th> </tr> </thead> <tbody> <tr> <td data-bbox="734 655 1055 906">Maintenance and creation of distinctive and sustainable communities</td> <td data-bbox="1055 655 1317 906">PS1, ISA1, PS5, <u>TAI1</u></td> <td data-bbox="1317 655 1682 906">Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended. Draft version may need to be submitted prior to/ at Examination.</td> </tr> </tbody> </table>	Title	Relevant Deposit Plan Policies	Timescale	Maintenance and creation of distinctive and sustainable communities	PS1, ISA1, PS5, <u>TAI1</u>	Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended. Draft version may need to be submitted prior to/ at Examination.	In order to ensure the internal consistency of the Plan and to ensure the Plan provides appropriate cross referencing.
Title	Relevant Deposit Plan Policies	Timescale								
Maintenance and creation of distinctive and sustainable communities	PS1, ISA1, PS5, <u>TAI1</u>	Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended. Draft version may need to be submitted prior to/ at Examination.								