

# Draft National Development Framework

## 1. NDF Outcomes (chapter 3)

Q1. The NDF has proposed 11 Outcomes as an ambition of where we want to be in 20 years' time. Overall, to what extent do you agree or disagree the 11 Outcomes are a realistic vision for the NDF?

Disagree

Q2. To what extent do you agree with the 11 Outcomes as ambitions for the NDF?

Agree with none of them

**If you disagree with any of the 11 Outcomes, please tell us why:**

These outcomes form a barrier to providing badly needed new homes. Open market housing developers provide a high percentage of affordable homes. There seems to be a huge amount of constraints imposed on developers in Wales far greater than their English counter parts. I do not ever expect to see housing available at the same level as when I was the same age as my children who are now both in their mid twenties, but I welcome any movement to make housing more affordable and I can not see beyond bona fide housing developers in achieving this. extra over to those It feels like bugs are more important than providing new homes and jobs for people. What about the rights of my children to have a new home and good job. Are there enough brownfield sites in Wales to deliver the jobs and homes required to sustain the country? I thought most LPAs in Wales have signed up to City Growth Deals. How will the NDF deliver the required growth? It seems to lack any ambition. I'm concerned that if all public sector land needs to deliver 50% affordable homes that less money will be available from the disposal of public assets to fund new schools and improve the health service in Wales. Why do we need a massive greenbelt in South East Wales? I can't find any evidence to support this.

## 2. Spatial Strategy (policies 1 - 4)

Q3. The NDF spatial strategy is a guiding framework for where large-scale change and nationally important developments will be focused over the next 20 years. To what extent do you agree or disagree with the spatial strategy and key principles for development in...

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Don't know	No opinion
Urban areas (Policies 1, 2 & 3)					X		
Rural areas (Policy 4)					X		
					X		

Q4. If you have any comments on the spatial strategy or key principles for development in urban and rural areas, please tell us:

It seems illogical to stop development in areas where development has taken place of the last 20 to 30 years. Hundreds of thriving communities have been created. Forcing developers to build houses in uneconomical does not make sense unless grant funding is made available, but surely this is where Housing Associations come into their own?

## 3. Affordable Housing (policy 5)

Q5. The NDF sets out the approach for providing affordable housing, encouraging local authorities, social landlords, and small and medium-sized construction and building enterprises to build more homes. To what extent do you agree or disagree with the approach to increasing affordable housing?

Strongly disagree

Q6. If you disagree, in what other ways can the NDF approach the delivery of affordable housing?

What is wrong with current open market system of imposing 20 or 33% affordable housing on new sites , it is working well, if it is not broken do not try to fix it.

#### 4. Mobile Action Zones (policy 6)

Q7. To what extent do you agree or disagree the identification of mobile action zones will be effective in encouraging better mobile coverage?

Strongly disagree

Q8. If you disagree, in what other ways can the NDF improve mobile phone coverage in the areas which currently have limited access?

This is trying too force people to live where they do not want to, people should have links with their environment and communities.

#### 5. Low Emission Vehicles (policy 7)

Q9. To what extent do you agree or disagree that policy 7 will enable and encourage the roll-out of charging infrastructure for ultra-low emission vehicles?

Disagree

Q10. If you disagree, in what other ways can the NDF enable and encourage the roll-out of charging infrastructure for ultra-low emission vehicles?

National policies should prevail, it feels as if the welsh assembly is trying to steal a march on Westminster this will create confusion. a single national British policy will have more impact.

#### 6. Green Infrastructure (policies 8 & 9)

Q11. To what extent do you agree or disagree with the approach to maintaining and enhancing biodiversity and ecological networks?

Disagree

## 7. Renewable Energy and District Heat Networks (policies 10-15)

Q12. To what extent do you agree or disagree with the NDF's policies to lower carbon emissions in Wales using...

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Don't know	No opinion
Large scale wind and solar developments		X					
District heat networks					X		

Q13. If you disagree with the NDF's approaches to green infrastructure, renewable energy or district heat networks, what alternative approaches should we consider to help Wales to enhance its biodiversity and transition to a low carbon economy?

Wind and wave power every day but District heat networks are pie in the sky. I am very suspicious about of Wood pellet biomass community heat systems Break downs are common, they are not suitable for providing hot water and heating to homes more often than not they are turned off and electricity back up systems have to be used to take their place. they are bad for the environment also in terms of their carbon footprint.

## 8. The Regions (policy 16)

Q14. To what extent do you agree or disagree with the principle of developing Strategic Development Plans prepared at a regional scale?The NDF identifies three overall regions of Wales, each with their own distinct opportunities and challenges. These are North Wales, Mid and South West Wales, and South East Wales.

Strongly disagree

## 9. North Wales (policies 17-22)

Q15. We have identified Wrexham and Deeside as the main focus of development in North Wales. A new green belt will be created to manage the form of growth. A number of coastal towns are identified as having key regional roles, while we support growth and development at Holyhead Port. We will support improved transport infrastructure in the region, including a North Wales Metro, and support better connectivity with England. North West Wales is recognised as having potential to supply low-carbon energy on a strategic scale.To what extent do you agree or disagree with the proposed policies and approach for the North Region?

Disagree

## 10. Mid and South West Wales (policies 23-26)

Q16. Swansea Bay and Llanelli is the main urban area within the region and is our preferred location for growth. We also identify a number of rural and market towns, and the four Haven Towns in Pembrokeshire, as being regionally important. The haven Waterway is nationally important and its development is supported. We support proposals for a Swansea Bay Metro. To what extent do you agree or disagree with the proposed policies and approach for the Mid and South West Region?

Disagree

## 11. South East Wales (policies 27-33)

Q17. In South East Wales we are proposing to enhance Cardiff's role as the capital and secure more sustainable growth in Newport and the Valleys. A green belt around Newport and eastern parts of the region will support the spatial strategy and focus development on existing cities and towns. Transport Orientated Development, using locations benefitting from mainline railway and Metro stations, will shape the approach to development across the region. There is support for the growth and development of Cardiff Airport. To what extent do you agree or disagree with the proposed policies and approach for the South East Region?

Disagree

Q18. If you have any comments about the NDF's approach or policies to the three regions, please tell us. If you have any alternatives, please explain them and tell us why you think they would be better.

As I alluded to earlier we seem to be trying to change a housing system / policy that is not broken. This policy should be more focused on how to attract housing development to unviable areas such as the northern valleys, this will be a far greater, more beneficial use of tax payers money.

## 12. Integrated Sustainability Appraisal

Q19. As part of the consultation process, an Integrated Sustainability Appraisal (ISA) was conducted to assess the social, economic and environmental impacts of a plan. The report identified a number of monitoring indicators, including health, equalities, Welsh language, the impact on rural communities, children's rights, climate change and economic development. Do you have any comments on the findings of the Integrated Sustainability Appraisal Report? Please outline any further alternative monitoring indicators you consider would strengthen the ISA.

I am against this theoretical exercise, it does not take on board the view of industry professionals, it is not ambitious enough or provide clarity in terms of how we provide sufficient new homes in Wales.

## 13. Habitats Regulations Assessment

Q20. As part of the development of the NDF, a Habitats Regulations Assessment (HRA) was undertaken. The purpose of the HRA process is to identify, assess and address any 'significant effects' of the plan on sites such as Special Areas of Conservation and Special Protection Areas for birds. Do you have any comments on the Habitats Regulations Assessment report?

Conservation Areas are important, however this should not give ecologists a green light to create them where they are not necessary .

## 14. Welsh Language

Q21. We would like to know your views on the effects that the NDF would have on the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

Although i am not a Welsh speaker I applaud all actions in connection with promoting the language

Q22. Please also explain how you believe the proposed NDF could be formulated or changed so as to have: positive effects or increased positive effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language, and no adverse effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language.

*No Response*

## 15. Further comments

Q23. Are there any further comments that you would like to make on the NDF, or any alternative proposals you feel we should consider?

*No Response*

## 16. Are you...?

Q24. Are you:

Providing your own personal response

## Submit your response

Q25. You are about to submit your response. Please ensure you are satisfied with the answers you have provided before sending.

**Name**

[REDACTED]

**Organisation (if applicable)**

-

**Preferred contact details (email/phone/post)**

[REDACTED]

Q26. If you want to receive a receipt of your response, please provide an email address.  
Email address

[REDACTED]

Q27. Responses to consultations may be made public. To keep your response anonymous (including email addresses) tick the box.

Keep my response anonymous