

Department for Natural Resources
Adran Adnoddau Naturiol



Llywodraeth Cymru
Welsh Government

Nia Davies
Yr Uned Polisi Cynllunio ar y Cyd
Gwynedd a Mon
Neuadd y Dref
Bangor
Gwynedd
LL57 1DT

Our ref:
Your ref:

20th February 2017

Dear Nia,

Gwynedd and Ynys Mon's Joint Local Development Plan (JLDP) – Consultation on the Schedule of Matters Arising Changes (MACs)

Thank you for your correspondence in relation to the consultation on the proposed MACs. We recognise your Authority's commitment to achieving a sound LDP and the amount of work undertaken by the forward planning team in reaching this stage.

The proposed MACs in respect of the level, justification and clarity of housing provision are welcome. It is now clear what components underpin the housing provision and how they relate to the settlement hierarchy. This work has been translated into a housing trajectory and land supply tables that are now embedded within the plan. The MACs in respect of affordable housing need and tenure, and a revised three way target based on updated viability work is supported. The revised definitions in respect of market, local market and affordable housing provide the necessary clarity in the policy framework. In addition, the Welsh Government supports the MACs in respect of Gypsy and Travellers and has no outstanding objections in this respect. It is considered that **the proposed MACs have in broad terms addressed the majority of our concerns in respect of strategy, housing, affordable housing and Gypsy and Traveller provision.**

The matter of whether a plan is considered 'sound' will be for the appointed Planning Inspector(s) to determine. Whilst we consider that the Council has addressed the majority of the concerns set out in our representations and subsequent hearing statements, we **consider there are some important matters that remain unresolved which are set out in the supporting Annex.**

Yours sincerely,

Candice Myers
Senior Planning Manager
Planning Directorate

Annex

Annex to Welsh Government's letter (20 February 2017) in response to Gwynedd and Ynys Mon's proposed Schedule of Matters Arising Changes (MAC)

MAC No.	Welsh Government Comment
Strategy	
<p>NMC 83</p> <p>Partial Objection</p>	<p><u>New Policy – Development Boundaries</u></p> <p>The Welsh Government supports the additional clarity that this new policy and its reasoned justification is it trying to achieve, however; it is not clear what is meant by the phrase “specific support within them”? It is not considered that this would represent a valid planning reason when considering planning applications.</p>
Housing	
<p>NMC 198</p> <p>Objection</p>	<p><u>Policy TAI 5: Local Market Housing</u></p> <p>The policy is much improved and the definition of local market housing within the glossary of terms is helpful (NMC 351). However, Welsh Government is still unclear what type of affordable housing will be secured through this policy, and how it would relate to the thresholds and targets under Policy TAI 9: Affordable Housing Threshold and Distribution. The phrase ‘except’ in this policy adds confusion. The Welsh Government considers that the following points require clarification.</p> <ul style="list-style-type: none"> • Do the thresholds within Policy TAI 9 relate to this policy? • Under the specified thresholds in TAI 9, would only local market housing be permitted? • For example a 10 unit scheme in Beaumaris would be expected to provide 30% affordable housing (3 affordable units). What type of affordable homes would be provided here? TAN 2 compliant? Or local affordable homes? What type of market housing would this be? Open market or local market homes? <p>It is essential that the delivery of this policy is monitored effectively given the challenges in terms of viability and finance raised in our hearing statements. Why is the threshold set at 10 in the framework? The monitoring framework needs to be more robust in order to effectively monitor the success of the policy. A reference to the monitoring of overturned S016 agreements at appeal could aid in this respect in order to test the success of the occupancy restriction criteria.</p>
<p>NMC 262</p> <p>Objection</p>	<p><u>Policy TAI 17: Housing in Local Rural and Coastal Villages</u></p> <p>The definition of Affordable Housing for Local Need (NMC 346) is helpful. However, Welsh Government has similar concerns to those listed above in respect of Policy TAI5. Clarification on the following would be helpful:</p> <ul style="list-style-type: none"> • Do the thresholds within Policy TAI 9 relate to this policy? • Under the specified thresholds in TAI 9, would only general market housing be permitted? • Is the intention of this policy that a 10 unit scheme in Y Fron, expected to provide 10% affordable housing (1 affordable unit). Would the 9 units be open market, and would the 1 affordable unit be for local need only?

Welsh Language	
NMC 56	<u>Policy PS1: Welsh Language and Culture</u>
Objection	<p>Criterion 3a - The proposed changes to this criterion are 'clunky' and confusing. A suggested alternative phrase to provide clarity is, "permit development that would not cause significant harm to the character and language balance of a community and ensure suitable mitigation measures, or contributions, are provided to minimise adverse impacts."</p> <p>Criterion 6 - The criterion referring to Welsh Names appears to go beyond the scope of the planning system and should be deleted. However, reference could be made to the Council's policy of achieving this goal through other strategies in the supporting text.</p>
Renewable Energy	
NMC 101	<u>Policy ADN1: On-Shore Wind Energy</u>
Objection	SLAs are still referred to in Policy ADN 1. This should be deleted from the policy, for the rationale as set out in our statement for Session 8, (Q2a) in that SLAs are non-statutory designations which should not unduly restrict acceptable development (PPW, 5.3.11) such as facilitating renewable energy opportunities.
Wylfa Newydd	
NMC 141	<u>Policy PS9 – Wylfa Newydd and Related Development</u>
Objection	<p>Criterion 7 - There appears to be no rationale/justification for the 500 unit threshold. (See comment on NMC 143 & 188).</p> <p>Criterion 10: The phrase "...will be required to be approved by..." is too strong and unreasonable, particularly linking it to the gaining of a planning permission. The Council are in effect looking to approve a third party strategy (that of the promoter) on the premise that is necessary to achieve a planning permission. What happens if the Council do not approve the strategy? Is it reasonable to link the gaining of a planning permission to an external third party strategy over which the Council has no control?</p>
NMC 143	<u>Policy PS 9A – Wylfa Newydd Large Scale Campus Style Temporary Accommodation for Construction Workers</u>
Objection	<p>The policy threshold proposed by Horizon and included by the Council as part of their MACs is at odds with the Council's response to S7/PG15, in which the 500 bed space level is considered to have "no planning basis with little evidence to demonstrate this threshold reflects a tipping point" (paragraph 2.4). It is essential that plan policies are supported by robust evidence and the Welsh Government would welcome clarification on evidence that underpins the differential between large and small TCWA.</p> <p>Criterion 1 - The policy refers to the settlement hierarchy which is appropriate, but it is not clear if all tiers have equal status? Presumably it is not the intention for Clusters to accommodate the largest proportion? How close is "...in close proximity.."? </p> <p>Criterion 2 - This criterion does not have to relate to proximity to the main highway network, why?</p>

The approach of directing large scale TCWA to the open countryside is considered by the Council as “contrary to the approach of the Plan and its sustainability objectives” (S7/PG15 paragraph 2.7). However, both new Policy PS9A (Criteria 2) and amended Policy TAI3 (Criteria 4) permit large and small scale TCWA in the open countryside. The Council should explain how new TCWA in rural areas will follow the principles of sustainable development and promote a community legacy use after the construction phase of Wylfa Newydd? Indeed, it would be useful to understand the location of sites promoted for TCWA, particularly in relation to the reserve employment site at Rhosgoch, and how such sites align to policies in the plan, including Policy PS9B and Policy PS9C.

Criterion 3 - Why do you need to apply the Welsh Language policy for this type of development, i.e. temporary workers who the majority of which will presumably from outside of the local area? Presumably this type of development is necessary to support the delivery of the Wylfa project and would not be refused? What mitigation is necessary if such a proposal was self contained?

Criterion 5 - Is it appropriate to require a list of workers operating from the site, for what purpose, to achieve what? Is this within the scope of the planning system?

NMC 143
NMC 188

Policy PS9A Large Scale TCWA / Policy TAI3 Small Scale TCWA

Objection

The detailed criterion in Policy TAI3 Small Scale TCWA appears at odds with Policy PS9A Large Scale TCWA. The Council’s should give consideration to the following:

Policy TAI3 Small Scale TWCA		Policy PS9A Large Scale TWCA	
Criteria 4(iv)	Communal and leisure facilities are provided on rural sites	Criteria 4	Assesses off-site capacity and travel distances before requiring on-site provision for communal and leisure facilities
Criteria 5	Proposals should be informed by a consideration of legacy uses	N/A	No mention of legacy uses
Criteria 8	Supports transport network improvements	N/A	No mention of transport network improvements
Criteria 10	Temporary buildings are removed if a legacy use is not feasible	N/A	No mention of reinstating land to original use

The Council’s should also consider including the following justification text in relevant Policies TAI3 and PS9 as they are considered necessary by the authorities to inform the outcome of any future planning application:

- Paragraph 7.4.26 requiring assessments to accompany proposals for TCWA;
- Paragraph 7.3.18 outlining the search sequence required before proposing modular accommodation, and
- Paragraph 7.3.18B requiring alignment of the LHMA to any proposals for a

	permanent residential legacy.
NMC 144 Objection	<u>Policy PS 9B & C – Wylfa Newydd Associated Development – Park & Ride/Logistics Centres</u> Policies PS 9B & PS 9C effectively means that logistic centres/park and ride facilities could occur anywhere along the A5/A55 corridor. Is this correct and appropriate? How wide is the corridor? Would this include Llangefni?
Minerals	
NMC 311 Objection	<u>Policy MWYN 6 – Buffer Zones Around Mineral Sites</u> Coal referral areas. If Policy MWYN 6 refers to such areas they should be shown on the Proposals Map, as they are part of the plan. If they are shown on the Constraints Map then there should be no reference to them in the policy.
Employment Land Safeguarding	
NMC147 NMC148 Objection	<u>Policy PS10: Providing Opportunity for a Flourishing Economy / CYF 1: Safeguarding, Allocating and Reserving Land and units for Employment Use</u> Policy PS10 has been amended to identify that 55.1ha of land has been allocated for employment purposes with 643.8ha of existing land safeguarded. However, the safeguarded sites listed in corresponding Policy CYF1 (as amended through NMC148) total 633.3ha, 10.5ha less than identified in Policy PS10. The Council's should ensure employment totals align in both Policy PS10 and Policy CFY1.