

Register of Matters Arising Changes: Chapter 7.4 Managing Growth and Development – Supply and Quality of Housing

NMC Number	Policy/Para /Map	Matters Arising Changes
NMC 174	General	<p><i>Re-arrange the policies and explanatory text in this chapter in order to improve clarity, understanding and effectiveness of the Plan. This is through moving the Location of Housing section to follow the Scale of Housing Section. The Type of Housing, Affordable Housing, Gypsy and Traveller Accommodation sections now follow the Location of Housing section. The policy and paragraph numbers will be revised in the final published adopted version.</i></p>
NMC 175	7.4.3	<p><i>Delete second half of the paragraph. Information about the anticipated housing trajectory is provided in revised paragraph 7.4.114 and a new Appendix to the Plan.</i></p> <p>Local authorities can identify the number of homes needed, but the number actually built each year will be heavily influenced by factors outside their control. The Plan period (2011 – 2026) includes a time of continued economic and financial uncertainty. Market conditions continue to be weak and this is likely to mean that house building in the short term will remain subdued. To help progress housing delivery in the short term each Council and its partners are exploring and/ or implementing local initiatives. Using the best available information Topic Paper 20B seeks to provide a housing trajectory incorporating the likely phasing/delivery of housing schemes and indicating the housing land supply position throughout the plan period. In undertaking the exercise it is demonstrated as far as is possible that the requirement to maintain a 5-year land supply will be achieved throughout the Plan period. Planning mechanisms, such as short term consents, will be used where appropriate to seek to ensure that sites with planning consent will deliver the required homes.</p>
NMC 176	PS 13	<p><i>Amend to clarify which factors were considered and delete reference to tranches of development as it is superseded by information about the anticipated housing trajectory:</i></p> <p><b>STRATEGIC POLICY PS 13: HOUSING PROVISION</b></p> <p><u>Based on the level of anticipated housing need, balanced against deliverability, environmental constraints and landscape constraints, and community capacity, economic and demographic prospects, and potential demographic profile, the Councils will make provision for a requirement for 7,184 housing units between 2011 and 2026. This requirement will be</u></p>

		<p>met by identifying opportunities for around 7,902 housing units to enable a 10% slippage allowance.</p> <p>A constant minimum 5 year supply of housing land will be maintained by allocating land and facilitating development on windfall sites and by using existing buildings. <del>in accordance with the following housing targets:</del></p> <ol style="list-style-type: none"> <li><del>1. a baseline requirement, which equates to 2,604 housing units between 2011 and 2018</del></li> <li><del>2. provision for growth, which equates to 5,298 housing units between 2018 and 2026</del></li> </ol> <p>This level of growth <del>will be</del> <u>is</u> distributed in accordance with Strategic Policy PS 15 and Policies <u>TAI 5</u>, TAI 14 to TAI 18 and will be monitored on an annual basis via the annual Joint Housing Land Availability Studies and the Annual Monitoring Reports.</p>
NMC 177	TAI 1	<p><i>Delete reference to phasing requirement as it is superseded by information about the anticipated housing trajectory:</i></p> <p><b>POLICY TAI 1: APPROPRIATE HOUSING MIX</b></p> <p>The Councils will work with partners to promote sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Proposals should contribute to creating sustainable mixed communities by:</p> <ol style="list-style-type: none"> <li>1. Maximising the delivery of affordable housing (including for local need) across the Plan area in accordance with Strategic Policy PS 14;</li> <li>2. Contributing to redress an identified imbalance in a local housing market;</li> <li>3. Ensuring the sustainable use of housing land, ensuring an efficient density of development compatible with local amenity in line with Policy PCYFF 2;</li> <li>4. Ensuring the correct mix of housing unit types and tenures to meet the needs of the Plan area’s current and future communities; and where appropriate be subject to a phasing requirement</li> <li>5. Making provision, as appropriate, for specific housing needs such as student accommodation, homes for the elderly, Gypsy &amp; Travellers, supported accommodation, nursing, residential and extra care homes, needs of people with disabilities;</li> <li>6. Improving the quality and suitability of the existing housing stock;</li> <li>7. Ensuring high standards of design that create sustainable and inclusive communities in line with Policy PCYFF 2.</li> </ol>

<p><b>NMC 178</b></p>	<p>Policy TAI X</p>	<p><b><i>Delete policy as a phasing policy is not required to manage housing supply:</i></b></p> <p>New Policy TAI X</p> <p><del>In order to ensure that different communities are able to accommodate residential development, the Councils will, where appropriate, seek a phased release of housing in relation to allocated sites or in relation to windfall sites.</del></p> <p><del>In order to improve delivery of homes as set out in Policy PS13 and Policies TAI 14 to TAI 18:</del></p> <ol style="list-style-type: none"> <li><del>1. Short planning permissions will be issued at the discretion of the Councils; or</del></li> <li><del>2. Housing development may be conditioned with completion dates; or</del></li> <li><del>3. Outline, reserve matters and full consents will not be renewed except with strong justification.</del></li> </ol>
<p><b>NMC 179</b></p>	<p>7.4.12a</p>	<p><b><i>Consequential change following deletion of the policy:</i></b></p> <p><del>Planning Policy Wales states that development may need to be phased, where appropriate in consultation with the relevant utilities/ infrastructure providers, to allow time to ensure that the provision of utilities/ infrastructure can be managed in a way consistent with general policies for sustainable development. Development may also need to take the ability of different communities to accommodate the development without eroding their character, including their linguistic character.</del></p>

NMC 180	7.4.12b	<p><b><i>Consequential change following deletion of the policy:</i></b></p> <p>The first part of the Policy sets out that allocated sites and significant windfall sites may be granted permission in a number of stages. This staged approach will allow some control in ensuring that infrastructure and communities are able to absorb development. The number of stages appropriate for each allocated site or windfall site will be determined at the pre-application stage in discussion with the applicant taking into account current commitments and delivery within the settlement along with any specific requirements in relation to the delivery of the allocated site in question. The Councils recognise that there will be sites where phased release will not be necessary, appropriate or relevant and that early discussion with the Councils prior to submitting any application will help establish whether phased release is to be applied. This phased approach does not preclude the need, where appropriate, for a clear masterplan to be submitted by the applicant upfront regarding the overall layout of the whole site. Policy TAI X is intended to improve delivery of completed housing rather than of planning consents. There has been a tendency to secure planning consents in settlements in the past without the clear intent to implement or deliver the units in the foreseeable future. This has often resulted from a pressure to secure a planning permission before the 'build quota' for a village is used up. Some planning consents have also been preserved as being extant by virtue of 'technical starts' which support the motivations, in some instances, for obtaining planning consent rather than secure a commercial intention to build. All these factors are tending to hamper genuine housing delivery and responsiveness to immediate needs.</p>
NMC 181	7.4.12c	<p><b><i>Consequential change following deletion of the policy:</i></b></p> <p>The policy will aid the Councils in securing a genuine five year land supply as required by the Joint Housing Land Assessments published by the Councils in response to national planning policy.</p>
NMC 182	TAI 2	<p><b><i>Amend to improve clarity:</i></b></p> <p><b>POLICY TAI 2: SUBDIVISION OF EXISTING PROPERTIES TO SELF-CONTAINED FLATS &amp; HOUSES IN MULTIPLE OCCUPATION (HMOs)</b></p> <p><b>The sub-division of existing properties to self-contained flats and HMOs that require planning permission will be granted</b></p>

		<p><b>provided they conform to the following criteria:</b></p> <p><b>A: For Property within a development boundary or is a coloured building within an identified Cluster</b></p> <ol style="list-style-type: none"> <li><del>1. The proposal doesn't involve a two storey terraced house;</del></li> <li><b>2. The property is suitable for conversion to the number and type of units proposed without the need for significant extensions and external adaptations;</b></li> <li><b>3. It will not result in an excessive concentration of such uses to the detriment of a residential area <u>licensed houses in multiple occupation exceeding 25% of all residential properties in the electoral wards of Menai (Bangor) and Deiniol, and 10% in the remaining wards in the Plan Area;</u></b></li> <li><b>4. It will not have detrimental impact on residential amenity. In this regard, each proposal must demonstrate the adequacy of car parking, refuse storage space;</b></li> <li><b>5. Where dedicated car parking cannot be provided the proposal must not exacerbate existing parking problems in the local area.</b></li> </ol> <p><b>B: For Property in the Open Countryside</b></p> <ol style="list-style-type: none"> <li><b>6. Consideration has been given to commercial / tourism / care accommodation in the first instance;</b></li> <li><b>7. Property is of a size suitable for conversion and it is not viable to retain it as an individual dwelling;</b></li> <li><b>8. The proposal does not have a detrimental impact on residential amenity;</b></li> <li><b>9. Dependent upon viability evidence an affordable housing provision is given on an increase above one extra unit;</b></li> <li><b>10. The site is located in a sustainable location.</b></li> </ol>
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NMC 183	7.4.13	<p><b><i>Amend to provide updated information:</i></b></p> <p>Planning permission is required to convert a house, flat or other properties into separate flats or bedsits or to build new properties of this kind, unless the proposal involves the provision of one flat above a shop. Where no more than 6 people are sharing the facilities (i.e. bathroom and kitchen) and the management of the household (i.e. paying rent and eating together), then this is deemed to be a ‘shared house’ and will not normally require planning permission. This may in some cases include households, where some care is provided or where a number of students live together. <b><u>The Use Classes Amendment Order 2016 amends class C3 (residential houses) and introduces a new class - C4 (houses in multiple occupation). This change will increase the number of housing in multiple occupation that could require planning permission. The change to the General Permitted Development Order means that planning permission is not required to change a house in multiple occupation (C4) to a residential house (C3).</u></b></p>
NMC 184	7.4.13a	<p><b><i>Consequential change following refinement of the scope of Policy TAI 3:</i></b></p> <p>Self-contained flats or houses in multiple-occupation can help to address the needs of those wanting to purchase or rent small units of accommodation, as well as providing a relatively affordable housing option for those wishing to purchase their first property. In addition vacant / under used buildings could be one of the options to contribute towards meeting part of the need for temporary construction workers’ accommodation. Proposals for new build Flats /HMOs <del>are will be</del> dealt with under Policies <del>TAI 3 and TAI 5,</del> TAI 14 to TAI 18 [allocations and windfall policies] with consideration given to the potential impact upon the character and amenity of the locality including cumulative impact under Policy PCYFF 1.</p>
NMC 185	7.4.14	<p><b><i>Consequential change following amendment to the Policy wording:</i></b></p> <p>The provision of self-contained flats or HMOs can affect the residential amenity of adjoining properties. The accumulative effect or overprovision of these types of properties can affect the social character of an area and lower its environmental quality, thus detrimentally affecting the standard of living of other inhabitants. The situation can further worsen as families move out in order to seek a better living environment. The Council does not wish to see this happen (or continue in some areas). <del>Therefore, it will not permit the conversion of two storey terraced houses into flats or HMOs on the basis that this type of development is likely to fully compromise the residential amenity of adjoining properties.–</del> The conversion of other properties will be refused unless proposals conform in full to the policy.</p>

NMC 186	7.4.18	<p><b><i>Amendments to improve clarity:</i></b></p> <p>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’ <b><u>housing in multiple occupation as</u></b> a percentage of all households. Data is included in <del>Topic Paper 16 Student Accommodation</del> <b><u>the ‘Conversion of buildings to flats self-contained flats or houses of multiple occupancy’ Supplementary Planning Guidance.</u></b> 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 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. <b><u>For the purposes of calculating the percentage of housing in multiple occupation within the Ward, bespoke student accommodation flats will not count towards these figures.</u></b></p> <ul style="list-style-type: none"> <li>i. Licensed HMOs – records from the Council’s Licensing Team;</li> <li>ii. The number of extant planning permissions for HMOs</li> <li>iii. Council Tax exempt student properties (“shared housing <b><u>homes</u></b>”)</li> </ul>
NMC 187	7.4.19	<p><b><i>Amend to improve clarity:</i></b></p> <p>In circumstances where an applicant disagrees with the Council’s assessment of the number of HMOs/<del>shared housing</del> in a given area, then the applicant will be afforded an opportunity to provide evidence and demonstrate otherwise.</p>
NMC 188	TAI 3	<p><b><i>Amend to improve clarity:</i></b></p> <p><b>POLICY TAI 3: <u>CAMPUS STYLE</u> TEMPORARY ACCOMMODATION FOR CONSTRUCTION WORKERS</b></p>

	<p>Proposals for <u>campus style</u> temporary accommodation for construction workers will be permitted provided that they form part of the overall solution to providing temporary construction worker accommodation and the following criteria are satisfied:</p> <ol style="list-style-type: none"> <li>1. The site is located within or adjacent to development boundaries of Centres or Service Villages identified within the Plan's Settlement Hierarchy, and</li> <li>2. It is proportionate in scale to the Centre or Service Village; and</li> <li>3. It will not prejudice the Councils' ability to sustain a continuous minimum 5 years supply of land for permanent homes; or</li> <li>4. In exceptional circumstances, the site is located elsewhere <del>in Anglesey</del> provided: <ol style="list-style-type: none"> <li>i. the developer can demonstrate that there is an essential and proven need for the amount and type of accommodation that cannot be met within or adjacent to development boundaries of Centres or Service Villages in the locality through either existing accommodation or the re-use of an existing building;</li> <li>ii. the accommodation is provided to meet the temporary accommodation needs of workers;</li> <li>iii. the site is accessible to public transport routes, workplaces, and key social infrastructure, <u>promoting sustainable travel options as appropriate</u>;</li> <li>iv. a satisfactory standard of accommodation and adequate communal leisure and recreational facilities are provided on site to meet the amenity needs of occupiers;</li> </ol> </li> <li>5. <u>Proposals within or adjacent to development boundaries</u> <del>The proposal is designed for permanent legacy use</del> <u>should be informed by a consideration of legacy uses, so that investment in elements such as infrastructure, buildings, ecological and landscape works brings long term benefits</u> unless, in exceptional circumstances, the Council is satisfied that a legacy use is not feasible or appropriate;</li> <li>6. <u>The proposal will be assessed in accordance with this Policy,</u> <del>with Policy PCYFF 1 and other policies relating to the alternative future use</del> <u>and Policy ISA 1, but will not be required to comply with policies relating to the development of</u></li> </ol>
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	<p><b><u>permanent residential accommodation and retailing in the countryside;</u></b></p> <p>If provision of permanent homes is the intended legacy use of the accommodation, the proposal should make a positive contribution to the long term affordable housing objectives of the Council in accordance with the requirements of Policy TAI9 and Policy TAI10;</p> <p><b>7. Where the proposal would result in impacts or additional demands on existing community facilities (<u>including healthcare facilities</u>), in accordance with Policy ISA 1, either additional facilities or appropriate contributions for the development or improvement of existing facilities off site within Centres or Service Villages will be provided, unless it can be demonstrated that temporary <u>ancillary</u> facilities should be provided <del>elsewhere</del> <u>on site</u>;</b></p> <p><b><u>8. That appropriate improvements to the transport network are provided to mitigate adverse impacts on local communities and tourism;</u></b></p> <p><del>9. The accommodation, and the agreed legacy use, contribute to creating a mixed, inclusive and sustainable community, and</del>  <b><u>The proposal does not cause an over-concentration of such a use in the local area or harm to the residential amenity or the surrounding area;</u></b></p> <p><b>10. If a <del>alternative future</del> or legacy use is not feasible the Council shall require that temporary buildings are removed and</b></p> <ul style="list-style-type: none"> <li><b>i. the serviced land is left in a <u>suitable</u> <del>neat and tidy</del> condition following the removal of the structures <u>in accordance with a scheme of work submitted to and approved by the Local Planning Authority</u>, or</b></li> <li><b>ii. all waste disposal facilities, roads, parking areas and drainage facilities are permanently removed from the site and the land is reverted to its original state <u>in accordance with a scheme of work submitted to and approved by</u> <del>to</del> the satisfaction of the Local Planning Authority.</b></li> </ul> <p><b><u>10a A Construction Workers Accommodation Strategy is submitted to the Councils as part of any planning application.</u></b></p> <p><del>Planning permission will always only be granted subject to a time limited period in order to enable the Council to review the overall trend the construction project's associated accommodation needs. Appropriate planning mechanisms will be applied to secure the agreed legacy use.</del></p> <p><b>Operators will be required to <u>maintain occupancy information to facilitate the monitoring of the impacts of the</u></b></p>
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		<b><u>development, including the number of construction workers accommodated, the duration of occupancy and keep a record of anonymised data of workers accommodated (having regard to the requirements of data protection legislation) keep a register of all workers living in the accommodation and to make this information register immediately available, on request, to the Council.</u></b>
NMC 189	7.4.23	<p><b><i>Amend to reflect changes to the Policy:</i></b></p> <p>Homes with shared facilities are often known as houses in multiple occupation (HMOs)/ shared homes. HMOs/ shared homes are flats or houses occupied by more than one household, where each household does not have exclusive use of all cooking, washing and toilet facilities. This Policy applies to the construction of new HMOs/ shared homes as opposed to the conversion of existing buildings (which would fall under Policy TA12). This Policy applies to new build purpose built <b><u>temporary accommodation provided for construction workers</u></b> required in connection with large scale construction projects e.g. <del>other than the</del> <b><u>Wylfa Newydd Project</u></b> or any other work that requires a large number of temporary/ transient resident workforce. <b><u>Policy PS 9 and Policy PS 9A will apply to proposals for campus style temporary construction worker accommodation required in connection with the Wylfa Newydd Project.</u></b> The accommodation will be required for 6 months or more. The duration will be restricted to a maximum period agreed to by the Council and will be conditioned for refurbishment of the building/ structure or reinstatement of the site at the end of the period. The Council encourages accommodation designed to allow transition to an alternative legacy use.</p>
NMC 190	New paragraph 7.4.23a	<p><b><i>Include additional text to improve clarity:</i></b></p> <p><b><u>These would be specially provided, campus-style developments including modular single worker en-suite accommodation units, arranged in blocks that share communal facilities, such as a kitchen, dining space and lounge. The modular build would allow flexibility to meet changes in demand over time.</u></b></p>
NMC 191	New paragraph 7.4.23b	<p><b><i>Include additional text to improve clarity:</i></b></p> <p><b><u>The Council favours sites located within or adjacent to the identified Centres or Services in order to promote sustainable development (including access to public transport linkages), integration with communities (unless the scale of the development would not be proportionate to the Centre or Service Village), and to facilitate beneficial long-term legacy uses. This could enable efficiency in terms of accessibility to welfare, leisure and recreation facilities in the nearest settlements. Where required and appropriate, the solution to ensure that the occupiers' requirements are addressed could</u></b></p>

		<u>involve investment to upgrade facilities in the nearest settlements. Alternatively, these sites could be more self-contained, providing on site welfare, sports, leisure and recreation facilities as well as bus pick up and drop off points for the occupiers. Other services, e.g. canteen, administrative services, would also form part of the development covered by this Policy.</u>
NMC 192		<b>This unique reference number has not been used.</b>
NMC 193	New paragraph 7.4.23ch	<b><i>Include additional text to improve clarity:</i></b>  <u>While Policy TAI 3 (and PCYFF 1 and Policy ISA 1) would be the relevant policies for this style of temporary accommodation provided for construction workers, this Policy would not apply to a proposal for permanent housing, for example houses that would initially be sub-divided to allow use by construction workers, then adapted to become homes for families or other members of local communities. Policies TAI 14 to TAI 17 would apply to this type of provision, depending on the site's location, as well as other relevant Policies, e.g. Policy TAI 9 – Affordable housing threshold and distribution (for use following use by construction workers); Policy ISA 5 – Provision of open spaces in new housing development; Policy ISA 1 – Infrastructure provision. Policy TAI 3 would not apply to any form of purpose built accommodation that has been designated as student housing or designated for use by older people or would be suitable for young adults with a limited income. Policy TAI 6 provides part of the framework to deal with proposals for new purpose build student accommodation.</u>
NMC 194	7.4.24	<b><i>Amend to improve clarity:</i></b>  This type of accommodation has the potential to mitigate pressure on the stock of private rented homes or open market housing <u>or visitor accommodation</u> in communities. <del>Policy TAI3 would not apply to any form of purpose built accommodation that has been designated as student housing or designated for use by older people or would be suitable for young adults with a limited income. Policy TAI6 provides part of the framework to deal with proposals for new purpose build student accommodation.</del>
NMC 195	7.4.25	<b><i>Amend to improve clarity:</i></b>

		The aim of this Policy is to <del>achieve</del> <b>contribute to achieving</b> the appropriate balance by <del>facilitating the development of HMOs/ shared housing and purpose built accommodation required for temporary construction workers and</del> <b>of solutions to address the need to accommodate a large number of construction workers, thus</b> protecting the supply of housing suitable for local communities during the Plan period.
NMC 196	7.4.26	<p><b><i>Amend to improve clarity:</i></b></p> <p><del>The creation of mixed, sustainable and inclusive communities can be adversely affected where purpose built accommodation, HMOs or shared housing is proposed. This scale of accommodation creates a concentration of relatively short-term residents, and can be unwelcome in an established community. Specific concerns can include pressure on services and facilities that meet the needs of longer term residents, particularly key services and facilities such as doctors’ surgery, dentist, leisure centres, libraries, schools. The Councils are committed to supporting residential communities in the Plan area. Each application for temporary accommodation for construction workers shall be accompanied by</del> <b><u>Construction Workers Accommodation Strategy, which should provide</u></b> <del>an assessment for the proposal, including:</del></p> <ul style="list-style-type: none"> <li>i. a detailed explanation of the need for the facility;</li> <li>ii. <del>how it accords with the project promoter’s published strategy to accommodate its construction workers;</del></li> <li>iii. details of the extent to which the proposal places demands on physical and community infrastructure;</li> <li>iv. the extent to which the local community will benefit from the proposal; and</li> <li>v. a demonstrable solution for the end of the life of the structure or building, unless it can be clearly demonstrated that a legacy use isn’t feasible.</li> </ul>
NMC 197	7.4.27	<p><b><i>Amend to improve clarity:</i></b></p> <p><del>Where proposals for purpose built accommodation, HMOs or housing with shared facilities for</del> <b>temporary</b> accommodation for construction workers are likely to impact adversely on the balance of the community because of their scale or because of an existing concentration, the Councils may seek mitigating measures in accordance with Policy ISA 1. <b><u>In cases where the solution to addressing the requirements of the occupiers involve providing on site facilities, Policies that address the</u></b></p>

		<p><u>relevant land use would apply (e.g. Policy MAN 6 retailing in the countryside; Policy ISA 2 Community facilities), unless the ancillary facilities are temporary buildings designed at the outset to be removed from the site.</u></p>
NMC 198	TAI 5	<p><i>Amend to improve clarity and include a reference to a housing allocation in Beaumares as a consequential change arising from an amendment to Policy TAI 15:</i></p> <p><b>POLICY TAI 5: LOCAL MARKET HOUSING</b></p> <p><u>Subject to the requirements of Policy TAI 9 regarding the provision of affordable housing, local market housing (as defined in the Glossary of Terms) will be permitted within the development boundaries of the settlements named below on the condition that the proposal complies with the following criteria</u> <del>New residential development within the development boundaries of the specific settlements noted below will be permitted provided that:</del></p> <ol style="list-style-type: none"> <li><del>1. The occupancy of the property is restricted to:</del> <ol style="list-style-type: none"> <li><del>i. Local market housing; and/or</del></li> <li><del>ii. Affordable housing (in accordance with Strategic Policy PS14 and Policy TAI9)</del></li> </ol> </li> <li><b>2. The size of the units comply with the defined maximum for the particular type of unit proposed;</b></li> <li><b>3. There are adequate arrangements available to restrict the occupancy of any local market house or affordable house in the first place and in perpetuity to those who conform to the relevant occupancy definition.</b></li> </ol> <p><b>When a development is permitted, a planning condition will be used to manage Permitted Development Rights to ensure that an extension or alterations would not increase the size of the property beyond the defined accepted maximum size.</b></p>

The relevant settlements:

(i) Local Service Centres

Anglesey

- Beaumaris
- Rhosneigr

Gwynedd

- Abersoch

(ii) Local, Rural/ Coastal Villages

Anglesey

- Moelfre
- Trearddur
- Pont Rhyd y Bont

Gwynedd

- Aberdaron
- Mynytho
- Llanbedrog
- Sarn Bach
- Tudweiliog
- Llangian
- Rhoshirwaun
- Borth-y-Gest
- Morfa Bychan

The following site has been identified as a Housing Allocation:

<u>Centre</u>	<u>Site Reference Number</u>	<u>Site Name</u>	<u>Estimated number of units</u>	<u>Permission (April 2015)</u>
<u>Beaumaris</u>	<u>T32</u>	<u>Casita</u>	<u>35</u>	<u>Yes</u>

NMC 199	7.4.37	<p><b><i>Amend to improve clarity:</i></b></p> <p><b><u>This Policy is relevant for</u></b> <del>Proposals</del> proposals to provide new residential units within the development boundaries of Abersoch, Beaumaris, Rhosneigr, Aberdaron, Borth-y-Gest, Moelfre, Morfa Bychan, Mynytho, Llanbedrog, Llangian, Rhoshirwaun, Sarn Bach, Trearddur, Tudweiliog and Four Mile Bridge <del>must comply with Policy TAI5 in combination with Policy TAI9.</del> <b><u>Topic Paper 17A provides the evidence behind the choice of settlements.</u></b> This Policy is relevant to all types of developments that create a new residential unit or units and it is relevant to any scale of development. <b><u>Consideration will be given to providing affordable units in accordance with Policy TAI 9.</u></b> <del>Whilst the affordable housing element corresponds with what is facilitated in policies TAI9, 2</del> <u>Open</u> market housing will not be permitted in the settlements that are named in this Policy.</p>														
NMC 200	New paragraph 7.4.37a	<p><b><i>Include additional text and table to refer to indicative provision for settlements identified in policy TAI 5 to improve clarity:</i></b></p> <p><b><u>The following table gives an indicative impression of how individual settlements could contribute towards the supply given in Policy PS 15.</u></b></p> <table border="1" data-bbox="824 810 1673 1299"> <thead> <tr> <th><u>Settlement</u></th> <th><u>Indicative provision</u></th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;"><u>Local Service Centre<sup>1</sup></u></td> </tr> <tr> <td><u>Abersoch</u></td> <td style="text-align: center;"><u>65</u></td> </tr> <tr> <td><u>Beaumaris</u></td> <td style="text-align: center;"><u>55</u></td> </tr> <tr> <td><u>Rhosneigr</u></td> <td style="text-align: center;"><u>54</u></td> </tr> <tr> <td colspan="2" style="text-align: center;"><u>Local, Rural/ Coastal Village<sup>2</sup></u></td> </tr> <tr> <td><u>Aberdaron</u></td> <td style="text-align: center;"><u>13</u></td> </tr> </tbody> </table>	<u>Settlement</u>	<u>Indicative provision</u>	<u>Local Service Centre<sup>1</sup></u>		<u>Abersoch</u>	<u>65</u>	<u>Beaumaris</u>	<u>55</u>	<u>Rhosneigr</u>	<u>54</u>	<u>Local, Rural/ Coastal Village<sup>2</sup></u>		<u>Aberdaron</u>	<u>13</u>
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<u>Rhosneigr</u>	<u>54</u>															
<u>Local, Rural/ Coastal Village<sup>2</sup></u>																
<u>Aberdaron</u>	<u>13</u>															

			<table border="1"> <tr> <td><u>Borth-y-gest</u></td> <td><u>10</u></td> </tr> <tr> <td><u>Llanbedrog</u></td> <td><u>16</u></td> </tr> <tr> <td><u>Llangian</u></td> <td><u>4</u></td> </tr> <tr> <td><u>Morfa Bychan</u></td> <td><u>10</u></td> </tr> <tr> <td><u>Mynytho</u></td> <td><u>13</u></td> </tr> <tr> <td><u>Rhoshirwaun</u></td> <td><u>6</u></td> </tr> <tr> <td><u>Sarn Bach</u></td> <td><u>4</u></td> </tr> <tr> <td><u>Tudweiliog</u></td> <td><u>12</u></td> </tr> <tr> <td><u>Moelfre</u></td> <td><u>32</u></td> </tr> <tr> <td><u>Four Mile Bridge</u></td> <td><u>17</u></td> </tr> <tr> <td><u>Trearddur</u></td> <td><u>32</u></td> </tr> </table> <p><sup>1</sup> <u>This figure includes units that could be provided on windfall sites and commitments (land bank) housing, but excludes completed housing units up to April 2015 – see Appendix 5 and Glossary of Terms.</u></p> <p><sup>2</sup> <u>This figure includes commitments (land bank) housing and completed housing units – see Appendix 5 and Glossary of Terms.</u></p>	<u>Borth-y-gest</u>	<u>10</u>	<u>Llanbedrog</u>	<u>16</u>	<u>Llangian</u>	<u>4</u>	<u>Morfa Bychan</u>	<u>10</u>	<u>Mynytho</u>	<u>13</u>	<u>Rhoshirwaun</u>	<u>6</u>	<u>Sarn Bach</u>	<u>4</u>	<u>Tudweiliog</u>	<u>12</u>	<u>Moelfre</u>	<u>32</u>	<u>Four Mile Bridge</u>	<u>17</u>	<u>Trearddur</u>	<u>32</u>
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NMC 201	7.4.38	<p><i>Delete text and include additional wording at the end of the paragraph to improve clarity:</i></p> <p>Evidence set out in Topic Paper 17 Local Market Housing clearly demonstrates that intensive problems exist within the</p>																							

		<p>housing markets of the settlements that are named in this policy, which has a social and economic effect on these communities. By promoting only local market housing and affordable housing (Policy TA19) within these settlements, the objective of this policy is to contribute to tackle the imbalance within the local housing markets and sustain and strengthen fragile communities. The policy responds to recognised factors that influence the relevant housing markets. It expands opportunities in the defined housing markets and secures a provision of units that meet the community's needs. This Policy therefore does not aim to provide affordable housing to those in the local community that are in need of such dwellings (as this is the objective of the Affordable Housing policies), but rather ensures the sustainability of vulnerable communities, where intensive problems exist within the housing market. Application of this Policy may also help achieve wider social policy goals, such as maintaining and strengthening Welsh speaking communities. Supplementary Planning Guidance will be published to provide advice on the <u>planning mechanism that could be used and so forth</u> matter.</p>
NMC 202	7.4.39	<p><b><i>Amend to improve clarity:</i></b></p> <p>This policy will seek to control the value of local market units by managing the size of the properties. By managing the maximum size of local market units, the value of these units will be more compatible with the policy objective of sustaining the defined communities.</p>
NMC 203	7.4.40	<p><b><i>Amend to improve clarity:</i></b></p> <p>For the purposes of the 'Local Market Housing' clause, 'local' is defined as follows:</p> <p><b><u>Local Service Centres</u></b> – Connection with the particular ward where the settlement is located or any ward directly adjoining it.</p> <p><b><u>Local, Rural/ Coastal Villages</u></b> – Connection with the particular ward where the settlement is located only.</p> <p>'Connection with the ward' is defined as follows:</p>

		<ul style="list-style-type: none"> <li>i. An individual who currently lives within the relevant wards and who has lived there continuously for 5 years or longer; or</li> <li>ii. People who are not currently living in the relevant wards but who have a long and established connection with the local community, including having lived in the area for a period of 5 years or longer in the past; or</li> <li>iii. People who have an essential need to move to live close to relatives who are currently living in the relevant wards and who have lived there for at least the past 5 years or longer and who need support because of age or infirmity reasons; or</li> <li>iv. People who need support because of reasons relating to age or infirmity and who need to move to live close to relatives who are currently living in the relevant wards and who have lived there for the past 5 years or longer; or</li> <li><del>v. People who genuinely need to live within a specific ward as a result of their work situation; or</del></li> <li><del>vi. Any other criterion agreed in writing by the Senior Planning and Environment Manager, Gwynedd Council or the Head of the Planning and Public Protection Service, Isle of Anglesey County Council (whichever Local Planning Authority is relevant).</del></li> </ul>
<p><b>NMC 204</b></p>	<p>TAI 7</p>	<p><b><i>Amend to improve clarity:</i></b></p> <p><b>POLICY TAI 7: REPLACEMENT DWELLINGS</b></p> <p><b>Proposals for the replacement of a dwelling that meet the following criteria, where appropriate, will be granted:</b></p> <ul style="list-style-type: none"> <li><b>1. Outside development boundaries or identified clusters, the present dwelling has a lawful residential use;</b></li> <li><b>2. The building is not listed;</b></li> <li><b>3. The existing dwelling is of no particular architectural and/ or historic and/ or visual merit, for which it should be</b></li> </ul>

		<p>conserved;</p> <ol style="list-style-type: none"> <li>4. Outside development boundaries the existing dwelling is not capable of retention through renovation and extension and/ or it is demonstrated that the repair of the existing building is not economically feasible;</li> <li>5. Outside development boundaries, the proposed dwelling is not a replacement for <u>a caravan or holiday chalet that has a legal residential use</u>; <del>temporary residential accommodation or a building constructed of short-life materials;</del></li> <li>6. Outside a Coastal Change Management Area, the siting of a replacement dwelling should be within the same footprint as the existing building unless it can be demonstrated that relocation within the curtilage lessen its visual and amenity impact in the locality;</li> <li>7. Outside development boundaries, the siting and design of the total new development should be of a similar scale and size and not create a visual impact significantly greater than the existing dwelling in order that it can be satisfactorily absorbed or integrated into the landscape. In exceptional circumstances a larger well designed dwelling that does not lead to significant greater visual impact could be supported;</li> <li>8. In areas at risk from flooding and outside a Coastal Change Management Area: <ol style="list-style-type: none"> <li>i. A flood consequence assessment has been undertaken for the development and satisfactory risk mitigation has been identified;</li> <li>ii. The dwelling will incorporate flood mitigation and resiliency measures in accordance with Community and Local Government (CLG) publication Improving the flood performance of new buildings: flood resilient construction;</li> <li>iii. The building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/ overtopping of the tidal defences;</li> </ol> </li> </ol>
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		<p>iv. A flood warning and evacuation plan has been prepared for the property and is to be displayed on site.</p> <p>9. Exceptionally, when a recently inhabited or habitable dwelling is destroyed by accident, planning permission may be granted for a new dwelling, in situ. Evidence about the status and previous condition of the building and the cause and extent of the damage must be provided.</p> <p>Planning permission for a replacement dwelling may be subject to a condition to ensure:</p> <p>10. The demolition of the original dwelling and where appropriate the demolition of outbuildings on the completion of the new dwelling, and/ or</p> <p>11. That permitted development rights are removed.</p>
NMC 205	7.4.47	<p><b><i>Amend to improve clarity:</i></b></p> <p>This Policy will not permit the <del>building of a house to replace</del> replacement of a temporary residential accommodation such as caravans, <u>a caravan or chalets that have a legal residential use (see definition of ‘caravan’ and ‘holiday chalet’ in Policy TWR 3.)</u> etc. or buildings constructed from short life materials such as prefabricated houses.</p>
NMC 206	TAI 8	<p><b><i>Amend to clarify scope of Policy and improve clarity:</i></b></p> <p><b>POLICY TAI 8: RESIDENTIAL USE OF CARAVANS, MOBILE HOMES OR OTHER FORMS OF NON-PERMANENT ACCOMMODATION</b></p> <p><u>New caravan or other forms of non-permanent accommodation sites for temporary residential use</u></p> <p>As an exception to Strategic Policy PS 15 and Policy TAI 9, a proposal <u>for a new site</u> involving the siting of caravans or other forms of non-permanent accommodation for the purpose of <u>temporary</u> residential use will be granted planning permission provided it conforms to all the following criteria:</p>

		<ol style="list-style-type: none"> <li>1. The siting is for a limited period of time, and <u>is required to accommodate temporary workers during construction of a specific</u> <del>in connection with an</del> approved building project; or</li> <li>2. There is a proven need for <u>a single caravan or other form of non-permanent accommodation</u> <del>temporary accommodation to assist in</del> <u>connection with</u> the establishment of a new rural based enterprise, in line with national planning policy and guidance.</li> </ol> <p>In the case of scenario 1) above:</p> <ol style="list-style-type: none"> <li>i. the siting of temporary residential caravans or other forms of non-permanent accommodation will be subject to the same locational considerations <u>as set out in Policy TWR 3</u> <del>permanent residential dwellings</del>; and</li> <li>ii. the site is located so as to minimise the need to travel and promotes the use of sustainable transport modes to the approved building project <u>site or a park and ride facility provided by the building project promoter</u>; and</li> <li>iii. it can be demonstrated that the accommodation facilitates the delivery of the building project's <u>construction workers'</u> accommodation strategy.</li> </ol> <p><u>Existing holiday caravan or other forms of non-permanent holiday accommodation</u></p> <p>A proposal involving occupation of existing holiday caravans or other forms of non-permanent accommodation outside the usual occupancy season or the extension of existing sites for the purpose of temporary residential use will be granted planning permission provided they conform to all the following criteria:</p> <ol style="list-style-type: none"> <li>3. There is a proven need for temporary residential accommodation in association with an approved building project; and</li> <li>4. The site is located so as to minimise the need to travel and promotes the use of sustainable transport modes to the approved building project <u>site or a park and ride facility provided by the building project promoter</u>; and</li> <li>5. It can be demonstrated that the construction worker accommodation facilitates the delivery of the building project's <u>construction workers'</u> accommodation strategy; and</li> </ol>
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6. It can be demonstrated that the proposal would not have a significant detrimental impact on the tourism industry;  
**6a The proposal is appropriate when considered against Policy TWR 3.**

**Mechanisms to manage the development**

Where planning permission is granted a planning condition will be attached, or an obligation will be secured, to ensure that:

7. Occupancy of the caravans or other form of non-permanent accommodation is confined to persons able to demonstrate the essential need for the accommodation; and
- ~~8. The resources required to ensure monitoring systems are established and any unauthorised activity can be adequately controlled is available; and~~
9. The permission is for a time-limited period only and, after which time the need for the accommodation ceases, the caravan or other form of non-permanent accommodation shall be removed from the site and either (i) the land restored to its former condition within a specified period, or (ii) serviced plots are retained for a future policy conforming use.

In the case of temporary residential caravans approved in accordance with this Policy, applications to renew temporary permissions will be assessed against the above criteria.

NMC 207	7.4.61	<p><b><i>Amend to refer to a one Single Integrated Plan and other minor changes:</i></b></p> <p>The provision of affordable homes is an objective of the Plan. Providing affordable homes is also a priority of <del>both</del> <u>the</u> Single Integrated Plans and is a key priority for both Councils. The majority of affordable housing that is built in the Plan area has been delivered as part of new development. Therefore, planning policies have a central role in helping to deliver low cost homes through quotas of affordable dwellings being negotiated and delivered on open market housing sites. Applying these policies can also contribute to achieving wider social policy goals such as maintaining and strengthening Welsh speaking communities. The following Strategic Policy and detailed policy set out the circumstances for securing affordable housing, which <del>will be</del> <u>is</u> supported by <del>an</del> <u>the</u> Affordable Housing Supplementary Planning Guidance.</p>
NMC 208	7.4.62	<p><b><i>Amend to refer to the Isle of Anglesey County Council as a social landlord:</i></b></p> <p>Affordable Housing is defined in national policy as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Social and affordable rented housing is normally rented from a Housing Association <u>or the Isle of Anglesey County Council</u>. Intermediate Housing refers to housing which is available to buy or to part buy/part rent at below the market price. Planning mechanisms, such as Section 106 Agreements are used to control occupancy and prices.</p>
NMC 209	7.4.63	<p><b><i>Amend to provide up-dated information and to improve clarity:</i></b></p> <p>In <del>May 2011</del> <u>2015 median</u> average house price in Anglesey and Gwynedd stood at approximately <del>£170,471</del> <u>£156,000</u> and <del>£169,780</del> <u>£144,000</u>, respectively. While this is not considered high by national standards, when compared to average household income they are considered unaffordable. At entry level the problem is more pronounced and many local people, especially younger people, often find themselves priced out of the market. Despite the recent economic downturn the issue of housing affordability remains a key concern across the Plan area. Additionally over the last few decades ‘Right to Buy’ sales and the proliferation of second/ holiday homes have significantly reduced the supply of both social sector and market properties, available to meet local housing needs.</p>

NMC 210	7.4.65	<p><b><i>Amend to provide up-dated information and to improve clarity:</i></b></p> <p>The Anglesey LHMA and Housing Needs Study <u>2016</u> and the Gwynedd LHMA <u>2013</u> provide a snapshot of the scale of affordable housing likely to be required in Anglesey and Gwynedd, i.e. approximately <del>1,344</del> <b>889</b> housing units per annum for 5 years to meet backlog and emerging needs, <b><u>with an overall need of 8,174 for the whole Plan period</u></b> (these figures are based upon Welsh Government methodology which calculates 25% of household income on housing costs). <del>The current assessments also indicated that across the Plan area most of the need was for social rented units rather than shared ownership dwellings.</del> 'Tai Teg', an affordable housing register, <del>will be</del> <b>is</b> the main information source for intermediate/ shared equity schemes in the Plan area.</p>
NMC 211	7.4.65a	<p><b><i>Amend to improve clarity:</i></b></p> <p><del>Not all new affordable units identified in the LHMA's will be newly built and managed within the joint LDP policies.</del> <b><u>It is not expected that the planning system alone will, or should, provide for this shortfall.</u></b> The <u>JLDP Plan</u> is just one tool to ensure that the demand for affordable housing is met. <del>It's important however that the Plan contributes sufficiently to meeting a proportion of this need.</del> <b><u>The importance of the Plan's role in contributing to meeting affordable housing need is therefore recognised.</u></b></p>
NMC 212	7.4.65b	<p><b><i>Amend to improve clarity:</i></b></p>

The minimum new affordable housing target figure identified in the Plan is based on the following information:

Category	Total
Completed units <sup>±</sup>	206
Affordable units in the landbank <sup>2</sup>	471
New allocations <sup>3</sup>	404
Windfall in Service Centres	60
Windfall in Villages	30
Clusters	224
Subdivide rural buildings	10
Open countryside	10
<b>TOTAL</b>	<b>1,415</b>

<sup>±</sup> Since the JLDP base date

<sup>2</sup> Affordable housing landbank figure based on an assessment of which sites are likely to be built.

<sup>3</sup> On the basis of 25% or 15% affordable housing provision (based on House Price Area noted in Policy TA19).

	<u>Component of Affordable Housing Supply</u>	<u>Sub Regional Centre / Urban Service Centres</u>	<u>Local Service Centres</u>	<u>Villages</u>	<u>Clusters</u>	<u>Open Countryside</u>	<u>Total</u>
<u>A</u>	<u>Total Completions (small and large) 01-04-11 = 31-3-15</u>	<u>172</u>	<u>60</u>	<u>68</u>	<u>4</u>	<u>2</u>	<u>306</u>
<u>B</u>	<u>Units with planning permission 01-04-15</u>	<u>327</u>	<u>62</u>	<u>106</u>	<u>29</u>	<u>2</u>	<u>526</u>
<u>C</u>	<u>New Housing Allocations</u>	<u>216</u>	<u>85</u>	<u>35</u>	<u>=</u>	<u>=</u>	<u>336</u>
<u>CH</u>	<u>Large windfall Sites (+5) 11 years remaining</u>	<u>75</u>	<u>25</u>	<u>20</u>	<u>12</u>	<u>=</u>	<u>132</u>
<u>D</u>	<u>Small windfall</u>	<u>80</u>	<u>38</u>	<u>39</u>	<u>94</u>	<u>21</u>	<u>272</u>

			<u>sites (-5) 11 years remaining</u>						
		<u>DD</u>	<u>Total Housing Provision</u>	<u>870</u>	<u>270</u>	<u>268</u>	<u>139</u>	<u>25</u>	<u>1,572</u>
<b>NMC 213</b>	PS 14	<p><i>Amend to provide updated information:</i></p> <p><b>STRATEGIC POLICY PS 14: AFFORDABLE HOUSING</b></p> <p>Sufficient land is <u>Development opportunities have been</u> identified to provide a minimum target of <del>1,400</del> <u>1,572</u> new affordable homes.</p>							
<b>NMC 214</b>	TAI 9	<p><i>Amend to provide updated information and clarify type of affordable housing permissible in Local, Rural/ Coastal Villages:</i></p> <p><b>POLICY TAI 9: AFFORDABLE HOUSING THRESHOLD &amp; DISTRIBUTION</b></p> <p>The Councils will seek to secure an appropriate level of affordable housing across the Plan area by working in partnership with Registered Providers, developers and local communities to meet the minimum target presented in Strategic Policy PS14.</p> <p><u>1 Threshold</u></p> <p>Housing development, both new build and conversions, in settlements identified within the settlement hierarchy as shown in Strategic Policy PS 15 will be expected to make an affordable housing contribution in line with the threshold figures introduced in the table below:</p>							

			CATEGORY OF SETTLEMENT	THRESHOLD		
			Sub-regional	5 or more housing units  3 <u>2</u> or more housing units		
			Urban Service Centres			
			Local Service Centres			
			Service Villages			
			Rural / Coastal Villages	2 or more housing units		
			Local Villages			
			Clusters	Only sites of 100% affordable housing will be supported within clusters.		
			Subdivision of Rural Dwellings	2 or more additional units		
			<u>Conversion of Traditional Buildings in Open Countryside</u>	<u>100% affordable housing (unless the residential use is a subordinate element associated with a wider scheme for business re-use)</u>		

## 2 Percentage of Affordable Housing

The following percentage of affordable housing provision (based on social rent tenure) is expected within the Housing Price Area presented in the table below:

Percentage of Affordable Housing	Housing Price Areas
At least 25% <u>30%</u>	Gwynedd High Value Coastal, Rhosneigr, Beaumaris, Rural North West, Bridgehead, Trearddur & Rhoscolyn, South West, North East Rural, Larger Coastal Settlements, Rural Centres, Mid Rural, Northern Coast and South Arfon, Rural West
<u>20%</u>	<u>Rural Centres, Mid Rural, Northern Coast and South Arfon, Rural West</u>
At least 15% <u>10%</u>	Llangefni, Llyn, Western Coastal & Rural Arfon, Holyhead, Amlwch & Hinterland, The Mountains, Eastern Gwynedd & National Park, Blaenau Ffestiniog.

See table in the explanation below in relation to which settlements fall within these areas.

**A proposal including an alternative affordable tenure mix should yield a higher percentage of affordable provision subject to consideration of criteria 3i – 3viii of this Policy.**

Where the affordable housing requirement of a particular scheme falls below a single dwelling on the site, providing an affordable unit within that development ~~should~~ **will** remain the priority. However if it is deemed that this is not possible, a pro-rata payment ~~would~~ **will be** expected rather than no affordable provision on the site.

### **3 Other Matters**

- i. All developments will be required to achieve an appropriate mix in terms of housing tenure, types and house sizes of local need affordable housing within a development, determined by the local housing market assessment or any alternative Council or partner assessment.
- ii. Affordable units should be fully integrated within a development and indistinguishable from non-affordable housing.
- iii. Where the viability of individual schemes fall short of the policy requirements specified, the onus will be on the applicant/ developer / landowner to clearly demonstrate on a viability assessment pro-forma the circumstances justifying a lower affordable housing contribution or tenure mix.
- iv. Where, following the submission of a viability pro-forma, disagreement remains between the applicant / developer / landowner and the Local Planning Authority as to the affordable housing provision within a scheme, an independent external assessment of the scheme (e.g. by the District Valuers Service) will be undertaken at the applicant's expense. The number of affordable housing provided will reflect the conclusions of this assessment.
- v. That there are suitable mechanisms in place to manage the occupation of the affordable housing unit(s) upon initial occupation, and in perpetuity, to those who can prove a need for an affordable dwelling.
- vi. If it can be demonstrated that there are no ~~such~~ eligible occupiers for rural enterprise dwellings then the housing will be occupied by those eligible for consideration for affordable housing.
- vii. Extensions and adaptations to affordable housing will be permitted provided that the alterations or adaptations allow the house to remain as an affordable dwelling. ~~Any extension or alteration should comply with the detailed policy on design.~~
- viii Dwellings are of a size, scale and design compatible with an affordable dwelling.**

		<b>ix <u>Within Local, Rural and Coastal Villages the affordable housing provision should only be for affordable housing for local need (as defined in the Glossary of Terms)</u></b>
<b>NMC 215</b>	7.4.68	<p><b><i>Amend to improve clarity:</i></b></p> <p>The viability study together with an analysis of historic applications has identified the relevant threshold levels where an element of affordable provision will be sought from a proposal. Whilst on-site provision is the preference when a site triggers the threshold requirement but the scale of the scheme is below the level of a single affordable unit e.g. 6 units in a housing price area of 10% would equate to 0.6 of a dwelling, then a pro-rata contribution for the percentage of a new house <del>could</del> <b><u>will be sought required</u></b> i.e. 60% in this example.</p>
<b>NMC 216</b>	7.4.69 & Table 16	<p><b><i>Amendment to improve clarity and up-date the Plan to reflect the latest Affordable Housing Viability Study:</i></b></p> <p>Different House pricing areas have been identified in the Viability study. The Table below identifies <del>into</del> which House Price areas different settlements belong (Clusters not included since all development in Clusters will be for affordable housing). Plan monitoring work will re-assess the average house prices noted in the Viability Study. This could impact upon the percentage of affordable houses sought in the different house price areas:</p>

Table 16: House price area

<u>HOUSING PRICE AREA</u>	<u>MAIN SETTLEMENTS</u>
<u>AT LEAST 25%</u>	
<u>Gwynedd High Value Coastal</u>	<u>Abersoch</u>
<u>Rhosneigr</u>	<u>Rhosneigr</u>
<u>Beaumaris</u>	<u>Beaumaris</u>
<u>Rural North West</u>	<u>Cemaes</u>
<u>Bridgehead</u>	<u>Llanfairpwll, Menai Bridge</u>
<u>Trearddur &amp; Rhoscolyn</u>	<u>No service centre in this area.</u>
<u>South West.</u>	<u>Newborough</u>
<u>North East Rural</u>	<u>Benllech, Pentraeth</u>
<u>Larger Coastal Settlements</u>	<u>Bethel, Bontnewydd, Caernarfon, Criccieth, Pwllheli, Porthmadog, Tremadog</u>
<u>Rural Centres</u>	<u>Area within the Park</u>
<u>Mid Rural</u>	<u>Gaerwen, Llannerch y medd</u>
<u>Northern Coast &amp; South Arfon</u>	<u>Bangor, Penygroes</u>

<u>Rural West</u>	<u>Bodedern, Gwalchmai, Valley</u>
<u>AT LEAST 15%</u>	
<u>Llangefni</u>	<u>Llangefni</u>
<u>Llyn</u>	<u>Botwnnog, Chwilog, Nefyn, Y Ffor</u>
<u>Western Coastal &amp; Rural Arfon</u>	<u>Abermaw, Deiniolen, Penrhyndeudraeth, Tywyn</u>
<u>Holyhead</u>	<u>Holyhead</u>
<u>Amlwch &amp; Hinterland</u>	<u>Amlwch</u>
<u>The Mountains</u>	<u>Bethesda, Llanberis, Llanrug, Rachub</u>
<u>Eastern Gwynedd &amp; National Park</u>	<u>Area within the Park</u>
<u>Blaenau Ffestiniog</u>	<u>Blaenau Ffestiniog</u>

<u>Housing Price Area</u>	<u>Sub-Regional Centre, Urban &amp; Local Service Centres &amp; Service Villages</u>	<u>Local, Rural, Coastal Villages</u>
<u>Percentage of Affordable Housing Sought 30%</u>		

<u>Gwynedd High Value Coastal</u>	<u>Abersoch</u>	<u>Llanbedrog, Llangian, Mynytho, Sarn Bach</u>
<u>Rhosneigr</u>	<u>Rhosneigr</u>	
<u>Beaumaris</u>	<u>Beaumaris</u>	<u>Llanddona, Llangoed</u>
<u>Rural North West</u>	<u>Cemaes</u>	<u>Carreglefn, Llanfechell, Tregele</u>
<u>Bridgehead</u>	<u>Llanfairpwll, Menai Bridge</u>	<u>Llandegfan</u>
<u>Trearddur &amp; Rhoscolyn</u>	<u>No service centre in this area.</u>	<u>Four Mile Bridge (part), Trearddur</u>
<u>South West</u>	<u>Newborough</u>	<u>Brynsiencyn, Dwyran</u>
<u>North East Rural</u>	<u>Benllech, Pentraeth</u>	<u>Llanbedrgoch, Moelfre</u>
<u>Larger Coastal Settlements</u>	<u>Bethel (Gwynedd), Bontnewydd, Caernarfon, Criccieth, Pwllheli, Porthmadog, Tremadog</u>	<u>Borth y Gest, Caethro, Efailnewydd, Llanystumdwy, Morfa Bychan</u>
<u>Percentage of Affordable Housing Sought 20%</u>		
<u>Rural Centres</u>	<u>Area within the Park</u>	<u>Corris</u>
<u>Mid Rural</u>	<u>Gaerwen, Llannerch-y-medd</u>	<u>Llanddaniel Fab, Llangaffo</u>

<u>Northern Coast &amp; South Arfon</u>	<u>Bangor, Penygroes</u>	<u>Llandygai, Llanllyfni, Nantlle, Rhiwlas, Talysarn, Tregarth, Y Felinheli</u>
<u>Rural West</u>	<u>Bodedern, Gwalchmai, Valley</u>	<u>Aberffraw, Bethel (Anglesey), Bryngwran, Caergeiliog, Four Mile Bridge (part), Llanfachraeth, Llanfaelog, Llanfaethlu, Llanfihangel yn Nhowyn, Llangristiolus, Llanrhyddlad, Malltraeth, Pencaernisiog,</u>
<u>Percentage of Affordable Housing Sought 10%</u>		
<u>Llangefni</u>	<u>Llangefni</u>	<u>Bodffordd, Talwrn</u>
<u>Llŷn</u>	<u>Botwnnog, Chwilog, Nefyn, Y Ffor</u>	<u>Aberdaron, Abererch, Clynnog Fawr, Dinas (Llanwnda) (part), Dinas Dinlle, Edern, Garndolbenmaen, Llanaelhaearn, Llandwrog, Llanybi, Llithfaen, Morfa Nefyn, Pentref Uchaf, Rhoshirwaun, Sarn Mellteyrn, Trefor, Tudweiliog,</u>

		<table border="1"> <tr> <td><u>Western Coastal &amp; Rural Arfon</u></td> <td><u>Abermaw, Deiniolen, Penrhyndeudraeth, Tywyn</u></td> <td><u>Brynrefail, Carmel, Dinas (Llanwnda) (part), Dolydd &amp; Maen Coch, Fairbourne, Groeslon, Garreg-Llanfrothen, Penisarwaun, Rhosgadfan, Rhostryfan, Y Fron</u></td> </tr> <tr> <td><u>Holyhead</u></td> <td><u>Holyhead</u></td> <td></td> </tr> <tr> <td><u>Amlwch &amp; Hinterland</u></td> <td><u>Amlwch</u></td> <td><u>Penysarn, Rhosybol</u></td> </tr> <tr> <td><u>The Mountains</u></td> <td><u>Bethesda, Llanberis, Llanrug, Rachub</u></td> <td><u>Cwm y Glo, Waunfawr</u></td> </tr> <tr> <td><u>Eastern Gwynedd &amp; National Park</u></td> <td><u>Area within the Park</u></td> <td></td> </tr> <tr> <td><u>Blaenau Ffestiniog</u></td> <td><u>Blaenau Ffestiniog</u></td> <td></td> </tr> </table>	<u>Western Coastal &amp; Rural Arfon</u>	<u>Abermaw, Deiniolen, Penrhyndeudraeth, Tywyn</u>	<u>Brynrefail, Carmel, Dinas (Llanwnda) (part), Dolydd &amp; Maen Coch, Fairbourne, Groeslon, Garreg-Llanfrothen, Penisarwaun, Rhosgadfan, Rhostryfan, Y Fron</u>	<u>Holyhead</u>	<u>Holyhead</u>		<u>Amlwch &amp; Hinterland</u>	<u>Amlwch</u>	<u>Penysarn, Rhosybol</u>	<u>The Mountains</u>	<u>Bethesda, Llanberis, Llanrug, Rachub</u>	<u>Cwm y Glo, Waunfawr</u>	<u>Eastern Gwynedd &amp; National Park</u>	<u>Area within the Park</u>		<u>Blaenau Ffestiniog</u>	<u>Blaenau Ffestiniog</u>	
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NMC 217	7.4.69a	<p><i>Insert additional text after Table 16 to improve clarity:</i></p> <p><u>The tenure mix of affordable housing required with a particular scheme should reflect the findings of the latest LHMA or alternative Council or partner assessment, unless the applicant can satisfy the Local Authority that their proposed mix better satisfies an identified need.</u></p>																		
NMC 218	7.4.70	<p><i>Delete text to avoid repetition of information included elsewhere in the Plan:</i></p> <p>Planning Policy Wales refers to affordable housing exception sites as small housing sites within or adjoining existing settlements for the provision of affordable housing to meet local needs. This is further clarified in TAN2 which states rural exception sites should be small (as locally defined in the plan), solely for affordable housing and on land within or adjoining</p>																		

		existing rural settlements which would not otherwise be released for market housing.
NMC 219	7.4.71	<p><b>Delete text to avoid repetition of information included elsewhere in the Plan:</b></p> <p><del>Due to the rural nature of the area exception sites will be considered for all the settlements identified in the Plan however they should be of a scale compatible to the role of the centre. The only exception should be if justification is provided to explain how a proposal serves a wider area than the settlement itself e.g. due to lack of opportunities in other settlements within the same area. Sites adjacent to the boundary should not form an unacceptable intrusion into the countryside or create a fragmented development pattern.</del></p>
NMC 220	7.4.72	<p><b>Amend to improve clarity:</b></p> <p>In line with national <b>planning</b> policy, which seeks to restrict the amount of residential development in the open countryside, approvals for Rural Enterprise Dwellings will include a condition that supports their usage as affordable housing when it can be demonstrated that there are no eligible occupiers for a rural enterprise.</p>
NMC 221	TAI 10	<p><b>Amend to better align with national planning policy:</b></p> <p><b>POLICY TAI 10: EXCEPTION SITES</b></p> <p><b>Where it is demonstrated that there is a proven local need for affordable housing (as defined in the Glossary of Terms) that cannot reasonably be delivered <u>within a reasonable timescale</u> on a market site inside the development boundary <u>that includes a requirement for affordable housing</u> within a reasonable timescale, as an exception, proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries <u>that form a reasonable extension to the settlement</u> will be granted. Proposals must be for a small scale development, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority, <u>where it is appropriate</u>, given to suitable previously developed land,</b></p>

		<p>In exceptional circumstances, subject to evidence that it is not viable to provide a 100% affordable housing to meet a proven local need for affordable housing on sites immediately adjacent to the development boundary, proposals for an enabled exception site will be granted provided that all the following criteria are satisfied:</p> <ol style="list-style-type: none"> <li>1. Only a minimum number of open market housing dwellings are included to make the proposal viable;</li> <li>2. The development is by or in partnership with a Registered Social Landlord and/or a Community Land Trust and/or the Strategic Housing Authority;</li> <li>3. The open market provision does not exceed the growth level anticipated within the Plan's settlement strategy.</li> </ol>
NMC 222	7.4.75	<p><b><i>Consequential change as a result of amendments to Policy TAI 10:</i></b></p> <p>Even though there have been permissive exception sites policies for a number of years in both Anglesey and Gwynedd there has only been limited development delivered through these policies. Further information is provided in Topic Paper 3 Population and Housing.</p>
NMC 223	7.4.76	<p><b><i>Consequential change as a result of amendments to Policy TAI 10:</i></b></p> <p>Paragraph 4.2.2 of TAN6 states that "Planning authorities should employ all available policy approaches, in an innovative way, to maximise the supply of affordable housing as defined in TAN2."</p>
NMC 224	7.4.77	<p><b><i>Consequential change as a result of amendments to Policy TAI 10:</i></b></p> <p>A reduction in the availability of social housing grants and the need for authorities to be innovative in delivering affordable housing provision has led to the inclusion of an enabled exception sites element to policy TAI10.</p>

NMC 225	7.4.78	<p><b><i>Consequential change as a result of amendments to Policy TAI 10:</i></b></p> <p>The enabled exception sites is seen as an innovative way to ensure that proposals by or in partnership with a Registered Social Landlords and/or a Community Land Trust (CLT) and/or the Strategic Housing Authority are viable and can therefore be brought forward to deliver a proven local need for affordable housing.</p>
NMC 226	7.4.79	<p><b><i>Consequential change as a result of amendments to Policy TAI 10:</i></b></p> <p>Proposals should be supported by robust evidence that the proposal would not be viable without an open market element as part of the proposal. The number of open market units should be the least amount required. The onus will be on the developer to provide evidence to satisfy the local planning authority that it is not viable to develop an exception sites without an element of open market provision. Any open market element justified in such a proposal should be of a scale and type to meet the communities need for market development and not lead to an over provision within the settlement.</p>
NMC 227	7.4.80	<p><b><i>Consequential change as a result of amendments to Policy TAI 10:</i></b></p> <p>In settlements identified under policy TAI5 as Local Market housing the open market element on an enabled exception sites within these settlements will have to comply with policy TAI5.</p>
NMC 228	7.4.81	<p><b><i>Consequential change as a result of amendments to Policy TAI 10:</i></b></p> <p>Consideration will be given towards the settlement strategy and the expected growth level when considering the impact of any open market provision as part of a proposal considered under this policy.</p>
NMC 229	7.4.82	<p><b><i>Consequential change as a result of amendments to Policy TAI 10:</i></b></p> <p>A CLT is a not-for-profit, community organisation run by local people to develop housing and other assets at permanently affordable levels for long-term community benefit. It is a constituted, legal entity with the ability to hold and manage assets, and is defined in law.</p>

NMC 230	7.4.83	<p><b><i>Consequential change as a result of amendments to Policy TAI 10:</i></b></p> <p>It is imperative that the affordable housing developed on an enabled exception site are completed concurrently with the market housing. The development of these sites should not be phased and there should not be a time gap between the completion of the market housing and the completion of the affordable housing.</p>
NMC 231	7.4.85	<p><b><i>Amend to improve clarity:</i></b></p> <p>It is widely accepted that there is a national shortage of authorised sites for Gypsies and Travellers. This has led to an increasing incidence of unauthorised encampments and has sometimes created tensions between Gypsies and Travellers and the settled community. The supply of authorised sites, in appropriate locations, will help address the cycle of eviction that can be costly and <b><u>will help Gypsies and Travellers to have a home or a place to stay.</u></b> does not address the underlying need for a home.</p>
NMC 232	7.4.89	<p><b><i>Remove references to superseded legislation and outdated evidence. Clarifies that the GTANA identifies unmet need over the whole of the Plan period:</i></b></p> <p><b><u>The</u></b> Housing (Wales) Act 2014 places a duty on local authorities to provide sites for Gypsies and Travellers where a need has been identified. A <b><u>Gwynedd and Anglesey</u></b> Gypsy and Traveller Accommodation Needs Assessment (<b><u>GTANA</u></b>) was undertaken in 2015 in accordance with Welsh Government guidelines to identify unmet need over a 5-year <b><u>the Plan period (to 2026).</u></b></p>

NMC 233	7.4.90	<p><i>Paragraph changed to improve clarity and to correct the figure for residential pitches required in Gwynedd to match the figure in the latest GTANA:</i></p> <p>The findings of the GTANA 2015, <u>which was published in 2016</u>, indicate that there is a requirement for 4 permanent residential pitches to replace the existing tolerated site near Pentraeth Road, Anglesey and a requirement for an additional <del>11</del> <u>10</u> permanent residential pitches in Gwynedd over the <del>next 5 years</del> <u>Plan period</u>. <u>Two sites for additional permanent residential pitches have been allocated in the Plan to meet the accommodation needs of Gypsies and Travellers identified in the GTANA.</u></p>
NMC 234	7.4.90a	<p><i>The following four paragraphs give a general explanation of how the Councils will address the need identified in the GTANA and address their duties under the Housing (Wales) Act 2014 with specific reference to transit and temporary stopping places.</i></p> <p>The GTANA 2015<del>6</del> also recommended allocating <u>that</u> two temporary stopping places along the A55 on Anglesey (one in the Holyhead area and one in the centre of the Island), and one in Caernarfon <u>are required</u> to cater for Gypsies and Travellers <u>who visit the area or wish to stop overnight whilst travelling to and from Ireland</u>. <del>—have regularly made unauthorised encampments in the area.</del> <u>The GTANA 2016 explains why the Councils have concluded that accommodation needs of visiting Gypsies and Travellers in the Plan area should be met by providing temporary stopping places rather than transit sites (where Gypsies and travellers can stay for up to 3 months). It is considered that the low number of recorded incidences of unauthorised encampments and the comparatively short duration of stays indicate that there is no need to provide transit sites with associated permanent facilities.</u> <del>There are currently no authorised transit sites in North Wales. ‘Transit’ pitches can either be on formal sites that are similar to permanent residential sites but the occupier can only stay up to 3 months. Alternatively they can be temporary stopping places where occupiers can stay for shorter periods. Conwy County Borough Council and Denbighshire County Council are currently working together to develop a permanent residential Gypsy and Traveller site near Conwy as well as to provide a formal transit site.</del></p>

NMC 235	7.4.90b	<p><b><i>Include additional paragraph to improve clarity:</i></b></p> <p><b><u>Both Councils are committed to meeting the accommodation needs of visiting Gypsies and Travellers identified in the GTANA 2016 in order to address their duties under the Housing (Wales) Act 2014. They have explored different options in consultation with the public and stakeholders to identify sites for temporary stopping places that address that need. The site selection process took account of guidance published by Welsh Government. Where planning consent is required to provide temporary stopping places, the planning application will be considered against the requirements of relevant policies in the Plan.</u></b></p>
NMC 236	7.4.90c	<p><b><i>Include additional paragraph to improve clarity:</i></b></p> <p><b><u>Until sufficient temporary stopping sites have been developed to meet the needs of travelling Gypsies and Travellers identified in the GTANA, both Councils will continue to apply their existing tolerated protocols for dealing with unauthorised Gypsy and Traveller encampments that may occur within the Plan Area.</u></b></p>
NMC 237	7.4.91	<p><b><i>Amend to improve clarity:</i></b></p> <p>Under the new Housing (Wales) Act 2014 another GTANA will need to be undertaken in 2020 to comply with Welsh Government requirements. The completion of the new assessment, annual monitoring and the proposed review of the Plan may result in changes in the number of additional pitches <b><u>and type of sites</u></b> required over the <b><u>remainder of the</u></b> Plan period. <b><u>Whilst there is no evidence of need for Transit Sites in the Study Area at the present time, the pattern and frequency of visits by Gypsies and Travellers could change to such an extent to demonstrate a need for Transit provision.</u></b></p>

<p><b>NMC 238</b></p>	<p>TAI 11</p>	<p><i>The Policy amendments provide consistency in the use of terminology within the Plan and with the definition of the term “Gypsies and Travellers” referred to in the Housing (Wales) Act 2014.</i></p> <p><b>POLICY TAI 11: SAFEGUARDING EXISTING GYPSY &amp; TRAVELLER SITES</b></p> <p>The existing Gypsy site at Llandygai, Bangor, as shown on the Proposals Map, is safeguarded as a permanent residential site for use solely by Gypsies.</p> <p>Any new Gypsy <del>or <u>and</u></del> Traveller sites <u>pitched</u> granted planning permission and operated shall also be safeguarded solely for Gypsies <del>or <u>and</u></del> Travellers use.</p> <p>Planning permission will be refused for an alternative use on a safeguarded site unless an alternative, replacement site has been identified and developed to provide facilities of an equivalent or improved standard (including its location) whilst there remains a need for such sites as evidenced by the Gypsy and Traveller Accommodation Needs Assessment or the best available evidence.</p>
<p><b>NMC 239</b></p>	<p>7.4.93</p>	<p><i>The text amendments provide consistency in the use of terminology within the Plan and with the definition of the term “Gypsies and Travellers” referred to in the Housing (Wales) Act 2014.</i></p> <p>The Policy proposes that sites that have planning permission for Gypsy <del>or <u>and</u></del> Traveller permanent residential use, or are granted such permission in the future, will be safeguarded. This will ensure that the permitted use as a Gypsy <del>or <u>and</u></del> Traveller site is not lost to an alternative use, unless material planning considerations indicate otherwise.</p>
<p><b>NMC 240</b></p>	<p>TAI 12</p>	<p><i>Policy text changed to improve clarity and to correct the figure for residential pitches required in Gwynedd to correspond with the figure in the latest GTANA.</i></p> <p><b>POLICY TAI 12: GYPSY AND TRAVELLER SITE ALLOCATIONS</b></p> <p>To contribute to fulfilling <del>meet</del> <u>meet</u> the identified need for Gypsy and Traveller pitches <u>identified</u> in the Gypsy and Traveller Accommodation Needs Assessment the following sites, as shown on the</p>

Proposals Map, are allocated for permanent residential Gypsy and Traveller use, to be solely occupied by Gypsies and Travellers:

**Permanent Gypsy and Traveller Sites Allocations**

Location	Number of pitches	Occupants
Extension to existing site at Llandygai, Bangor	<del>11</del> <u>10</u>	Gypsies
<u>Land at Penhesgyn, Penmynydd</u>	<u>4</u>	<u>Travellers</u>

~~The Councils are applying a Gypsies and Travellers Sites Assessment Methodology to identify sites for an additional 4 permanent residential pitches for Gypsies and Travellers in accordance with the Accommodation Needs Assessment Study.~~

~~The Councils are applying a Gypsies and Travellers Sites Assessment Methodology to identify sites for a series of temporary stopping pitches for Gypsies and Travellers in accordance with the Accommodation Needs Assessment Study.~~

NMC 241

7.4.94

***Text amended to correspond to changes in Policy TAI 13***

Some Gypsy and Traveller families, for various reasons, live in one place for longer periods of time. Permanent residential accommodation will be provided to those families and individuals that demonstrate that they have **an genuine** accommodation need **for a pitch** and have no alternative place to live (this assessment is carried out by Housing Services). Occupants will be provided with pitches on a year round basis paying rent and council taxes to the Local Authority.

NMC 242	7.4.95	<p><b><i>Remove paragraph as reference to the assessment methodology is no longer required:</i></b></p> <p>Further information about the assessment methodology used to select the allocated sites is set out in the revised Topic Paper <del>18</del>.</p>
NMC 243	7.4.96	<p><b><i>Remove outdated text to reflect the most up-to-date position:</i></b></p> <p>The above allocations <del>would</del> <b>will</b> meet part of the pitch requirements for permanent residential sites identified in the current GTANA (2015<del>6</del>) <u>until 2020 over the Plan period.</u> It is acknowledged that further sites for Gypsies and Travellers will be required to meet the current (2015) identified need. Planning and Housing Services' Officers are continuing to assess various options and will report on the matter during the Examination. Additional pitches may be required thereafter depending on the annual monitoring of the Plan and following the completion of the next GTANA. If the <u>annual</u> monitoring report, and <u>the</u> next GTANA <del>or together with the necessary</del> review of the Plan demonstrate a shortage in provision and/or an unmet need for additional pitches, then more sites will need to be allocated in the <del>Review</del> of the Plan.</p>
NMC 244	7.4.96a	<p><b><i>Include new paragraph to add clarity:</i></b></p> <p><u>The Councils will undertake a GTANA every five years. The timing of the next GTANA will coincide with the review of the Plan.</u></p>

NMC 245	7.4.97	<p><b><i>Amend as the explanatory paragraph is not required:</i></b></p> <p>Permanent Residential Pitches</p> <p>Local planning authorities are required to ensure that sites are sustainable economically, socially and environmentally. In order to identify the most appropriate sites, sites have been assessed in accordance with the methodology set out in Revised Topic Paper 18 (2016). The main steps of the methodology are set out below</p> <ol style="list-style-type: none"> <li>1. Identify data sources;</li> <li>2. Establish search areas, which includes consideration of the preferences of the Gypsy and Traveller communities as indicated in the GTANA;</li> <li>3. Initial filter of sites, which involves consideration of its size and major constraints, e.g. national or international nature conservation designations;</li> <li>4. Detailed site assessment, which looks at environmental issues, accessibility, site context and character and an assessment against the Sustainability Assessment and the Habitat Regulation Assessment objectives;</li> <li>5. Final schedule of sites selection of suitable sites to allocate for Gypsy and Traveller use</li> </ol>
NMC 246	7.4.98	<p><b><i>Amend as the explanatory paragraph is not required:</i></b></p> <p>The ideal size of a residential site should generally be no more than 12 pitches (Good Practice Designing Gypsy Traveller Sites 2014-2009; the Welsh Government has recently been consulting on a revised version of this guidance note).</p>
NMC 247	7.4.99	<p><b><i>Amend as the explanatory paragraph is not required:</i></b></p> <p>Temporary Stopping Sites</p>

The GTANA 20156 and Council records indicate that there have been occurrences of up to 15 caravans stopping at any one time on the same site in the Plan area for relatively short periods. However, most of the unauthorised encampments have involved much smaller numbers of caravans. A single temporary stopping site to accommodate 15 caravans would require 8 pitches (2 touring caravans per pitch). Providing one transit/stopping site that could accommodate up to 15 caravans and the provision of a number of temporary stopping places along routes through the Plan area commonly used by Gypsies and Travellers that could accommodate up to a maximum of 6 units is being explored. The advantage of the latter approach is that number of units on one site would be limited by the size of the site and that there will be a series of sites located along commonly used routes. Whatever the results of the search work the sites will provide for the intermittent needs for site accommodation, for which a charge may be levied as determined by the Councils. The stopping site(s) would not be occupied all year around and they wouldn't be able to be occupied by Gypsies or Travellers for more than 5 days. The following section sets out the main criteria has been applied to help select the 3 designated temporary stopping places for Gypsies and Travellers in the Plan.

- i. The site must be within 2km of main transport routes or their junctions;
- ii. The access to and from the site must be of sufficient quality and size to enable access onto and off the site by heavy vehicles, such as trailers;
- iii. Sites should be able to accommodate towing caravans, parking spaces for other vehicles, and easy manoeuvrability.

NMC 248	7.4.100	<p><b><i>Amend as the explanatory paragraph is not required:</i></b></p> <p>The following services and facilities should be provided:</p> <ul style="list-style-type: none"> <li>i. <del>— A cold water supply to be provided which may be by use of water standpipe.</del></li> <li>ii. <del>— Portable toilets with separate provision for men and women.</del></li> <li>iii. <del>— A sewerage disposal point.</del></li> <li>iv. <del>— Refuse disposal facilities.</del></li> <li>v. <del>— Drainage infrastructure.</del></li> <li>vi. <del>— Appropriate lighting to enable safe movement, but avoiding light pollution.</del></li> </ul> <p>Further information about the assessment process is included in Topic Paper 18 Identifying Gypsy and Traveller sites, which is published alongside the Plan.</p>
NMC 249	TAI 13	<p><b><i>Amend Policy TAI 13 to :</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Clarify that the listed criteria will be used to assess proposals for all types of Gypsy Traveller Sites</i></b></li> <li>• <b><i>Delete reference to “genuine” in criterion 1</i></b></li> <li>• <b><i>Ensure that the wording of the English version regarding “highly vulnerable development” is consistent with the terminology in TAN15</i></b></li> <li>• <b><i>Change criteria 2 to clarify that sites not expected to meet each criterion</i></b></li> </ul> <p><b>POLICY TAI 13: SITES FOR <u>NEW PERMANENT OR TRANSIT PITCHES, OR TEMPORARY STOPPING PLACES FOR GYPSIES AND TRAVELLERS</u></b></p> <p><b>Proposals for new permanent residential <u>or transit pitches, or temporary stopping places, for Gypsies or and Travellers sites</u> and extensions to existing authorised sites for Gypsies and Travellers will be granted on land that would not otherwise be released for residential development provided they conform to all the following criteria:</b></p>

		<ol style="list-style-type: none"> <li>1. <b>An genuine accommodation need for Gypsy and Traveller pitches is identified;</b></li> <li>2. <b><u>Where possible, the site will be in reasonable proximity to local services and facilities</u></b> <del>that necessary transport and social infrastructure are accessible or can be readily provided;</del></li> <li>3. <b>Cannot be accommodated on an existing authorised site;</b></li> <li>4. <b>That environmental factors including <del>high risk of flooding,</del> ground stability, contaminated land, and proximity to hazardous locations do not make the site inappropriate for residential development unless mitigation is possible and proportionate;</b></li> <li>5. <b>It is capable of being serviced with water, electricity, and waste management;</b></li> <li>6. <b><u>Where appropriate,</u> the standards and design of the development demonstrate that due regard has been given to the Mobile Homes (Wales) Act 2013 and the Welsh Government Good Practice Guide in Designing Gypsy Traveller Sites;</b></li> <li>7. <b>There would be no unreasonable impact on the character and appearance of the surrounding areas including impact on residential amenity of neighbouring occupiers or the operating conditions of existing businesses;</b></li> <li>8. <b>There are no adverse effects on areas designated as being of international or national importance for biodiversity and landscape;</b></li> <li>9. <b>That satisfactory arrangements are in place to restrict the occupancy of the pitches to Gypsies and Travellers;</b></li> <li>10. <b><u>That a highly vulnerable development is not located in a C2 flood zone.</u></b></li> </ol>
NMC 250	7.4.100a	<p><i>Paragraph inserted to clarify that the criteria in Policy TAI13 will be used to assess proposals for all types of Gypsy Traveller Sites that may be needed in the future:</i></p> <p><b><u>In addition to the provision made to meet the identified need for Gypsies and Travellers pitches in Policy TAI 12, Policy TAI 13 provides criteria based policy to assess any future applications for additional permanent or transit sites or temporary stopping places.</u></b></p>

NMC 251	7.4.102	<p><b><i>Text amended to provide consistency:</i></b></p> <p>Planning Policy Wales allows for the release of sites for affordable housing, including Gypsy and Traveller accommodation, as an exception to normal housing policies. This policy has been framed to address the difficulties Gypsies and Travellers may face in securing an adequate supply of affordable land for their needs. The purpose of this policy is to enable the release of land outside development boundaries for affordable Gypsy <del>or</del> <b>and</b> Traveller accommodation where residential accommodation or transit sites would not normally be approved. Land values outside the development boundaries are generally substantially lower than land values within the development boundaries, thus reducing overall development costs in order to help provide affordable pitches. These sites could provide a small additional source of accommodation for Gypsies and Travellers in rural areas to meet local need.</p>
NMC 252	7.4.104	<p><b><i>Text amended to provide clarity and consistency with change to Policy TAI 13:</i></b></p> <p>Evidence is expected to support a planning application in order to show that there is a <del>genuine local</del> need for this type of accommodation. <del>The Plan's general planning Policies will also be relevant in terms of this.</del></p>
NMC 253	7.4.109	<p><b><i>Amend text to ensure consistency and accuracy:</i></b></p> <p>The preferred option for the spatial strategy seeks to ensure that, where possible, the majority (<del>55-53</del>)% of residential development will be located within or adjacent to the existing Sub Regional Centre and the Urban Service Centres as they provide the best range of services, employment opportunities and access to public transport. This approach makes the most use of existing infrastructure, reduces the need to travel and ensures the ongoing sustainability of these Centres.</p>
NMC 254	7.4.113	<p><b><i>Amend paragraph to improve clarity:</i></b></p> <p>The following tables provide a breakdown of the Plan's <u>housing supply</u> <del>proposed growth</del>. Figures are based upon the <u>housing requirement</u> <del>growth level</del> of 7,184 units with a slippage allowance of 10%, <b><u>which equates to a housing supply of 7,902 units in total.</u></b></p>

NMC 255	Table 17	<p><b><i>Amend to provide up to date figures in relation to housing distribution and numbers of Clusters included in the Settlement Hierarchy</i></b></p> <p>Amend to provide up to date figures in relation to housing distribution and numbers of Clusters included in the Settlement Hierarchy</p> <p>Table 17 – Distribution of Housing Growth <u>Supply</u> within the Plan</p> <table border="1" data-bbox="600 531 1832 1045"> <thead> <tr> <th>Type of Settlements</th> <th>Number of Settlements</th> <th>Percentage of the Growth</th> <th>Number of Units (including <u>10% slippage allowance</u>)</th> </tr> </thead> <tbody> <tr> <td>Sub-regional Centre &amp; Urban Service Centres</td> <td>8</td> <td>Up to 55% <u>53%</u></td> <td>4,346 <u>4,195</u></td> </tr> <tr> <td>Local Service Centres</td> <td>20</td> <td>At least 20% <u>22%</u></td> <td>1,580 <u>1,754</u></td> </tr> <tr> <td>Villages</td> <td>87</td> <td rowspan="3">No more than 25%</td> <td>1,502 <u>1,479</u></td> </tr> <tr> <td>Clusters</td> <td><del>112</del> <u>87</u></td> <td>224</td> </tr> <tr> <td>Open Countryside</td> <td>-</td> <td>250</td> </tr> </tbody> </table>	Type of Settlements	Number of Settlements	Percentage of the Growth	Number of Units (including <u>10% slippage allowance</u> )	Sub-regional Centre & Urban Service Centres	8	Up to 55% <u>53%</u>	4,346 <u>4,195</u>	Local Service Centres	20	At least 20% <u>22%</u>	1,580 <u>1,754</u>	Villages	87	No more than 25%	1,502 <u>1,479</u>	Clusters	<del>112</del> <u>87</u>	224	Open Countryside	-	250
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NMC 256	Tables 18 and 19	<p><b><i>Replace Table 18 and 19 with an alternative table to describe the components of supply</i></b></p> <p>Table 18 – Position since Base Date of the Plan in 2011 – Ynys Môn (2014 figures)</p> <table border="1" data-bbox="600 1214 1832 1351"> <thead> <tr> <th>Type of Settlements</th> <th>Number of Settlements</th> <th>Units Required</th> <th>Units Completed</th> <th>Units with planning permission<sup>4</sup></th> <th>Additional number required</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Type of Settlements	Number of Settlements	Units Required	Units Completed	Units with planning permission <sup>4</sup>	Additional number required																
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Urban Service Centres	3	2,039	141	480	1,418
Local Service Centres	10	790	146	235	409
Service Villages	3	120	2	54	64
Villages	30	616	89	290	237
Clusters	51	102	39	106	-43
Open Countryside	-	150	86	205	-141
<b>TOTALS</b>	<b>97</b>	<b>3,817</b>	<b>503</b>	<b>1,370</b>	<b>1,944</b>

<sup>‡</sup>This figure does not include sites unlikely to be completed within the Plan Period.

Table 19 – Position since Base Date of the Plan in 2011 – Gwynedd (2014 figures)

Type of Settlements	Number of Settlements	Units Required	Units Completed	Units with planning permission <sup>‡</sup>	Additional number required
Sub-regional Centre & Urban Service Centres	5	2,306	172	740	1,394

Local Service Centres	10	790	89	368	333
Service Villages	8	320	21	57	242
Villages	46	446	144	232	70
Clusters	61	122	12	35	75
Open Countryside	-	100	30	44	26
TOTALS	130	4,084	468	1,476	2,140

<sup>‡</sup>This figure does not include sites unlikely to be completed within the Plan Period.

**Table 18a – Component of Housing Supply**

	<u>Component of Housing Supply</u>	<u>Sub Regional Centre / Urban Service Centres</u>	<u>Local Service Centres</u>	<u>Villages</u>	<u>Clusters</u>	<u>Open Countryside<sup>1</sup></u>	<u>Total</u>
<b>A</b>	<b>Total Completions (small and large) 01-04-11 = 31-3-15</b>	<b><u>488</u></b>	<b><u>308</u></b>	<b><u>339</u></b>	<b><u>76</u></b>	<b><u>138</u></b>	<b><u>1,349</u></b>

<b><u>B</u></b>	<b><u>Units with planning permission 01-04-15</u></b>	<b><u>1,270</u></b>	<b><u>639</u></b>	<b><u>606</u></b>	<b><u>54</u></b>	<b><u>179</u></b>	<b><u>2,748</u></b>
<b><u>C</u></b>	<b><u>New Housing Allocations</u></b>	<b><u>1,549</u></b>	<b><u>420</u></b>	<b><u>205</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>2,174</u></b>
<b><u>CH</u></b>	<b><u>Large windfall Sites (+5) 11 years remaining</u></b>	<b><u>232</u></b>	<b><u>94</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>326</u></b>
<b><u>D</u></b>	<b><u>Small windfall sites (-5) 11 years remaining</u></b>	<b><u>656</u></b>	<b><u>293</u></b>	<b><u>329</u></b>	<b><u>94</u></b>	<b><u>25</u></b>	<b><u>1,397</u></b>
<b><u>DD</u></b>	<b><u>Total Housing Provision</u></b>	<b><u>4,195</u></b>	<b><u>1,754</u></b>	<b><u>1,479</u></b>	<b><u>224</u></b>	<b><u>250</u> <u>[342]<sup>2</sup></u></b>	<b><u>7,902</u> <u>[7,994]<sup>2</sup></u></b>

<sup>1</sup> The current land bank figure for the Open Countryside is far higher than the planned strategy for Housing provision for this category. This is mainly due to the current permissive policies on Anglesey for the conversion of buildings in the open countryside into open market residential use. The annual monitoring report will allow the Councils to identify the rate of development seen in these locations. Applications for renewals of such permissions would not be supported under the Plan's Policies.

<sup>2</sup> The numbers in the bracket show the total level possible with the implementation of the Open Countryside land bank, which would be above the Plan's strategy for this category. The annual monitoring of the Plan will allow the Council to

		<p><u>monitor the uptake in the Open Countryside and whether this would require any action to be taken.</u></p> <p><u>Within this table the following definitions are used:</u></p> <table border="1"> <thead> <tr> <th><u>Term</u></th> <th><u>Definition</u></th> </tr> </thead> <tbody> <tr> <td><u>Row A - Total Completions (small and large)</u></td> <td><u>the total number of units built in the first four years of the Plan period.</u></td> </tr> <tr> <td><u>Row B – Units with planning permission</u></td> <td><u>the number of units with planning permission at April 2015 that is anticipated to be built during the Plan period</u></td> </tr> <tr> <td><u>Row C – New Housing Allocations</u></td> <td><u>number of units anticipated on allocated sites that did not have the benefit of planning permission at April 2015.</u></td> </tr> <tr> <td><u>Row CH – Large Windfall Sites (+5)</u></td> <td><u>these are sites of 5 or more units, not allocated, anticipated over the Plan period without the benefit of planning permission at April 2015.</u></td> </tr> <tr> <td><u>Row D – Small Windfall Sites (-5)</u></td> <td><u>these are sites below 5 units, not allocated, anticipated over the Plan period without the benefit of planning permission at April 2015.</u></td> </tr> <tr> <td><u>Row DD – Total housing provision</u></td> <td><u>this is the total figures for each separate sub-category.</u></td> </tr> </tbody> </table>	<u>Term</u>	<u>Definition</u>	<u>Row A - Total Completions (small and large)</u>	<u>the total number of units built in the first four years of the Plan period.</u>	<u>Row B – Units with planning permission</u>	<u>the number of units with planning permission at April 2015 that is anticipated to be built during the Plan period</u>	<u>Row C – New Housing Allocations</u>	<u>number of units anticipated on allocated sites that did not have the benefit of planning permission at April 2015.</u>	<u>Row CH – Large Windfall Sites (+5)</u>	<u>these are sites of 5 or more units, not allocated, anticipated over the Plan period without the benefit of planning permission at April 2015.</u>	<u>Row D – Small Windfall Sites (-5)</u>	<u>these are sites below 5 units, not allocated, anticipated over the Plan period without the benefit of planning permission at April 2015.</u>	<u>Row DD – Total housing provision</u>	<u>this is the total figures for each separate sub-category.</u>
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NMC 257	7.4.114	<p><b><i>Amend to include reference to the anticipated housing trajectory set out in a new appendix to the Plan:</i></b></p> <p>These tables will provide a context and basis for the number of additional units required within the different categories which will links with the schedule of allocated sites and windfall provision in the detailed policies below. <b><u>Appendix 10 provides details of the anticipated housing trajectory.</u></b></p>														

NMC 258	PS 15	<p><b><i>Amend to improve the Plan's accuracy and clarity:</i></b></p> <p><b>STRATEGIC POLICY PS 15: SETTLEMENT STRATEGY</b></p> <p>Housing development is distributed in accordance with the following settlement strategy based on a settlement's levels of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development:</p> <table border="1" data-bbox="600 727 1845 1337"> <thead> <tr> <th data-bbox="600 727 969 799">Category</th> <th data-bbox="969 727 1845 799">Type of Development</th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="600 799 1845 863"><b>Main Centres – <del>55</del> <u>53</u>% of the Plan's Growth located within:</b></td> </tr> <tr> <td data-bbox="600 863 969 935">(i) Sub-regional centre</td> <td data-bbox="969 863 1845 935" rowspan="2">A higher proportion of new development required will take place within the Sub-regional centre and Urban Service Centres. This will be through commitments and new allocations including allocating <del>strategie</del> housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.</td> </tr> <tr> <td data-bbox="600 935 969 1145">(ii) Urban Service Centres</td> </tr> <tr> <td colspan="2" data-bbox="600 1145 1845 1217"><b>Local Service Centres –<del>20</del> <u>22</u>% of the Plan's Growth located within:</b></td> </tr> <tr> <td data-bbox="600 1217 969 1337">(iii) Local Service Centres</td> <td data-bbox="969 1217 1845 1337">This will be through commitments and new allocations including allocating <del>key</del> housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the</td> </tr> </tbody> </table>	Category	Type of Development	<b>Main Centres – <del>55</del> <u>53</u>% of the Plan's Growth located within:</b>		(i) Sub-regional centre	A higher proportion of new development required will take place within the Sub-regional centre and Urban Service Centres. This will be through commitments and new allocations including allocating <del>strategie</del> housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.	(ii) Urban Service Centres	<b>Local Service Centres –<del>20</del> <u>22</u>% of the Plan's Growth located within:</b>		(iii) Local Service Centres	This will be through commitments and new allocations including allocating <del>key</del> housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the
Category	Type of Development												
<b>Main Centres – <del>55</del> <u>53</u>% of the Plan's Growth located within:</b>													
(i) Sub-regional centre	A higher proportion of new development required will take place within the Sub-regional centre and Urban Service Centres. This will be through commitments and new allocations including allocating <del>strategie</del> housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.												
(ii) Urban Service Centres													
<b>Local Service Centres –<del>20</del> <u>22</u>% of the Plan's Growth located within:</b>													
(iii) Local Service Centres	This will be through commitments and new allocations including allocating <del>key</del> housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the												

			development boundary can be permitted.
		<b>Villages and Clusters – 25% of the Plan’s Growth located within:</b>	
	(iv) Service Villages		Higher level of housing will occur within this category compared to other types of Villages. This will be delivered through commitments and new allocations (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.
	(v) Local Villages		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.
	(vi) Coastal Villages		
	(vii) Rural Villages		
	(viii) Clusters		<del>Over the Plan period there will be</del> <b><u>There is</u></b> no allocation for development within the named Clusters. Local need affordable housing units will be permitted on infill or extension plots in acceptable and sustainable locations. There <del>will not be a</del> <b><u>are no</u></b> development boundaries for the Clusters and only sites adjacent to a coloured dwelling (on the inset maps) will be considered.
	(ix) Open countryside		Only housing development that complies with Planning Policy Wales and TAN6 will be permitted in the Open Countryside.

<p>NMC 259</p>	<p>TAI 14</p>	<p><i>Rearrange text, amend to refer to position in April 2015, correct figure for Porthmadog, and to improve clarity and ensure consistency in terminology:</i></p> <p><b>POLICY TAI 14: HOUSING IN SUB-REGIONAL CENTRE &amp; URBAN SERVICE CENTRES</b></p> <p>In the Sub-Regional Centre of Bangor and the following Urban Service Centres, <u>housing to meet the Plan's strategy will be delivered through housing allocations identified below and suitable windfall sites within the development boundary based upon the indicative provision in the table below:</u></p> <p><u>Anglesey</u></p> <p>Amlwch, Caergybi, Llangefni</p> <p><u>Gwynedd</u></p> <p>Blaenau Ffestiniog, Caernarfon, Porthmadog, Pwllheli</p> <p>Housing to meet the Plan's strategy will be delivered through:</p> <p>(i) Allocations</p> <p>The following sites are identified as Housing Allocations:</p> <p>Sub-Regional Centre</p> <table border="1" data-bbox="779 1246 1921 1327"> <thead> <tr> <th data-bbox="779 1246 983 1327">Centre</th> <th data-bbox="983 1246 1164 1327">Site Reference</th> <th data-bbox="1164 1246 1527 1327">Site Name</th> <th data-bbox="1527 1246 1736 1327">Indicative Growth Level</th> <th data-bbox="1736 1246 1921 1327">Permission (Apr 2014)</th> </tr> </thead> </table>	Centre	Site Reference	Site Name	Indicative Growth Level	Permission (Apr 2014)
Centre	Site Reference	Site Name	Indicative Growth Level	Permission (Apr 2014)			

	Number		Estimated number of units	2015)
Bangor	T1	Goetra Uchaf	261	Yes
	T2	Former Friars School Playing Field	43	No
	T3	Former Jewsons Site	17	No
	T5	Land opposite the Crematorium	72	No

**Urban Service Centres**

Centre	Site Reference Number	Site Name	Indicative Growth Level Estimated number of units	Permission (Apr 2014 2015)
Amlwch	T6	Land near Maes Mona	50	No
	T7	Land near Lôn Bach	73	No
	T8	Land at Madyn Farm	152	No
	T9	Land near Rheinwas Field	40	No
	T10	Land at Tan y Bryn	58	No
Caergybi	T11	Tyddyn Bach	123	Yes

				T12	Land near Cae Rhos	53	No
				T13	Land near Yr Ogof	72	No
				T14	Land near Tyddyn Bach Farm	49	No
				T15	Land near Waunfawr Estate	22	Yes
				T16	Glan y Dŵr	90	Yes
				T17	Cae Serri Road	21	Yes
			Llangefni	T18	Land near Ty Hen	154	No
				T19	Former Ysgol y Bont	41	No
				T20	Ty'n Coed	144	No
				T21	Land near Ysgol y Graig	38	<del>No</del> <u>Yes</u>
				T22	Land near Bro Tudur	59	No
				T23	Land near Coleg Menai	49	No
			Blaenau Ffestiniog	T24	Former Playing Fields	95	No
				T25	Land at Congl y Wal	60	No
			Caernarfon	T26	Former Hendre School	42	No
				T27	To the rear of Maes Gwynedd	29	No
				T28	Cae Phillips Road	123	Yes
			Porthmadog	NONE	-	-	-

Pwllheli	T29	Land near Lôn Caernarfon	150	No
	T30	Deiniol Field	14	No
	T31	Former Hockey Field	17	No

**(ii) Windfall sites ~~Windfall~~**

Additional units will be provided on suitable unallocated sites within the development boundary based upon the indicative growth level in the table below:

Settlement	Indicative Windfall Provision <sup>1</sup>
Bangor	479
Amlwch	142
Caergybi	332
Llangefni	136
Blaenau Ffestiniog	118
Caernarfon	190
Porthmadog	<del>123</del> <b>150</b>
Pwllheli	110

<sup>1</sup> This figure includes units that could be provided on windfall sites and commitments (land bank) housing, but excludes completed housing units up to April 2015 – see Appendix 5 and Glossary of Terms ~~Some units may benefit from existing planning permission in April 2014 (see Appendix 5)~~

<p>NMC 260</p>	<p>TAI 15</p>	<p><i>Re-arrange text and amend to refer to position in April 2015, to remove reference to Abersoch, Beaumaris and Rhosneigr as they are covered by Policy TAI 5, and to improve clarity and ensure consistency in terminology:</i></p> <p><b>POLICY TAI 15: HOUSING IN LOCAL SERVICE CENTRES</b></p> <p><u>In the following Local Service Centres housing to meet the Plan’s strategy will be delivered through housing allocations identified below and suitable windfall sites within the development boundary based upon the indicative provision in the table below:</u></p> <p><b><u>Anglesey</u></b></p> <p><del>Biwmares</del>, Benllech, Bodedern, Cemaes, Gaerwen, Llanfairpwll, Porthaethwy, Pentraeth, <del>Rhosneigr</del>, Y Fali</p> <p><b><u>Gwynedd</u></b></p> <p>Abermaw, <del>Abersoch</del>, Bethesda, Criccieth, Llanberis, Llanrug, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn</p> <p><del>Housing to meet the Plan’s strategy will be delivered through:</del></p> <p><b>(i) Allocations</b></p> <p>The following sites are identified as Housing Allocations:</p> <table border="1" data-bbox="748 1031 1951 1331"> <thead> <tr> <th>Centre</th> <th>Site Reference Number</th> <th>Site Name</th> <th>Indicative Growth Level <u>Estimated number of units</u></th> <th>Permission (Apr 2014 <u>2015</u>)</th> </tr> </thead> <tbody> <tr> <td>Biwmares</td> <td>T32</td> <td>Casita</td> <td>35</td> <td>Yes</td> </tr> <tr> <td>Benllech</td> <td>T33</td> <td>Adjoining Wendon</td> <td>12</td> <td>No</td> </tr> </tbody> </table>	Centre	Site Reference Number	Site Name	Indicative Growth Level <u>Estimated number of units</u>	Permission (Apr 2014 <u>2015</u> )	Biwmares	T32	Casita	35	Yes	Benllech	T33	Adjoining Wendon	12	No
Centre	Site Reference Number	Site Name	Indicative Growth Level <u>Estimated number of units</u>	Permission (Apr 2014 <u>2015</u> )													
Biwmares	T32	Casita	35	Yes													
Benllech	T33	Adjoining Wendon	12	No													

					Cafe			
			Bodedern	T34	Land near Llwyn Angharad	48		No
			Cemaes	T35	And to rear of Holyhead Road	60		No
			Gaerwen	NONE	-	-		-
			Llanfairpwll	T36	Land near Bryn Eira	30		No
				T37	Land near Penmynydd Road	10		Yes
			Porthaethwy	T38	Ty Mawr	20		Yes
				T39	Tyddyn Mostyn	40		Yes
				T40	Land near Lôn Gamfa	14		No
			Pentraeth	NONE	-	-		-
			Rhosneigr	NONE	-	-		-
			Y Fali	T41	Former Cattle Market Site	40		No
			Abermaw	NONE	-	-		-

			Abersoch	NONE	-	-	-
			Bethesda	NONE	-	-	-
			Criccieth	T42	Land near North Terrace	34	No
			Llanberis	T43	Land near Victoria Hotel	16	No
				T44	Land near Tŷ Du Road	11	Yes
			Llanrug	T45	Church Field	10	Yes
				T46	Land near Rhythallt Road	6	Yes
			Nefyn	T47	Land near Helyg	19	No
				T48	Former Allotments	10	Yes
			Penrhyn-deudraeth	T49	Canol Cae	31	No
				T50	Land near Former Bron Garth Hospital	46	No
				T51	Land near Canol Cae	31	No
			Penygroes	T52	Land near Maes Dulyn	39	No

Tywyn	T53	Sŵn y Tonnau	21	Yes
	T54	Garreglwyd	14	Yes

**(ii) Windfall-Sites**

Additional units will be provided on suitable unallocated sites within the development boundary based upon the indicative growth level in the table below:

Settlement	Indicative Windfall Provision <sup>1</sup>
Biwmares	55
Benllech	38
Bodedern	9
Cemaes	18
Gaerwen	40
Llanfairpwll	35
Porthaethwy	20
Pentraeth	35
Rhosneigr	54
Y Fali	32
Abermaw	81

		<table border="1"> <tr> <td>Abersoch</td> <td>65</td> </tr> <tr> <td>Bethesda</td> <td>82</td> </tr> <tr> <td>Criccieth</td> <td>124</td> </tr> <tr> <td>Llanberis</td> <td>37</td> </tr> <tr> <td>Llanrug</td> <td>31</td> </tr> <tr> <td>Nefyn</td> <td>37</td> </tr> <tr> <td>Penrhyndeudraeth</td> <td>42</td> </tr> <tr> <td>Penygroes</td> <td>40</td> </tr> <tr> <td>Tywyn</td> <td>55</td> </tr> </table> <p><sup>1</sup> <del>Some units may benefit from existing planning permission in April 2014 (see Appendix 5)</del> <b><u>This figure includes units that could be provided on windfall sites and commitments (land bank) housing, but excludes completed housing units up to April 2015 – see Appendix 5 and Glossary of Terms</u></b></p> <p>Development in Abersoch, Beaumaris and Rhosneigr will have to comply with Policy TAI5 Local Market Housing.</p>	Abersoch	65	Bethesda	82	Criccieth	124	Llanberis	37	Llanrug	31	Nefyn	37	Penrhyndeudraeth	42	Penygroes	40	Tywyn	55
Abersoch	65																			
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Tywyn	55																			
NMC 261	TAI 16	<p><b><i>Re-arrange text and amend to refer to position in April 2015, and to improve clarity and ensure consistency in terminology:</i></b></p> <p><b>POLICY TAI 16: HOUSING IN SERVICE VILLAGES</b></p> <p><b><u>In the following Service Villages housing to meet the Plan’s strategy will be delivered through housing allocations identified below and suitable windfall sites within the development boundary based upon the indicative provision in the table below:</u></b></p>																		

**Anglesey**

**Gwalchmai, Niwbwrch, Llanerchymedd**

**Gwynedd**

**Bethel, Bontnewydd, Botwnnog, Chwilog, Deiniolen, Rachub, Tremadog, Y Ffor**

Housing to meet the Plan's strategy will be delivered through:

**(i) Allocations**

**The following sites are identified as Housing Allocations:**

<b>Centre</b>	<b>Site Reference Number</b>	<b>Site Name</b>	<b>Indicative Growth Level <u>Estimated number of units</u></b>	<b>Permission (Apr 2014 2015)</b>
Gwalchmai	T55	Land near the A5	28	No
Niwbwrch	T56	Tyn Cae Estate	12	Yes
Llanerchymedd	T57	Land near Tyn y Fynnon	17	No
Bethel	T70	Land opposite Cremlyn Estate	28	No
	T71	Land opposite Rhoslan Estate	12	No

			Bontnewydd	T59	Land near Glanrafon Estate	26	Yes
				T60	Land near Pont Glan Beuno	10	No
			Botwnnog	T61	Land near Cefn Capel	21	No
				T62	Land near Pentre	11	No
			Chwilog	T63	Land to rear of Madryn Arms	18	<del>No</del> <u>Yes</u>
				T64	Land near Cae Capel	20	No
			Deiniolen	T65	Land near Pentre Helen	30	<del>No</del> <u>Yes</u>
			Rachub	T66	Land near Maes Bleddyn	30	No
			Tremadog	NONE	-	-	-
			Y Ffor	T67	Land near Tyn Lôn	18	No
	T68	Land near the School	10	No			

		T69	Land near Bro Gwystil	9	Yes
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**(ii) Windfall sites**

~~Additional units will be provided on suitable unallocated sites within the development boundary based upon the indicative growth level in the table below:~~

Settlement	Indicative Windfall Provision <sup>1</sup>
Gwalchmai	11
Niwbwrch	28
Llannerchymedd	22
Bethel	4
Bontnewydd	3
Botwnnog	8
Chwilog	1
Deiniolen	7
Rachub	7
Tremadog	10

		Y Ffôr	0	
		<sup>1</sup> Some units may benefit from existing planning permission in April 2014 (see Appendix 5) <b><u>This figure includes units that could be provided on windfall sites and commitments (land bank) housing, but excludes completed housing units up to April 2015 – see Appendix 5 and Glossary of Terms</u></b>		
NMC	262	TAI 17	<p><b><i>Amend to improve clarity:</i></b></p> <p><b>POLICY TAI 17: HOUSING IN LOCAL, RURAL &amp; COASTAL VILLAGES</b></p> <p><b><u>Subject to the requirements of Policy TAI 9 regarding the provision of affordable housing (as defined in the Glossary of Terms), proposals for open market housing in the following Local, Rural and Coastal Villages will be granted provided they conform to all the following criteria:</u></b></p> <ul style="list-style-type: none"> <li><b><u>i. That the size, scale, type and design of the development corresponds with the settlements character,</u></b> The proposal would satisfy the community need for housing or local need affordable housing;</li> <li><b><u>ii. The proposal would help to secure the viability of the local community, and strengthen the community and linguistic character;</u></b></li> <li><b><u>iii. The growth level is based on the indicative level included in table 20 and is consistent with Strategic Policy PS15.</u></b></li> <li><b>ii. The site is within the settlement’s development boundary.</b></li> </ul> <p><b>Local Villages</b></p> <p><b><u>Anglesey</u></b> Bethel, Bodffordd, Bryngwran, Brynsiencyn, Caergeiliog, Dwyran, Llandegfan, Llanddaniel Fab, Llanfachraeth, Llanfaethlu, Llanfechell, Llanfihangel yn Nhowyn, Llangaffo, Llangristiolus, Llanrhuuddlad, Pencarneisiog, Penysarn, Rhosybol, Talwrn, Tregele</p> <p><b><u>Gwynedd</u></b></p>	

		<p>Abererch, Brynrefail, Caethro, Carmel, Cwm y Glo, Dinas (Llanwnda), Dinas Dinlle, Dolydd a Maen Coch, Efailnewydd, Garndolbenmaen, Garreg, Groeslon, Llandwrog, Llandygai, Llangybi, Llanllyfni, Llanystumdwy, Nantlle, Penisarwaun, Pentref Uchaf, Rhiwlas, Rhosgadfan, Rhostryfan, Sarn Mellteyrn, Talysarn, Tregarth, Trefor, Tudweiliog, Waunfawr, Y Fron</p> <p>Coastal/ Rural Villages</p> <p><b>Anglesey</b></p> <p>Aberffraw, Carreglefn, <del>Four Mile Bridge</del>, Llanbedrgoch, Llanddona, Llanfaelog, Llangoed, Malltraeth, Moelfre, Trearddur</p> <p><b>Gwynedd</b></p> <p>Aberdaron, <del>Borth y Gest</del>, Clynog Fawr, Corris, Edern, Fairbourne, Llanaelhaearn, Llanbedrog, Llangian, Lithfaen, Morfa Bychan, Morfa Nefyn, Mynytho, Rhoshirwaun, Sarn Bach, Y Felinheli</p> <p>Proposals in Aberdaron, Moelfre, Mynytho, Llanbedrog, Sarn Bach, Trearddur, Tudweiliog, Llangian, Rhoshirwaun, Morfa Bychan, Borth y Gest and Four Mile Bridge will have to comply with policy TAI5 Local Market Housing.</p>
NMC 263	7.4.124	<p><b><i>Amend to improve clarity:</i></b></p> <p>To reflect the <u>role</u> character of Local and Coastal/ Rural Villages, housing development <b><u>on a small scale, including infill, adapting buildings or changing the use of sites that become available,</u></b> will be <b><u>promoted</u></b> limited to a scale and type to address community need for housing. <b><u>Comparatively less development is promoted to</u></b> More limited development will take place in these Villages <b><u>in order</u></b> to protect their character, <b><u>and to</u></b> support community need for housing or for local need affordable housing. No open market housing sites will <b><u>have been</u></b> allocated in these types of Villages. <del>†</del>The detailed criteria based policy will promote development of the right scale. <b><u>The proposals should reflect the character of the individual settlements and be compatible with the Plan’s provisions for the Local, Rural and Coastal villages tier as seen in Policy PS 15. Consideration will be given to providing affordable units in accordance with Policy TAI 9.</u></b></p>

NMC 264	New paragraph 7.4.124a prior to Table 20	<p><b><i>Include additional paragraph to improve clarity:</i></b></p> <p><b><u>The following table gives an indicative impression of how individual settlements could contribute towards the supply given in Policy PS 15.</u></b></p>																																																				
NMC 265	Table 20	<p><b><i>Amend to improve clarity and ensure internal consistency:</i></b></p> <p>Table 20 – Indicative Growth Level <u>Provision</u> in Villages</p> <table border="1" data-bbox="667 555 2033 1342"> <thead> <tr> <th data-bbox="667 555 1048 663">Settlement (Anglesey)</th> <th data-bbox="1048 555 1332 663">Indicative Windfall Provision<sup>1</sup></th> <th data-bbox="1332 555 1691 663">Settlement (Gwynedd)</th> <th data-bbox="1691 555 2033 663">Indicative Windfall Provision<sup>1</sup></th> </tr> </thead> <tbody> <tr> <td colspan="4" data-bbox="667 663 2033 719"><b>1] Local Villages</b></td> </tr> <tr> <td data-bbox="667 719 1048 775">Bethel</td> <td data-bbox="1048 719 1332 775">16</td> <td data-bbox="1332 719 1691 775">Abererch</td> <td data-bbox="1691 719 2033 775">9</td> </tr> <tr> <td data-bbox="667 775 1048 831">Bodffordd</td> <td data-bbox="1048 775 1332 831">22</td> <td data-bbox="1332 775 1691 831">Brynrefail</td> <td data-bbox="1691 775 2033 831">7</td> </tr> <tr> <td data-bbox="667 831 1048 887">Bryngwran</td> <td data-bbox="1048 831 1332 887">25</td> <td data-bbox="1332 831 1691 887">Caethro</td> <td data-bbox="1691 831 2033 887">7</td> </tr> <tr> <td data-bbox="667 887 1048 943">Brynsiencyn</td> <td data-bbox="1048 887 1332 943">29</td> <td data-bbox="1332 887 1691 943">Carmel</td> <td data-bbox="1691 887 2033 943">12</td> </tr> <tr> <td data-bbox="667 943 1048 999">Caergeiliog</td> <td data-bbox="1048 943 1332 999">20</td> <td data-bbox="1332 943 1691 999">Cwm y Glo</td> <td data-bbox="1691 943 2033 999">13</td> </tr> <tr> <td data-bbox="667 999 1048 1054">Dwyran</td> <td data-bbox="1048 999 1332 1054">26</td> <td data-bbox="1332 999 1691 1054">Dinas (Llanwnda)</td> <td data-bbox="1691 999 2033 1054">8</td> </tr> <tr> <td data-bbox="667 1054 1048 1110">Llandegfan</td> <td data-bbox="1048 1054 1332 1110">27</td> <td data-bbox="1332 1054 1691 1110">Dinas Dinlle</td> <td data-bbox="1691 1054 2033 1110">5</td> </tr> <tr> <td data-bbox="667 1110 1048 1166">Llanddaniel Fab</td> <td data-bbox="1048 1110 1332 1166">23</td> <td data-bbox="1332 1110 1691 1166">Dolydd a Maen Coch</td> <td data-bbox="1691 1110 2033 1166">4</td> </tr> <tr> <td data-bbox="667 1166 1048 1222">Llanfachraeth</td> <td data-bbox="1048 1166 1332 1222">27</td> <td data-bbox="1332 1166 1691 1222">Efailnewydd</td> <td data-bbox="1691 1166 2033 1222">8</td> </tr> <tr> <td data-bbox="667 1222 1048 1278">Llanfaethlu</td> <td data-bbox="1048 1222 1332 1278">12</td> <td data-bbox="1332 1222 1691 1278">Garndolbenmaen</td> <td data-bbox="1691 1222 2033 1278">12</td> </tr> <tr> <td data-bbox="667 1278 1048 1342">Llanfechell</td> <td data-bbox="1048 1278 1332 1342">24</td> <td data-bbox="1332 1278 1691 1342">Garreg-Llanfrothen</td> <td data-bbox="1691 1278 2033 1342">10</td> </tr> </tbody> </table>	Settlement (Anglesey)	Indicative Windfall Provision <sup>1</sup>	Settlement (Gwynedd)	Indicative Windfall Provision <sup>1</sup>	<b>1] Local Villages</b>				Bethel	16	Abererch	9	Bodffordd	22	Brynrefail	7	Bryngwran	25	Caethro	7	Brynsiencyn	29	Carmel	12	Caergeiliog	20	Cwm y Glo	13	Dwyran	26	Dinas (Llanwnda)	8	Llandegfan	27	Dinas Dinlle	5	Llanddaniel Fab	23	Dolydd a Maen Coch	4	Llanfachraeth	27	Efailnewydd	8	Llanfaethlu	12	Garndolbenmaen	12	Llanfechell	24	Garreg-Llanfrothen	10
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		Llangaffo	19	Llandwrog	7
		Llangristiolus	15	Llandygai	8
		Llanrhyddlad	7	Llangybi	4
		Pencarnisiog	11	Llanllyfni	9
		Penysarn	28	Llanystumdwy	10
		Rhosybol	24	Nantlle	6
		Talwrn	20	Penisarwaun	8
		Tregele	10	Pentref Uchaf	4
				Rhiwlas	9
				Rhosgadfan	9
				Rhostryfan	10
				Sarn Mellteyrn	11
				Talysarn	13
				Tregarth	13
				Trefor	13
				Tudweiliog	12
				Waunfawr	13
				Y Fron	6
		<b>2] Coastal / Rural Villages</b>			

Aberffraw	20	Aberdaron	13
Carreglefn	11	Borth y Gest	10
Pont Rhyd y Bont	17	Clynnog Fawr	10
Llanbedrgoch	11	Corris	14
Llanddona	20	Ederm	12
Llanfaelog	20	Fairbourne	0
Llangoed	27	Llanaelhaearn	15
Malltraeth	16	Llangian	4
Moelfre	32	Llanbedrog	16
Trearddur	32	Llithfaen	9
		Morfa Bychan	10
		Morfa Nefyn	15
		Mynytho	13
		Rhoshirwaun	6
		Sarn Bach	4
		Y Felinheli	19

<sup>1</sup> Some units may benefit from existing planning permission in April 2014 (see Appendix 5) **This figure includes units that could be provided on windfall sites and commitments (land bank) housing and completed housing units – see Appendix 5 and Glossary of Terms**

<p>NMC 266</p>	<p>TAI 18</p>	<p><i>Amend to improve clarity:</i></p> <p><b>POLICY TAI 18: HOUSING IN CLUSTERS</b></p> <p>In Clusters named in table 21, proposals for new housing units must conform to all the following criteria:</p> <ol style="list-style-type: none"> <li>1. <del>Local community</del> <b>The need for an affordable dwelling <u>house for local need (in accordance with the Glossary of Terms)</u> has been proven;</b></li> <li>2. <b>The site is an infill site between buildings coloured on the relevant Inset Map, or is a site directly adjacent to <u>the curtilage of a coloured building</u>;</b></li> <li>3. <b><u>The development is of a scale that is consistent with the character of the settlement;</u></b></li> <li>4. <b>The proposal will not create an intrusive feature in the countryside, and will not introduce a fragmented development pattern, nor create a ribbon development contrary to the general development pattern of the settlement;</b></li> <li>5. <b>The size of the property reflects the specific need for an affordable dwelling in terms of the size of the house in general and the number of bedrooms;</b></li> <li>6. <b>Because of the more sensitive rural location, the development must utilize the natural features of the site in the best way and retain any natural features present at the peripheries of the site or on its boundary that are worth retaining;</b></li> <li>7. <b>That <del>secure mechanisms are in place to</del> restrict the occupancy of the dwelling both on first occupation and in perpetuity to those who have a <del>local community</del> need for an affordable dwelling.</b></li> </ol> <p><del>Development within each Cluster will be limited to a maximum of two units per Cluster for the period of the Plan.</del> <b><u>Development will be limited to the growth level noted in the table below for sub-areas within the Plan area (see table 21 in the Explanation for the Clusters that are located within these sub-areas):</u></b></p> <table border="1" data-bbox="600 1289 1688 1329"> <thead> <tr> <th data-bbox="600 1289 1144 1329"><u>Sub-area</u></th> <th data-bbox="1144 1289 1688 1329"><u>Indicative Provision<sup>1</sup></u></th> </tr> </thead> </table>	<u>Sub-area</u>	<u>Indicative Provision<sup>1</sup></u>
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		<table border="1"> <tr> <td><u>Anglesey</u></td> <td><u>105</u></td> </tr> <tr> <td><u>Gwynedd – Arfon</u></td> <td><u>60</u></td> </tr> <tr> <td><u>Gwynedd – Dwyfor</u></td> <td><u>40</u></td> </tr> <tr> <td><u>Gwynedd – Meirionnydd</u></td> <td><u>19</u></td> </tr> </table> <p><sup>1</sup><u>This figure includes commitments (land bank) housing and completed housing units – see Appendix 5 and Glossary of Terms</u></p>	<u>Anglesey</u>	<u>105</u>	<u>Gwynedd – Arfon</u>	<u>60</u>	<u>Gwynedd – Dwyfor</u>	<u>40</u>	<u>Gwynedd – Meirionnydd</u>	<u>19</u>
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<u>Gwynedd – Meirionnydd</u>	<u>19</u>									
NMC 267	7.4.125	<p><b><i>Amend to improve clarity:</i></b></p> <p>Clusters are characterised by an extremely sensitive social character and environment as well as a limited level of services and facilities. In accordance with the intention of the Plan to maintain and strengthen local indigenous communities, this policy <b>only</b> permits <del>only a limited number of new dwellings to meet a local need for affordable housing</del> <b>houses for local need</b> (as defined) <b>and</b> only on suitable sites. By restricting the number of sites where planning permission could be granted the number of houses to be built is limited to ensure that the rate of construction will not detrimentally affect the sensitive character (environmental and social) of the Rural Villages <b>Cluster</b>.</p>								
NMC 268	Table 21	<p><b><i>Amend to provide updated information and ensure consistency with national planning policy:</i></b></p> <p>Table 21 – List of Clusters</p> <div style="border: 1px solid black; padding: 10px;"> <p>The following are the Clusters identified within the:</p> <p><b><u>Anglesey</u></b>  Bodorgan, Bro Iarddur (Trearddur), Bryn Du, Old Llandegfan, Brynrefail, Brynteg, Bwlch Gwyn, Capel Coch, Capel Mawr, Capel Parc, Carmel, Cerrigman, Cichle, Haulfre (Llangoed), Elim, Glanyrafon, Glyn Garth, Gorsaf Gaerwen, Hebron, Hendre Hywel (Pentraeth), Hermon, Llanddeusant, <b>Llaneilian</b>, Llanfaes, Llanfairynghornwy, Llangadwaladr, Llansadwrn, Llanynghenedl, Llynfaes, Marianglas, Mynydd Mechell, Nebo, Penygroes, Pen y Marian, Pengorffwysfa, Penlon, Penmon, Pentre Berw, Pentre Canol (Holyhead), Penygraigwen, Bull Bay, Rhoscefnhir, Rhosmeirch,</p> </div>								

Rhostrehwfa, Bryn y Mor (Valley), Rhydwyn, Star, Red Wharf Bay, Trefor, Tyn Lon (Glan yr Afon), Tynyongl

Gwynedd - Arfon

Aberpwll, Bethesda Bach, ~~Bryn Eglwys~~, Penrhos (Caeathro), Caerhun/Waen Wen, Capel y Graig, Crawia, Dinorwig, Gallt y Foel, Glasinfryn, Groeslon Waunfawr, Llanllechid, Llanwnda, ~~Maes Tryfan~~, Minffordd (Bangor), Mynydd Llandygai, Nebo, Pentir, ~~Rhos Isaf~~, Saron (Llanwnda), ~~Sling~~, Talybont, Tan y Coed, Treborth, Ty'n-lon, Ty'n y Lon, Waun (Penisarwaun).

Gwynedd – Dwyfor

Aberdesach, Bryncir, Bryncroes, ~~Bwlchtocyn~~, Capel Uchaf, Ceidio, ~~Dinas (Llyn)~~, Llanengan, Llangwnadl, Llanestyn, Llannor, Llwyn Hudol, ~~Machroes~~, Pantglas, ~~Pencaenewydd~~, Penmorfa, Penrhos, Pentrefelin, Pistyll, Pontllyfni, ~~Rhiw~~, Rhoslan, ~~Rhydyclafdy~~, Swan, Tai'n Lon.

Gwynedd – Meirionydd

Aberllefenni, Corris Uchaf, ~~Friog~~, Llanaber, Llandderfel, Llanfor, Minffordd, Talwaenydd.