

SYLWADAU NMC141 COMMENTS

CEFNOGI / SUPPORT



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Defnydd swyddfa yn unig/ Office use only

Rhif Cyn./Rep No.:

Derbyniwyd/Received:

Cydnabod/Acknowledged

Cynllun Datblygu Lleol ar y Cyd Ynys Môn a Gwynedd 2011-2026
FFURFLEN SYLWADAU I NEWIDIADAU MATERION SY'N CODI/
Anglesey and Gwynedd Joint Local Development Plan 2011-2026
MATTERS ARISING CHANGES COMMENTS FORM
26/1/17.

Mae'r Cynghorau yn ymgynghori ar nifer o Newidiadau Materion sy'n Codi o ganlyniad i Sesiynau Gwrandawriad o Archwiliad Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn. Mae'r newidiadau hyn wedi eu rhoi yn y ddogfen ymgynghori: 'Cofrestr Newidiadau Materion sy'n Codi' (Ionawr 2017).

Sylwer bod RHAID i sylwadau ymwneud â'r Newidiadau Materion sy'n Codi yn unig, ac nid am agweddau eraill o'r Cynllun Datblygu Lleol ar y Cyd. Mae'r sylwadau a wnaethpwyd yn ystod y cyfnod Adnau, ynghyd â'r Newidiadau â Ffocws, eisoes wedi cael eu cyflwyno i'r Arolygydd ac felly dim ond ar gyfer gwneud sylwadau am y Newidiadau Materion sy'n Codi dylid defnyddio'r ffurflen hon. Bydd pob sylw arall yn cael eu hanwybyddu.

Dylid defnyddio'r ffurflen hon ar gyfer yr holl sylwadau (h.y. sylwadau neu wrthwynebiadau). Mae fersiynau electronig ar gael ar www.gwynedd.llyw.cymru/cdll neu www.ynysmon.gov.uk/cdll. Os ydych yn cyflwyno copi papur, dylech atodi tudalennau ychwanegol lle bod angen, gan nodi rhif y dudalen yn glir. **Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw** yr hoffech ei wneud.

Mae'n rhaid derbyn eich sylwadau ddim hwyrach na hanner nos ar y 9 Mawrth 2017. NI FYDD SYLWADAU A DDERBYNNIR AR ÔL Y DYDDIAD YMA YN CAEL EU HYSTYRIED

Dychwelwch y ffurflenni i: **Uned Polisi Cynllunio ar y Cyd, Llawr 1af Swyddfa Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT** neu polisicynllunio@gwynedd.llyw.cymru

Diogelu Data - Bydd yr holl sylwadau ar gael i'w harchwilio gan y cyhoedd ac ni ellir eu hystyried yn gyfrinachol. Serch hynny, i sicrhau diogelwch data bydd manylion personol yn cael eu tynnu allan o'r dogfennau fydd ar gael yn gyhoeddus.

Mae'n bosib derbyn ffurflenni sylwadau ychwanegol gan yr Uned Polisi Cynllunio ar y Cyd drwy ffonio 01286 685003/ 679668 neu gellir eu llawr lwytho o wefan y Cyngor yn: www.gwynedd.llyw.cymru/cdll neu www.ynysmon.gov.uk/cdll neu gallwch lungopio'r ffurflen hon.

The Councils are consulting on a number of Matters Arising Changes as a result of the Hearing Sessions from the Examination of the Anglesey and Gwynedd Joint Local Development Plan. These changes are set out in the consultation document: 'Schedule of Matters Arising Changes (January 2017).

Please note that representations MUST relate only to the Matters Arising Changes, and not to other aspects of the Joint Local Development Plan. All comments made at the Deposit stage, together with the Focus Changes, have already been submitted to the Inspector, therefore this form can only be used to comment on the Matters Arising Changes. All other representations will be disregarded.

This form should be used for all representations (i.e. comments or objections). Electronic versions are available at www.gwynedd.llyw.cymru/ldp or www.anglesey.gov.uk/ldp. If you are submitting a paper copy, attach additional sheets as necessary, clearly numbering each consecutive sheet. **Separate forms should be completed for each comment** that you wish to make.

Your representations must be received by no later than midnight on the 9 March 2017. REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED

Please return forms to: **Joint Planning Policy Unit, 1st Floor Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT** or planningpolicy@gwynedd.llyw.cymru

Data Protection – All representations will be made available for public inspection and cannot be treated as confidential. However to ensure data protection personal details from publically accessible documents will be removed.

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003/ 679668 or may be downloaded from the Council's web site at: www.gwynedd.llyw.cymru/ldp or www.anglesey.gov.uk/ldp or you may photocopy this form.

RHAN 1/PART 1: Manylion cyswllt : Contact details:		
	Eich manylion neu manylion eich cleient Your details or your client's details	Manylion yr Asiant (os yn berthnasol) Agent's details (If relevant)
Enw Name		Mr Ben Lewis
Sefydliad (os yn berthnasol) Organisation (If relevant)	The Nuclear Decommissioning Authority and Magnox Limited	GVA
Cyfeiriad Address	c/o agent	[REDACTED]
Côd Post Postcode		[REDACTED]
Ffôn Tel:		[REDACTED]
E-bost Email:		[REDACTED]
Llofnodwyd Signed	[REDACTED]	
Dyddiad Date	09.03.2017	

Rhowch eich sylwadau yn Rhan 2 y ffurflen hon. *Please set out your comments in Part 2 of this form. Use Defnyddiwch dudalennau ychwanegol os oes angen, gan additional sheets of paper where necessary, clearly nodi rhif y dudalen yn glir. numbering each consecutive sheet.*

Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud. *Separate forms should be completed for each comment that you wish to make.*

Os yw grŵp yn rhannu barn gyffredin ynghylch Newid Materion sy'n Codi, bydd y Cynghorau'n derbyn deiseb wedi'i llofnodi. *Where a group shares a common view on Matters Arising Changes, the Councils will accept a signed petition. In submitting a representation form on behalf of a group, the representation form should include the contact details of a lead individual at Part 1 and the comments should be clearly set out on the representation form. The signed petition should state clearly how many people are being represented and how the representation has been authorised. Signing a petition does not prevent the submission of individual forms.*

Wrth gyflwyno ffurflen sylwadau ar ran grŵp, dylai'r ffurflen sylwadau gynnwys manylion cyswllt unigolyn arweiniol yn Rhan 1 a dylid nodi'r sylwadau'n glir ar y ffurflen sylwadau. Dylai'r ddeiseb sydd wedi'i llofnodi nodi'n glir faint o bobl sy'n cael eu cynrychioli a sut mae'r sylwadau wedi'u hawdurdodi. Nid yw llofnodi deiseb yn atal neb rhag cyflwyno ffurflenni unigol.

Defnydd swyddfa yn unig/ *Office use only*

Rhif Cyn./Rep No.:

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**Cynllun Datblygu Lleol ar y Cyd Ynys Môn a Gwynedd 2011-2026
FFURFLEN SYLWADAU NEWIDIADAU MATERION SY’N CODI /
Anglesey and Gwynedd Joint Local Development Plan 2011-2026
MATTERS ARISING CHANGES COMMENTS FORM
26/1/17**

RHAN 2: Eich Sylwadau a Newidiadau a**Awgrymir PART 2: Your Comments and Suggested Changes Eich enw/Sefydliad:****Your name/Organisation:** Mr Ben Lewis / GVA**1. Ar ba un o’r Newidiadau Materion sy’n Codi yr ydych chi’n gwneud sylwadau? (Cofiwch ddefnyddio un ffurflen ar gyfer pob sylw)****1. Which of the Matters Arising Changes are you commenting on? (Remember to use one form for each representation)**

Rhif y Newid Materion sy’n Codi (NMC) <i>Matters Arising Change Number (NMC)</i>	NMC 141, NMC 290, NMC 294, NMC 295, NMC 296.	Cefnogi/ <i>Support</i>	NMC 141, NMC 296.	Gwrthwynebu/ <i>Object</i>	NMC 290, NMC 294. NMC 295.
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2. Cyn i chi esbonio eich sylwadau’n fanwl, byddai’n dda gwybod os ydych yn credu fod y Cynllun yn gadarn ai pheidio, o ganlyniad i’r Newidiadau Materion sy’n Codi, neu a ydych o’r farn bod rhannau ohono neu bob rhan ohono ddim yn gadarn a bod angen ei newid.

I gael rhagor o wybodaeth am gadernid a gofynion gweithdrefnol, gweler y nodiadau cyfarwyddyd. Os ydych yn ansicr, gadewch y rhan yma yn wag.

2. Before you set out your comments in detail, it would be helpful to know whether you think that, as a result of the Matters Arising Changes, the Plan is sound or that all or parts of it are unsound.*For more information on soundness and procedural requirements, see the guidance notes. If you are unsure, leave this section blank.*

Cadarn/Sound		Dim yn gadarn a dylid ei newid <i>/Unsound and should be changed</i>	X
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3. Rhowch eich sylwadau isod gan ddefnyddio tudalennau ychwanegol fel bo angen. Dylech roi eich sylwadau chi'n llawn. Bydd hynny'n helpu'r Awdurdod a'r Arolygydd i ddeall y materion y byddwch yn eu codi. Ni fyddwch chi'n cael cyflwyno rhagor o wybodaeth gerbron yr Archwiliad oni fydd yr Arolygydd yn eich gwahodd chi i egluro unrhyw faterion y bydd yn godi. Rhowch wybod os ydych chi'n cyflwyno deunyddiau eraill i ategu eich sylwadau.

3. Please set out your comments below using additional sheets as necessary. Your comments should be set out in full. This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he may raise. Please indicate if you are submitting other material to support your comments.

Please see accompanying representation letter.

4. Os yw eich sylw yn 3 yn fwy na 100 o eiriau, darparwch grynodeb os gwelwch yn dda (dim mwy na 100 o eiriau).

4. If your response to 3 above exceeds 100 words, please provide a summary (no more than 100 words).

Please see accompanying representation letter.

RHAN 3: Beth sy'n digwydd nesaf**PART 3: What happens next?**

Bydd pob un o'r sylwadau a dderbyniwyd o fewn y cyfnod ymgynghori yn cael eu hanfon ymlaen yn syth i'r Arolygydd. Rhag ofn bydd yr Arolygydd yn penderfynu dylid cynnal sesiynau gwrandawriad pellach mae angen i chi nodi isod os ydych yn dymuno ymddangos gerbron yr Arolygydd a siarad mewn 'sesiwn gwrandawriad'. Serch hynny, mae'n bwysig nodi y bydd yr Arolygydd yn rhoi'r un pwysau i'r sylwadau ysgrifenedig yr ydych chi wedi eu cyflwyno ar y ffurflen hon â'r rheiny a wneir ar lafar mewn sesiwn gwrandawriad.

All comments received by the closing date will be forwarded directly to the Inspector for consideration. Just in case the Inspector decides that further hearing sessions are necessary please indicate whether you would want to speak at a session. It is important to note that written comments will be given the same weight by the Inspector as those made verbally at a hearing session.

5. A ydych am i'ch sylwadau gael eu hystyried fel 'sylwadau ysgrifenedig' neu a hoffech siarad mewn sesiwn gwrandawriad yn yr Archwiliad Cyhoeddus? (Ticiwch un o'r isod)

5. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwyf yn fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygydd.

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.

X

Should the Inspector require us to appear at a Hearing, please contact GVA.

Hoffwn siarad mewn sesiwn gwrandawriad.

I want to speak at a hearing session.

6. Os hoffech siarad, cadarnhewch pam rydych yn ystyried ei bod hi'n angenrheidiol i chi siarad yn y Gwrandawriad.

6. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.

N/A

7. Os ydych am siarad, byddai'n ddefnyddiol pe gallech nodi ym mha iaith hoffech chi gael eich clywed? (Ticiwch un o'r isod)

7. If you wish to speak, it would be helpful if you could indicate in which language you would like to be heard. (Please tick one of the following boxes)

Hoffwn i gael fy nghlywed yn Gymraeg

I wish to be heard in Welsh

Hoffwn i gael fy nghlywed yn Saesneg <i>I wish to be heard in English</i>	
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DIOLCH AM EICH SYLWADAU / THANK YOU FOR YOUR COMMENTS

Nodiadau cyfarwyddyd	Guidance notes
<p>Mae Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn yn cael ei archwilio ar hyn o bryd gan Arolygwyr annibynnol a benodwyd gan Lywodraeth Cymru. Gwaith yr Arolygwyr yw ystyried a yw'r Cynllun yn bodloni gofynion gweithdrefnol ac a yw'n gadarn.</p> <p>Gellir ystyried 'Cadarn' yn y cyd-destun hwn o fewn ei ystyr arferol o 'dangos barnu da' a 'gellir ymddiried ynddo'. Y cwestiynau neu'r 'profion' y bydd yr Arolygydd yn eu hystyried wrth benderfynu a yw'r Cynllun yn gadarn yw:</p> <ol style="list-style-type: none"> 1. A yw'r cynllun yn ffitio? (h.y. a yw'n gyson â chynlluniau eraill?) 2. A yw'r cynllun yn briodol? (h.y. a yw'n briodol ar gyfer yr ardal yng ngoleuni'r dystiolaeth?) 3. A fydd y cynllun yn cyflawni? (h.y. a yw'n debygol o fod yn effeithiol?) <p>Darperir rhagor o wybodaeth am y profion cadernid a'r gofynion gweithdrefnol yn Arweiniad Gweithdrefnol ar Archwiliadau Cynllun Datblygu Lleol yr Arolygiaeth Gynllunio.</p> <p>Os ydych yn gwrthwynebu Newid Materion sy'n Codi, dylech ddweud pam nad yw'n gwneud y Cynllun yn gadarn a nodi pa newid y dylid ei wneud er mwyn sicrhau fod y Cynllun yn gadarn.</p> <p>Lle rydych yn cynnig diwygiad i'r Newidiadau Materion sy'n Codi byddai'n ddefnyddiol egluro pa brawf (profion) cadernid rydych yn credu ei fod yn methu. Fydd methu adnabod prawf ddim yn golygu na chaiff eich sylw ystyriaeth, cyn belled â'i fod yn ymwneud a'r Newid Materion sy'n Codi. Dylech gynnwys eich holl sylwadau ar y ffurflen, gan ddefnyddio dogfennau ychwanegol a thystiolaeth ategol lle bod angen.</p>	<p><i>The Joint Anglesey and Gwynedd Local Development Plan (LDP) is being examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound.</i></p> <p><i>'Sound' may be considered in this context within its ordinary meaning of 'showing good judgement' and 'able to be trusted'. The questions or 'tests' which the Inspector will consider in deciding whether the Plan is sound are:</i></p> <ol style="list-style-type: none"> 1. <i>Does the plan fit? (i.e. is it consistent with other plans?)</i> 2. <i>Is the plan appropriate? (i.e. is it appropriate for the area in the light of the evidence?)</i> 3. <i>Will the plan deliver? (i.e. is it likely to be effective?)</i> <p><i>More information on the soundness tests and procedural requirements is provided in the Planning Inspectorate's Local Development Plan Examinations Procedural Guidance.</i></p> <p><i>If you are objecting to a Matters Arising Changes, you should say why you think it makes the Plan unsound, and which change should be made to make the Plan sound.</i></p> <p><i>Where you propose an amendment to a Matters Arising Changes it would be helpful to make clear which test(s) of soundness you believe it fails. Failing to identify a test will not mean that your comment will not be considered, providing it relates to the Matters Arising Changes. You should include all your comments on the form, using accompanying documents and supporting evidence where necessary.</i></p>

Our Ref: [REDACTED]

8th March 2017

Joint Planning Policy Unit
1st Floor Bangor City Council Offices
Ffordd Gwynedd
Bangor
LL57 1DT

Dear Sir / Madam,

Anglesey and Gwynedd Joint Local Development Plan,
Matters Arising Changes Consultation
Representation on behalf of the NDA and Magnox Limited

We are writing to you on behalf of the Nuclear Decommissioning Authority (the NDA) and Magnox Limited (Magnox), in respect of the current consultation on the Joint Local Development Plan (LDP), Matters Arising Changes. GVA is the appointed property advisor for the NDA and Magnox, providing planning advice across the NDA's UK-wide estate. We have made representations to various local plan and other consultations across the UK, affecting various NDA sites.

The NDA is the strategic authority responsible for managing the effective and efficient clean-up of the UK's nuclear legacy, which includes the Wylfa site. Land within the Nuclear Licensed Site (NLS) is subject to decommissioning of redundant facilities, radioactive waste management and, where necessary, the remediation of land. Magnox is the Site License Company (SLC) under contact to the NDA to carry out the decommissioning process.

GVA made representations on behalf of the NDA and Magnox to the consultation on the Focussed Changes to the LDP on 8th April 2016. Additional submissions were made to the Examination Programme Officer in August 2016 for the Inspector's consideration as part of the Examination Hearings. To assist with the Examination of the Plan, GVA engaged in dialogue with Gwynedd Council in September and October 2016 to discuss further changes to the LDP Policy to align with the submissions made. As part of this, GVA provided a briefing note setting out where similar policy provisions had been agreed to inform the Councils' evidence base in determining the required changes to LDP Policy GWA3.

The detail of the representation to the Matters Arising Changes Consultation is provided below. A 'Matters Arising Changes Comments Form' has been completed and is also provided under this submission.

GVA is the trading name of GVA Grimley Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS.

Birmingham Bristol Cardiff Dublin
Edinburgh Glasgow Leeds Liverpool
London Manchester Newcastle

Response to the Matters Arising Changes Consultation

The NDA and Magnox would like to confirm their support for the following modifications, which are consistent with the representations made by GVA (on behalf of the NDA and Magnox):

- Matters Arising Change Reference NMC 141 – Modification to Strategic Policy PS9 (Wylfa Newydd and Related Development); and
- Matters Arising Change Reference NMC 296 – Modification to paragraph 7.5.59.

While the NDA and Magnox welcome the abovementioned changes to the LDP, they maintain their view that further minor changes are still required for the Plan to be considered sound. For ease of reference, we have addressed each of these amendments in turn below.

Policy GWA 3 (Radioactive Waste Management) – Matters Arising Change Reference NMC 294, and Policy GWA 1 (Provision of Waste Management and Recycling Infrastructure) – Matters Arising Change Reference NMC 290

It is noted that the Councils have proposed to remove the reference to radioactive waste “disposal” from Policy GWA 3. However paragraph 7.5.57 states “the national policy for handling such waste is to deal with them as far up the waste hierarchy as possible. **However, it is likely that some of this waste will need to be disposed of either on or adjacent to licensed nuclear sites** [our emphasis] or to landfill sites elsewhere”. Paragraph 7.5.59 goes on to state that “this policy provides for the implementation of such facilities within the confines of the Nuclear License Site”. The NDA and Magnox are concerned that exclusion of radioactive waste disposal from Policy GWA 3 fails to recognise that some waste may need to be disposed of at the existing Wylfa site, and this approach is supported by national policy and guidance¹.

In particular, the NDA and Magnox would like to draw the Council’s attention to the emerging policy² and regulatory guidance concerning site remediation and site end state (condition after final site clearance). The Environmental Regulators’ draft guidance³ will require Magnox (and other Nuclear Site Licence holders) to review the site-wide waste management approach to identify and deliver an optimised site end state. This may involve options for the in-situ disposal of existing sub-surface structures and the on-site disposal of any associated above ground portion, together with the approach to managing land contamination.

The proposed removal of the reference to radioactive waste ‘disposal’ from Policy GWA 3 could foreclose options for in-situ / on-site disposal of waste at the site, which would contravene the abovementioned national strategies and policies for radioactive waste management and disposal. In light of this, the NDA and Magnox request that the reference to radioactive waste ‘disposal’ in Policy GWA3 is retained.

¹ For further information see:

- NDA Strategy effective from April 2016 (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/512836/Nuclear_Decommissioning_Authority_Strategy_effective_from_April_2016.pdf) and
- Magnox Limited – Integrated Decommissioning and Waste Management Strategy (May 2016) <https://magnoxsites.com/wp-content/uploads/2016/06/Magnox-IWS-May-2016.pdf>

² Discussion paper on the regulation of nuclear sites in the final stages of decommissioning and clean-up (November 2016) (<https://www.gov.uk/government/publications/discussion-paper-on-the-regulation-of-nuclear-sites-in-the-final-stages-of-decommissioning-and-clean-up>)

³ Guidance on Requirements for Release of Nuclear Sites from Radioactive Substances Regulation (February 2016) (<https://consultation.sepa.org.uk/operations-portfolio/grr/>)

It is further noted that the Councils have proposed to amend clause 1 to Policy GWA 3, requiring proposals to be "...consistent with the national strategies and policies for managing radioactive waste and discharges". If the purpose of this clause is to refer to national strategies and policies for managing radioactive wastes (which include NDA Strategy, as well as the abovementioned policies and guidance), the reference to "discharges" is unnecessary. For clarity, it is requested that the clause be amended as follows in order to correctly reference these national strategies and policies:

"1. It is consistent with the national strategies and policies for the management and disposal of radioactive waste."

The approach suggested above is consistent with other development plans elsewhere in the UK. Example policies can be found in the adopted Somerset Waste Core Strategy, and in the emerging plans for Cumbria, Essex and Southend-on-Sea, Oxfordshire and Bournemouth, Dorset and Poole Councils.

It is noted that the Councils have proposed to introduce a new clause (clause 5) to Policy GWA 3 requiring proposals for radioactive waste management and disposal to be "...supported by a Waste Planning Assessment (as defined by TAN21: Waste)". Paragraph 4.2 of TAN 21 specifies that a Waste Planning Assessment is required to be submitted with all applications for a "waste facility classified as a disposal, recovery or recycling facility". Paragraph 1.6 of TAN 21 provides the definition of waste, as established in Article 3(1) of the EU Waste Directive Framework (Directive 2008/98/EC on waste, OJ [2008] L312/3). The provision of this definition within the introduction to TAN 21 indicates that this is the 'waste' referred to when determining whether a facility is classified as a disposal, recovery or recycling facility for 'waste', for the purpose of determining whether a Waste Planning Assessment is required. However, Article 2(1)(d) of the Waste Framework Directive excludes radioactive waste from the scope of the Directive. By virtue of this exemption, radioactive waste does not fall within the aforementioned definition of 'waste' (under Article 3(1) of the Directive). Hence a "waste facility classified as a disposal, recovery or recycling facility" is not a facility that deals with radioactive waste. For the purpose of determining whether a Waste Planning Assessment is required under TAN 21, this effectively exempts applications for radioactive waste management facilities from requiring a Waste Planning Assessment to accompany the application.

In light of the above, it is considered that a Waste Planning Assessment under TAN 21 will not be required for radioactive waste management proposals at Wylfa/Wylfa Newydd. It is therefore requested that clause 5 is removed from Policy GWA 3 as it is not applicable to radioactive waste management proposals.

With respect to Matters Arising Change Reference NMC 290, it is noted that the Councils propose to amend the final sentence under Policy GWA 1 to state that "*all new proposals for Waste Management facilities should be accompanied by a Waste Planning Assessment (as defined by Annex B of TAN21, Waste)*". For clarity and consistency, it is also requested that the final sentence under Policy GWA 1 is amended to reflect the above suggested change to Policy GWA 3. It is suggested that the sentence is reworded as follows:

"All new proposals for Waste Management facilities (excluding radioactive waste management facilities) should be accompanied by a Waste Planning Assessment (as defined by Annex B of TAN21, Waste)"

It is noted that the revised Policy GWA 3 includes references to Wylfa Newydd and Policy GWA 1. As stated earlier Article 2(1)(d) of the Waste Framework Directive excludes radioactive waste from the scope of the Directive. As Policy GWA 1 deals with facilities for waste covered by the Directive, it is not applicable to radioactive waste management and

disposal, therefore the cross-reference to GWA 1 should be deleted, particularly as GWA 3 already includes criteria relating to the need to minimize any adverse impacts of the proposals. If the Councils consider it necessary, a minor amendment to Policy GWA 3 could be made to include the general provisions of GWA 1 (see suggested wording overleaf). It should also be noted that Policy PS9 - *Wylfa Newydd and Related Development* includes a provision for radioactive waste management so reference to Wylfa Newydd under GWA 3 may not be necessary. Therefore, and for clarity, it is requested that the reference to GWA 1 is deleted from Policy GWA 3.

In light of the above comments, it is recommended that Policy GWA 3 is amended as follows:

POLICY GWA 3: RADIOACTIVE WASTE MANAGEMENT

Facilities for the storage, management and/or disposal of radioactive waste generated within the nuclear licensed area at the existing Wylfa power station will be granted, provided that all the following criteria can be met:

- 1. It is consistent with the national strategies and policies for the management and disposal of radioactive waste;*
- 2. The outcome of social economic and environmental health assessments justify it being dealt with at the proposed location; and*
- 3. Facilities are sited and designed in order to minimise adverse impacts on the environment, the landscape and the local community and appropriate environmental restoration measures are available.*

GVA's representation to the Focussed Changes Consultation requested definitions for Intermediate Level Waste (ILW) to be included within the supporting text to Policy GWA3. This is because ILW is produced from the decommissioning of the existing Wylfa Nuclear Power Station. However to address this request the Councils have proposed to remove the definitions of LLW and VLLW from the supporting text to Policy GWA 3 (under footnotes 2 and 3). To ensure the plan can be easily read and understood, all categories of radioactive waste generated at Wylfa should be defined in the plan. This includes ILW and well as VLLW and LLW. Current definitions are provided below:

Intermediate Level Waste (ILW): *Waste with radioactivity levels exceeding the upper boundaries for Low Level Waste (LLW), but which does not need heating to be taken into account in the design of storage or disposal facilities. ILW arises mainly from the reprocessing of spent fuel, and from general operations and maintenance of radioactive plant. The major components of ILW are metals and organic materials, with smaller quantities of cement, graphite, glass and ceramics.*

Low Level Waste (LLW): *Waste which includes metals, soil, building rubble and organic materials, arising principally as lightly contaminated miscellaneous scrap. Wastes other than those suitable for disposal with ordinary refuse, but not exceeding 4 GBq/te (gigabecquerels) of alpha or 12 GBq/te of beta/gamma activity. Metals are mostly in the form of redundant equipment. Organic materials are mainly in the form of paper towels, clothing and laboratory equipment that have been used in areas where radioactive materials are used – such as hospitals, research establishments and industry. The National Repository for LLW is near Drigg, Cumbria.*

Source: Nuclear Decommissioning Authority Strategy III (Effective from April 2016)

Very low level waste (VLLW): Covers waste with very low concentrations of radioactivity. It arises from a variety of sources, including hospitals and the wider non-nuclear industry. Because VLLW contains little total radioactivity, it has been safely treated by various means, such as disposal with municipal and general commercial and industrial waste directly at landfill sites or indirectly after incineration. Its formal definition is:

- a) in the case of low volumes ('dustbin loads') of VLLW "Radioactive waste which can be safely disposed of to an unspecified destination with municipal, commercial or industrial waste ("dustbin" disposal), each 0.1m³ of waste containing less than 400 kilobecquerels (kBq) of total activity or single items containing less than 40 kBq of total activity. For wastes containing carbon-14 or hydrogen-3 (tritium):
 - i. in each 0.1m³, the activity limit is 4,000 kBq for carbon- 14 and hydrogen-3 (tritium) taken together
 - ii. for any single item, the activity limit is 400 kBq for carbon-14 and hydrogen-3 (tritium) taken together Controls on disposal of this material, after removal from the premises where the wastes arose, are not necessary.
- b) in the case of high volumes of VLLW "Radioactive waste with maximum concentrations of four megabecquerels per tonne (MBq/te) of total activity which can be disposed of to specified landfill sites. For waste containing hydrogen-3 (tritium), the concentration limit for tritium is 40MBq/te. Controls on disposal of this material, after removal from the premises where the wastes arose, will be necessary in a manner specified by the environmental regulators.

Source: UK Strategy for the Management of Solid Low Level Waste From the Nuclear Industry (February 2016)

Matters Arising Change Reference NMC 295 – Modification to Paragraph 7.5.56

It is noted that the Councils have proposed an amendment to paragraph 7.5.56 to acknowledge that the Wylfa Nuclear Power Station is currently being decommissioned (Matters Arising Change Reference NMC 295). The NDA and Magnox welcome this change as it provides further clarification with respect to the on-going decommissioning process at the site.

The second sentence of paragraph 7.5.56 only acknowledges that Low and Very Low Level radioactive waste will be produced from the decommissioning process. However as the comments on Policy GWA 3 above, ILW will be generated as a result of the decommissioning process. For clarity and for consistency, this sentence needs to be amended to acknowledge that ILW will be generated at the existing Wylfa Nuclear Power Station as the site progresses through the decommissioning process. It is therefore proposed that the sentence is amended as follows:

The decommissioning process is likely to give rise to Intermediate, Low and Very Low Level radioactive waste.

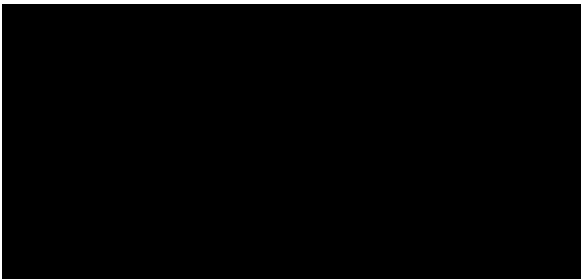
Conclusion

This representation has been made by GVA on behalf of the NDA and Magnox Limited in response to the current consultation on the Joint Local Development Plan, Matters Arising Changes.

In summary, the NDA and Magnox welcome amendments to the LDP to ensure consistency with the representations made by GVA (on behalf of the NDA and Magnox) to the consultation on the Focussed Changes to the LDP and the comments provided to the Inspector during the Examination of the Plan. However, they maintain their view that further minor changes (as detailed within this letter) are still required for the Plan to be considered sound. The changes proposed by the NDA and Magnox are considered necessary to ensure that the Plan complies with national strategies and policies on nuclear decommissioning and radioactive waste management and disposal.

If you require any clarity in respect of the enclosed representation, then please contact us.

Yours sincerely

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SYLWADAU NMC141 COMMENTS

CGWRTHWYNEBU / OBJECTING



Your ref:

Our ref: [REDACTED]

09 March 2017

Anglesey and Gwynedd Joint Planning Policy Unit
1st floor Bangor City Council Offices
Ffordd Gwynedd
Bangor
Gwynedd
LL57 1DT

By Post and Email: planningpolicy@gwynedd.llyw.cymru

Dear Sir or Madam

**REPRESENTATIONS TO THE ANGLESEY AND GWYNEDD JOINT LOCAL DEVELOPMENT PLAN:
MATTERS ARISING CHANGES CONSULTATION (JANUARY 2017)**

These representations have been prepared by HOW Planning on behalf of Land & Lakes (Anglesey) Ltd ("Land & Lakes") in response to the consultation on the Anglesey and Gwynedd Joint Local Development Plan Matters Arising Changes document (January 2017).

The Matters Arising Schedule provides details of the relevant changes that have emerged from the Public Examination into the Local Plan. We understand that comments made at this stage can only address and relate to the 'Matters Arising Changes' as detailed in the Schedule. We also understand that all comments made (by the closing date) will be forwarded by Anglesey and Gwynedd Councils ("the Councils") to the Inspector and that the Councils will prepare a report responding to the comments.

We respectfully request that these representations are considered by the Councils in the preparation of their report responding to the consultation comments and the Inspector in assessing the Local Plan. We would also like to request to speak at a hearing session at the Public Examination about the representations set out in this letter. At the hearing session I wish to be heard in English.

BACKGROUND

Isle of Anglesey County Council ("IoACC") has prepared a range of policy statements relating to construction workers' accommodation associated with Wylfa Nuclear New Build. The policy statements establish IoACC's objectives for various accommodation solutions for construction workers including purpose built permanent accommodation situated in accessible locations and which will deliver future and legacy uses.

The Wylfa Nuclear New Build Construction Workers Accommodation Position Statement (March 2011) sets out IoACC's objectives for the provision of accommodation through an equal mix of purpose built accommodation, private rented (new and existing) and tourist accommodation (new and existing).

Planning and Environmental Advisers

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At paragraph 2.3, in reference to Stakeholder aspirations, the Position Statement states:

“There is significant concern over the impact temporary accommodation demand could have on the tourism sector, particularly in the north of the Island where it is least developed. There is therefore a need for the Council and other parties to ensure potential negative impacts are mitigated against.”

The Position Statement states at paragraph 4.13 that the preferred option will be to “ensure that legacy is sustainable” and “promote local legacy benefits”. Paragraph 4.34, in relation to the option of creating further tourism legacy use in appropriate locations, states:

“Any proposals will need to be carefully reviewed to ensure that the proposed site(s) is appropriate in terms of its location, proximity to existing communities, the environmental implication, the traffic implications, its long term viability and its ability to support further investments such as new facilities on the island that will attract more day and staying visitors”

IoACC’s objective to deliver purpose built permanent accommodation which will be located in accessible locations and deliver legacy uses for the area is also supported within the Nuclear New Build at Wylfa Supplementary Planning Document (“SPD”) (July 2014). SPD Policy GP10 (Construction Worker Housing in Anglesey Housing Market) states that the following measures should be taken to account:

- *“Deliver a legacy use by promoting permanent new accommodation that addresses local needs.... beyond the construction period”;* and
- *“Ensure that construction worker accommodation is located so as to minimise the need to travel and promotes the provision and use of sustainable transport modes”.*

SPD Policy GP12 (Tourism and Accommodation) refers to the measures that will be taken when accommodating one third of the construction workforce within the tourist accommodation sector. Such measures include ensuring that the take up of accommodation by construction workers does not generate adverse impacts on the tourism sector in the long term, and that accommodation is located “so as to ensure ease of access by sustainable means of travel to relevant tourism facilities and attractions, community services and facilities and the main NNB site”.

In accordance with the objectives of these two policy statements, IoACC granted planning permission (LPA ref 46C427K/TR/EIA/ECON) on 19 April 2016 for Land and Lakes' proposals for a leisure village and temporary construction worker accommodation with future and legacy tourism and residential uses at Holyhead. The approved development comprises:

- A leisure village at Penrhos Coastal Park, Holyhead, comprising up to 500 new leisure units and associated leisure development;
- The erection of leisure village accommodation and facilities comprising up to 315 lodges at Land at Cae Glas to be used initially as temporary construction workers' accommodation and to be subsequently converted into an extension of the Penrhos Coastal Park; and,
- The construction of up to 320 new houses at Land at Kingsland, to be used initially as temporary construction workers' accommodation and subsequently converted into a residential development.

LAND & LAKES' REPRESENTATIONS

Land & Lakes' representations relate to the changes proposed to policies PS 9, PS 9A, CY 1, CY 4 and TAI 3. Each policy is considered in turn below.

Policy PS 9

Paragraph 7.3.17a is a new paragraph with reference NMC 137. Land & Lakes has comments on the wording of the part of the paragraph which with the proposed changes states:

...“The construction workforce should be accommodated via various means, including the existing housing stock (to buy or rent), holiday accommodation and new purpose built permanent or modular accommodation provided by Horizon or through a third party. Where appropriate, the Councils require the Project to deliver legacy benefits to local communities during the Plan period or beyond the construction period”...

In principle, Land & Lakes supports the requirement for construction workers to be accommodated via various means as this reflects the policies established by the IoACC since 2011. However, the paragraph as drafted does not give sufficient weight to the requirement for permanent accommodation solutions which will deliver important future or legacy benefits. The paragraph as drafted provides too much flexibility by adopting the following wording (with HOW emphasis in **bold**): “new purpose built permanent or modular accommodation” and “**Where appropriate**...”.

It is Land & Lakes understanding, having reviewed the textual changes proposed to paragraph 7.3.18 of the Local Development Plan under reference NMC138, that temporary accommodation which will have no future or legacy use will only be considered by the Council if a future or legacy use is not feasible. Therefore, greater weight should be given to new purpose built permanent accommodation rather than temporary accommodation in buildings which will be removed at the end of the temporary use. To address this, Land & Lakes request that paragraph 7.3.17a is amended as shown in red below:

...“The construction workforce should be accommodated via various means, including the existing housing stock (to buy or rent), holiday accommodation and new purpose built permanent ~~or modular~~ accommodation provided by Horizon or through a third party”. ~~Where appropriate~~, The Councils require the Project to deliver legacy benefits to local communities during the Plan period or beyond the construction period”...

Paragraph 7.3.18 is an existing paragraph which has been amended and with the proposed changes states:

“In terms of location, the Councils position is that accommodation for temporary construction workers should as far as possible be provided within, adjacent to, or close to the development boundaries of the Centres and Service Villages identified in the Plans settlement hierarchy (depending on the scale of the development), and in locations that relate well to the main transport routes and transport modes, especially the railway. They should also contribute towards sustainable regeneration programmes and support the vitality and viability of town centres. Paragraph 7.3.17A refers to the various types of accommodation. Given the scale of the anticipated number of construction workers required during the construction phase, it is considered that modular development will be part of the supply of accommodation but will not be the first option except for necessary provision for essential workers on site. Project promoters should demonstrate that they have fully considered the re-use of existing buildings and / or the provision of permanent buildings capable of being adapted for permanent use following use by construction workers and proportionate use of the private rented sector before proposing modular accommodation in temporary buildings which will be removed at the end of the temporary use.”

Overall, Land & Lakes is very supportive of paragraph 7.3.18 as amended because it re-enforces the objective of the re-use of existing buildings and / or the provision of permanent buildings capable of being used and adapted for future and legacy uses. Land & Lakes does object to the first part of the paragraph which allows accommodation for temporary construction workers to be provided close to development boundaries of the Centres and Service Villages. The reference to “close to” is not precise and is open to interpretation which could lead to development in locations which are not sustainable nor accessible. Land & Lakes requests that the paragraph is amended as shown in red below:

*“In terms of location, the Councils' position is that accommodation for temporary construction workers should as far as possible be provided within **or adjacent to** ~~or close to~~ the development boundaries of the Centres and Service Villages identified in the Plans settlement hierarchy (depending on the scale of the development), and in locations that relate well to the main transport routes and transport modes, especially the railway. They should also contribute towards sustainable regeneration programmes and support the vitality and viability of town centres. Paragraph 7.3.17A refers to the various types of accommodation. Given the scale of the anticipated number of construction workers required during the construction phase, it is considered that modular development will be part of the supply of accommodation but will not be the first option except for necessary provision for essential workers on site. Project promoters should demonstrate that they have fully considered the re-use of existing buildings and / or the provision of permanent buildings capable of being adapted for permanent use following use by construction workers and proportionate use of the private rented sector before proposing modular accommodation in temporary buildings which will be removed at the end of the temporary use.”*

In principle, Land & Lakes also supports the amendments proposed to Policy PS 9 (under reference NMC 143), and specifically to criteria 6 and 16 which relate to future or legacy use. The policy with the proposed changes states:

- (6) *“Where proposals are for a temporary period both the site selection and the proposal detail shall 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. Where appropriate, delivery plans, for legacy uses will be required with planning applications to demonstrate how legacy use has informed the approach to the design and layout of the associated development sites, as well as contribute to the framing of a s106 and / or other agreements and CIL payments (if applicable).*
- (16) *if a future or legacy use for any temporary development is not feasible the Council shall require that temporary buildings are removed...”*

Land & Lakes is concerned however that the text set out at paragraph 7.3.18 which requires a consideration of re-using existing buildings and / or the provision of permanent buildings for future and legacy uses before proposing temporary buildings is not carried through into the policy wording. To ensure consistency and clarity, Land & Lakes request that Policy PS 9 is amended to include an additional criterion which could be inserted between criteria 5 and 6. This is necessary because the policy as currently drafted does not reflect the requirements of paragraph 7.3.18. To address this, it is suggested that the criterion could read:

“Proposals for the re-use of existing buildings or the provision of permanent buildings capable of being adapted for permanent future and / or legacy use will be supported by the Council. Proposals for temporary buildings which will be removed at the end of the temporary use will only be allowed on the Wylfa Newydd site or on alternative sites within or adjacent to the development boundary of Centres or Service Villages identified within the Plans settlement hierarchy where it has been demonstrated through rigorous assessment that:

- (i) *There are no suitable and alternative sites available within or adjacent to the development boundary of Centres or Service Villages identified within the Plans*

settlement hierarchy which can re-use existing buildings or deliver permanent buildings capable of being adapted for permanent future and / or legacy use; and.

- (ii) *It is not feasible to deliver a future or legacy use for the temporary development on the proposed site”.*

Policy PS 9A

Policy PS 9A is a new policy under reference NMC 143. In principle, Land & Lakes support the policy however minor changes are sought to ensure that the policy wording reflects paragraphs 7.3.18 and Policy PS 9. To achieve this, Land & Lakes propose the following changes to criteria 1 and 2 as shown in red below:

1. *“The site is located **within or adjacent** ~~or in close proximity~~ to the development boundary of a Centre **or Service Village** identified within the Plan’s Settlement Hierarchy, and is close to the main highway network where adequate access can be provided without significantly harming landscape characteristics and features; or*
2. *In exceptional circumstances, the site is located in the open countryside, provided that the applicant can demonstrate that there is no available site which meets the criteria set out in criterion 1 for the proposed use and that there is an essential and proven need for the amount and type of accommodation for temporary workers **in that location**; and...”*

Policy TAI 3

Policy TAI 3 relates to small scale campus style accommodation for construction workers under reference NMC 188. For consistency, the changes proposed to policies PS 9 and PS 9A should be carried through into Policy TAI 3. In line with the representations set out above, Land & Lakes propose the following changes to the wording of Policy TAI 3 as shown in red below:

*“Proposals for small scale campus style accommodation (up to a maximum of 50 bed spaces) for construction workers will be permitted **where the proposal complies with Policy PS 9**, and ~~provided that they~~ forms part of the overall solution to providing temporary construction worker accommodation, and the following criteria are met...*

4. *...In exceptional circumstances, the site is located elsewhere provided:*
 - i. *the developer can demonstrate that there is an essential and proven need for the amount and type of accommodation **in that location** that cannot be met within or adjacent to development boundaries of Centres or Service Villages ~~in the locality~~ identified within the **Plan’s Settlement Hierarchy** through either existing accommodation or the re-use of an existing building **or the provision of new purpose built permanent accommodation**;*

In addition, Land & Lakes propose that an additional criterion is inserted between criteria 4 and 5 which should read:

“Proposals for the re-use of existing buildings or the provision of permanent buildings capable of being adapted for permanent future and / or legacy use will be supported by the Council. Proposals for temporary buildings which will be removed at the end of the temporary use will only be allowed on the Wylfa Newydd site or on alternative sites within or adjacent to the development boundary of Centres or Service Villages identified within the Plans settlement hierarchy where it has been demonstrated through rigorous assessment that:

- (iii) *There are no suitable and alternative sites available within or adjacent to the development boundary of Centres or Service Villages identified within the Plans*

settlement hierarchy which can re-use existing buildings or deliver permanent buildings capable of being adapted for permanent future and / or legacy use; and.

- (iv) *It is not feasible to deliver a future or legacy use for the temporary development on the proposed site”.*

Policy CYF 1

Policy CYF1 safeguards, allocates and reserves land and units for employment use. In the policy, three tables are provided identifying the existing employment sites safeguarded for employment, land allocated for employment and reserve employment sites.

Under reference NMC 148, changes to the policy wording relating to reserve sites has been incorporated which with the proposed changes states:

“The following sites are identified as ‘reserve employment sites’ not for local market demand for general industrial or business uses, but rather to accommodate business and employment uses that would initially cater specifically for the needs of Wylfa Newydd or other ‘Energy Island’ / ‘Enterprise Island’ development. Proposals for B1, B2 or B8 uses on these sites would need to demonstrate that there was no suitable safeguarded or allocated employment site or the supply is insufficient to meet the need”

Land & Lakes understands following a meeting with Senior Officers at IoACC and the Joint Planning Policy Unit (JPPU) on 27 February 2017 that the following is IoACC’s intention with regards to the future use of the reserved sites:

- (i) The reserved sites are not for local market demand for general industrial or business uses;
- (ii) The reserved sites are for B1, B2 or B8 uses associated with the needs of Wylfa Newydd or other Energy Island / Enterprise Island development;
- (iii) Proposals on the reserved sites for B1, B2 or B8 uses associated with the needs of Wylfa Newydd or other Energy Island / Enterprise Island development would only be acceptable if it has been demonstrated that there was no suitable safeguarded or allocated employment site or the supply is insufficient to meet the need.

It is Land & Lakes view that the policy as drafted does not reflect the Councils' intention as set out above. The reserve site policy wording could allow a wide ranging interpretation allowing an initial phase of uses specifically for the needs of Wylfa Newydd or other Energy Island / Enterprise Island development. We understand that this is not the intention of IoACC and to address this, Land & Lakes propose amended wording as shown in red below:

*“The following sites are identified as ‘reserve employment sites’ not for local market demand for general industrial or business uses, but rather **for B1, B2 or B8** ~~to accommodate business and employment~~ uses that would initially cater specifically for the needs of Wylfa Newydd or other ‘Energy Island’ / ‘Enterprise Island’ development. Proposals for B1, B2 or B8 uses on these sites **that would cater specifically for the needs of Wylfa Newydd or other ‘Energy Island’ / ‘Enterprise Island’ development** would need to demonstrate that there was no suitable safeguarded or allocated employment site or the supply is insufficient to meet the need”*

In addition to the changes set out above, a change would also be required to the reserve sites table in the policy which makes it clear that the use of the sites is for B1, B2 or B8 uses associated with the Wylfa Newydd or other Energy Island / Enterprise Island development.

Paragraph 7.3.25 defines the different strata within the hierarchy under reference NMC 149. In relation to reserve sites it states:

Reserve Sites

Sites that have the potential to meet the demand resulting from Wylfa Newydd as well as the rest of the Anglesey Energy Island Programme / Enterprise Island.

To relate more closely to what we understand are the Councils intentions for the reserve sites, the following changes to the wording of this paragraph are proposed in red below:

Reserve Sites

*Sites that have the potential to meet the **B1, B2 or B8** demand resulting from Wylfa Newydd as well as the rest of the Anglesey Energy Island Programme / Enterprise Island.*

Policy CYF 4

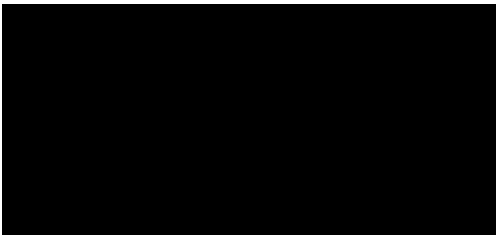
Policy CYF 4 states that *“Proposals to release employment land on existing employment sites safeguarded for Use Classes B1, B2 or B8 in accordance with Policy CYF1 for alternative uses will be granted only in special circumstances, provided they conform to one or more of the following criteria...”*

It is also understood following the meeting with Senior Officers at IoACC and the JPPU on 27 February 2017 that it is IoACC;s intention that proposals for alternative uses on existing employment sites safeguarded for Use Classes B1, B2 or B8 and only those sites in accordance with Policy CYF1 will be assessed against this policy. The existing employment sites safeguarded for Use Classes B1, B2 or B8 are identified in the first table in Policy CYF1. Confirmation on this matter from the IoACC is sought by Land & Lakes and specifically that proposals for alternative uses on reserve employment sites in accordance with Policy CYF1 will not be assessed against this policy.

We would be grateful if you could confirm safe receipt of this letter and we respectfully request that these representations are considered by the Councils in preparing its report responding to the consultation comments and by the Inspector in assessing the Local Plan.

Should you require further information or wish to discuss then please don't hesitate to contact me.

Yours faithfully





Llywodraeth Cymru
Welsh Government

Department for Natural Resources
Adran Adnoddau Naturiol

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

Our ref:
Your ref:

20^{fed} Chwefror 2017

Annwyl Nia,

Cynllun Datblygu Lleol ar y Cyd Gwynedd ac Ynys Môn – Ymgynghoriad ar yr Amserlen o Newidiadau Materion sy'n Codi (NMCau)

Diolch am eich gohebiaeth ynghylch yr ymgynghoriad ar y NMCau arfaethedig. Rydym yn cydnabod ymrwymiad eich Awdurdod i sicrhau Cynllun Datblygu Lleol cadarn a'r gwaith sydd wedi'i wneud gan y tîm cynllunio ymlaen llaw er mwyn cyrraedd y cam hwn.

Mae'r Newidiadau i'r Materion sy'n Codi arfaethedig ar gyfer nifer y tai sydd ar gael, y cyfiawnhad drostynt a pha mor eglur yw'r sefyllfa, i'w croesawu. Mae bellach yn amlwg pa elfennau sy'n sylfaen i'r ddarpariaeth dai a sut y maent yn berthnasol i'r hierarchiaeth setliadau. Mae'r gwaith hwn bellach wedi roi ar ffurf tablau trywydd tai a chyflenwad tir sydd bellach wedi'u cynnwys yn y cynllun. Mae'r Newidiadau i'r Materion sy'n codi o ran yr angen am dai fforddiadwy a'u deiliadaeth, a tharged diwygiedig tair ffordd yn seiliedig ar gefnogi gwaith hyfywedd wedi'i ddiweddarau. Mae'r diffiniadau diwygiedig o ran y farchnad, y farchnad leol a thai fforddiadwy yn rhoi'r eglurder sydd ei angen i fframwaith y polisi. Hefyd, mae Llywodraeth Cymru yn cefnogi'r NMCau ar gyfer Sipsiwn a Theithwyr ac nid oes unrhyw wrthwynebiadau yn weddill o ran hyn. Ystyriwch bod **y NMCau arfaethedig, ar y cyfan, wedi mynd i'r afael â mwyafrif ein pryderon o ran strategaeth, tai, tai fforddiadwy a'r ddarpariaeth ar gyfer Sipsiwn a Theithwyr.**

Yr Arolygydd/Arolygwyr sydd wedi'u penodi sydd i benderfynu a yw cynllun yn cael ei ystyried yn gynllun 'cadarn'. Er ein bod yn credu bod y Cyngor wedi mynd i'r afael â mwyafrif y pryderon a nodir yn ein sylwadau ac mewn datganiadau mewn gwrandawiadau i ddilyn, rydym yn **ystyried bod rhai materion pwysig sy'n parhau heb eu datrys wedi eu nodi yn yr Atodiad.**



Yn gywir,

[REDACTED]

[REDACTED] *odiad*

Yr Iaith Gymraeg	
NMC 56	<u>Polisi PS1: Iaith a Diwylliant Cymraeg</u>
Gwrthwynebiad	<p>Maen Prawf 3a – Mae'r newidiadau arfaethedig i'r maen prawf hwn yn wael a dr sylud. Cymal arall a awgrymir i roi eglurder yw, "caniatáu datblygiad na fyddai'n achosi niwed sylweddol i gymeriad a chydbwysedd iaith cymuned, a sicrhau bod mesurau lliniaru addas, neu gyfraniadau yn cael eu gwneud i sicrhau cyn lleied o effeithiau niweidiol â phosib."</p> <p>Maen Prawf 6 – Ymddengys bod y maen prawf sy'n cyfeirio at Enwau Cymreig yn mynd y tu hwnt i gwmpas gwaith y system gynllunio ac y dylid ei ddileu. Fodd bynnag, gellid cyfeirio at bolisi y Cyngor o gyflawni'r nod hwn drwy strategaethau eraill yn y testun atodol.</p>
Ynni Adnewyddadwy	
NMC 101	<u>Polisi ADN1: Ynni Gwynt ar y Tir</u>
Gwrthwynebiad	<p>Mae cyfeiriad at gytundebau lefel gwasanaeth yn parhau i fod ym Mholisi ADN 1. Dylid dileu hyn o'r polisi, a gosod yn ei le y sail resymegol fel a nodwyd yn ein datganiad ar gyfer Sesiwn 8, (C2a) o ran bod Cytundebau Lefel Gwasanaeth yn ddynodiadau anstatudol na ddylai gyfyngu ar ddatblygiadau derbyniol (PPW, 5.3.11) megis hwyluso cyfleoedd ar gyfer ynni adnewyddadwy.</p>
Wylfa Newydd	
NMC 141	<u>Polisi PS9 – Wylfa Newydd a Datblygiadau Cysylltiedig</u>
Gwrthwynebiad	<p>Maen Prawf 7 – Ymddengys nad oes sail resymegol/cyfiawnhad y tu ôl i'r trothwy 500 uned. (Gweler y sylw ar NMC 143 & 188).</p> <p>Maen Prawf 10: Mae'r cymal "...y bydd angen ei gymeradwyo gan..." yn rhy gryf ac afresymol, yn enwedig o'i gysylltu â rhoi caniatád cynllunio. Mae'r Cyngor yn ceisio cymeradwyo strategaeth trydydd parti (yr hyrwyddwr) oherwydd bod hyn yn angenrheidiol i gael caniatád cynllunio. Beth sy'n digwydd os nad yw'r Cyngor yn cymeradwyo'r strategaeth hon? A yw'n rhesymol i gysylltu cael caniatád cynllunio gyda strategaeth trydydd parti allanol nad oes gan y Cyngor unrhyw reolaeth drosto?</p>
NMC 143	<u>Polisi PS 9A – Llety Gweithwyr Dros Dro ar Raddfa Fawr ar ffurf Campws i Adeiladwyr Wylfa Newydd</u>
Gwrthwynebiad	<p>Mae'r trothwy polisi sy'n cael ei gynnig gan Horizon a'i gynnwys gan y Cyngor fel rhan o'r NMCau yn wahanol i ymateb y Cyngor i S7/PG15, ble yr ystyriwyd nad oedd gan y safle i 500 gwely "unrhyw sail cynllunio gydag ychydig o dystiolaeth i ddangos bod y trothwy hwn yn adlewyrchu pwynt o newid" (paragraff 2.4). Mae'n rhaid cael tystiolaeth gadarn i gefnogi polisiâu'r cynllun a byddai Llywodraeth Cymru yn croesawu eglurhad o'r dystiolaeth sy'n sail i'r gwahaniaeth rhwng Llety Gweithwyr Dros Dro mawr a bach.</p> <p>Maen Prawf 1 – Mae'r polisi yn cyfeirio at yr hierarchiaeth setliadau sy'n briodol, ond nid yw'n glir a oes gan bob haen statws cyfartal? Rwy'n cymeryd nad bwriad y Clystyrau yw rhoi llety i cymaint o bobl â phosib? Pa</p>

Department for Natural Resources
Adran Adnoddau Naturiol



Llywodraeth Cymru
Welsh Government

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

Our ref:
Your ref:

20th February 2017

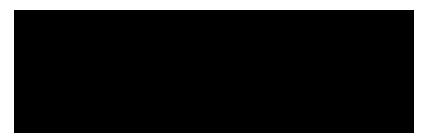
Dear Nia,

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

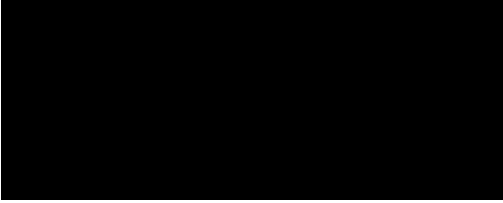
Thank you for your correspondence in relation to the consultation on the proposed MACs. We recognise your Authority's commitment to achieving a sound LDP and the amount of work undertaken by the forward planning team in reaching this stage.

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

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



Yours sincerely,



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