

ANGLESEY AND GWYNEDD JOINT LOCAL DEVELOPMENT PLAN

Developing the Vision, Key objectives and Strategic Options

Full draft for engagement

November 2011

Discussing the future with you



INTRODUCTION

- 1 Gwynedd Council and the Isle of Anglesey County Council are preparing a Joint Local Development Plan (JLDP) that will serve the Anglesey and Gwynedd Local Planning Authority areas. The final adopted version will include the Council's vision and spatial strategy to achieve the development requirements that are already known and those anticipated up to 2026.
- 2 The JLDP has now reached the 'Pre-deposit Participation' phase, where emphasis is placed on seeking people's views and ensuring consensus by involving the community and other stakeholders when discussing strategic considerations.
- 3 During these initial phases of preparing the JLDP, it is required that a clear path is followed from the **Issues** to the **Vision** to the **Objectives** to the **Strategic Options** to the **Preferred Strategy**, by considering the following:
 - The main spatial considerations and issues relating to sustainability facing the JLDP area.
 - The community's vision for the spatial future of the JLDP area.
 - Land use planning objectives that will assist to realise this vision.
 - Strategic options to achieve these objectives – level and spatial distribution of new development
- 4 The JLDP **Preferred Strategy** will have to be selected after considering and discussing a number of options. These options will relate to general growth levels that the Area could wish to provide for and the spatial distribution of new developments, i.e. how much development and where developments are located.
- 5 The Preferred Strategy document will not include land allocations, except for potential strategic sites and / or other key sites, which are imperative, because of their comparative size, to realise the Preferred Strategy. Similarly, it will not include detailed planning policies to manage development – it will only include general policies that are required in order to put the preferred strategy into practice. Allocations for smaller sites and detailed policies will be considered and included in the **Deposit Plan**, namely the draft version of the Plan in its entirety.

PURPOSE OF THE DOCUMENT

- 6 The Anglesey and Gwynedd JLDP will be a statutory plan that will act as a guide when developing and using land in the Anglesey and Gwynedd Planning Authority area until 2026. It will include the strategy and detailed policies for the scale, location and nature of future development in the area. It will be prepared over the next four and a half years in consultation with local people and a large number of other organisations and stakeholders.
- 7 This discussion document seeks to encourage dialogue and consensus when producing a planning and land use strategy and vision across the area by:

- considering key strategic issues, trends, restrictions and opportunities in relation to regional and national policy, and other plans and programmes; and
- identifying and assessing strategic spatial options (i.e. in general where growth should be and its level), and their likely impacts when addressing community aspirations or when the options are contrary to those aspirations.

8 **No decisions have been made to date** as this is the first phase of the public dialogue process. When this has been completed, we will respond to all observations and will publish the information in order to encourage discussion for the next phase in the process of preparing the Plan.

YOUR ROLE (i.e. communities and other stakeholders)

- 9 Planning policies can affect your quality of life because they can change where you live, work or visit. Consider how the options in this document will affect your community and the problems or advantages that could derive from them. How should the towns, the villages and the countryside look in 2026 and beyond? How will they thrive? Will there be enough houses and jobs of the right type in the right locations? If you wish to ‘have your say’ on these issues, and help to develop policies that will shape the future of the area, this is your opportunity.
- 10 The Councils want your views to help them develop a planning strategy for the area. There are questions in the document that enquire about points on which your feedback is needed. They have been listed at the end of the document also. Answer the questions and send us your comments by **13 January 2012**.
- 11 Contact the Anglesey and Gwynedd Joint Planning Policy Unit if you need clarity on any issue or if you require further information. You can do this in many ways:
- by phoning: 01766 771000 or 01286 685003 and ask to speak to an officer in the Joint Planning Policy Unit
 - by e-mailing: planningpolicy@gwynedd.gov.uk
 - by sending a letter to: Joint Planning Policy Unit, Town Hall, Bangor, Gwynedd LL57 1DT

POLICY CONTEXT

- 12 As is the case with every other plan and strategy, we will not be starting with a clean slate when we prepare the JLDP. There are a number of national (England and Wales), sub-national and local documents that set the parameters for us. It is not expected for the JLDP to repeat issues already discussed in national legislation, policies or guidelines, unless a specific local issue needs to be dealt with by interpreting or expressing them.
- 13 The JLDP strategies and policies must be consistent with the national planning policy framework, unless a robust evidence base justifies departure from it.
- 14 Similarly, the local policy context must be reviewed in order to see whether or not there are proposals for new facilities that are relevant to a specific area or whether or not there are aspects of plans and strategies that could be reiterated by means of land use policies or proposals.

THE MAIN SPATIAL CONSIDERATIONS

- 15 The JLDP needs to have thorough understanding of local issues. When preparing the new plan, we must ensure that we have up-to-date evidence regarding the social, economic and environmental features of Anglesey and Gwynedd. The evidence base will be added to regularly and this will be updated as we work through the process. The Joint Planning Policy Unit will refer to key data and information from various sources that are available already and it will also undertake additional studies, e.g. employment land survey, study of the demand for housing, urban capacity study. The evidence base will be recorded in a series of topic papers and study reports. The topic papers and study reports will be available to view on the Council's website.

Spatial portrait of the area as it is now

- 16 The current strengths and weaknesses of the area have been described in many documents that have been published by the Councils and their partners. A series of key facts and figures about the area are presented in Appendix I.

Drivers of Change

- 17 It is difficult to anticipate how the JLDP area will develop spatially over the next 15 years, however, there are some specific forces or "drivers of change" that are likely to be at work in Anglesey and Gwynedd.
- i. **Climate Change and Sustainability – adapting to it and mitigating its effect:** There are some serious global problems that we all have to address in some way or form. The climate is changing and consideration must be given to issues such as reducing carbon, spells of hot weather, more storms, longer periods of dry weather, flood risk and reducing waste when making planning decisions. Also, we must ensure that development does not endanger our landscapes and habitats. Part of the work of producing the JLDP will be to undertake an integrated Sustainability Appraisal to measure the likely impacts of policies and we will monitor the development over a period of time to test how it is working.
 - ii. **The effects of the current economic recession –** Wealth and the availability of mortgages in the past has helped people move about, whether they were individuals looking for work or a change in quality of life, or older people moving into the area to retire. The current recession is having a pronounced on the availability of mortgages, which in turn has a significant impact on the ability of people to move about. Therefore, it is likely that the main driver of population growth in the JLDP area, i.e. migration, will be severely curtailed in the short term and possibly in the medium term as well. It isn't known when the mortgage market or the house building industry will return to the levels seen before 2008, or whether it will ever do so. However, it is important to note that the indigenous requirement for housing, be it need or desire, will be the same. It is the failure to access mortgages that prevent individuals and the house building sector to deliver new housing. If the economy recovers sooner than expected, then it is likely that we shall see population growth once again resulting in an increase in the number of new houses that are built.

The land use planning system must be ready to react to any improvement in the economy and ensure that the lack of productive land for housing does not hamper the general economic recovery.

- iii. **The Growth and High Value Sectors of the Future:** both Councils are developing a series of programmes and/or projects which address factors that influence the area now and which are likely to do so in the coming years.

Here are the significant projects in Gwynedd:

Green Gwynedd and the Low Carbon Sector

Digital Gwynedd

Developing the Medical, Science and High-technology Sector

Keeping the Benefits Local

Care agenda

Together, the above are seeking to achieve many aims, including ensuring that: Gwynedd's residents benefit from an economy that takes more advantage of its strengths (e.g. its natural core resources, its environment, its landscape, its language, its culture, its history and its local talents), in order to develop relevant employment sectors and create jobs; residents benefiting from more relevant high value sectors that will have been developed within the economy across the county; residents benefiting from having more varied employment and jobs across the county. For more information, please see Gwynedd Council's Three Year Plan.

Energy Island Programme – The Programme's aim is to attract new high quality jobs that are linked with energy to Anglesey and to the rest of North West Wales for the next decade. The vision of the Energy Island Programme is to create a centre of excellence that is famous worldwide for producing, demonstrating and serving within the low carbon energy field. The main feature of the Programme is the possibility of a new nuclear power station at Wylfa, but it also hopes to attract companies that will develop renewable energy technologies, including wind energy (land and sea), tidal, biomass, as well as nuclear. An analysis of consequences suggest that the Programme could lead to a significant change in terms of its contribution to the economy, communities and the environment. For further information refer to the Energy Island Programme website: www.ynysynnimon.co.uk

- iv. **Wylfa B and the nuclear industry:** The Infrastructure Planning Commission or the body that will supersede it, rather than the Isle of Anglesey County Council, will make the decision regarding building a new nuclear power station. Nevertheless, any such development will have a major impact on the general development pressure on settlements and on the local infrastructure. This would happen mainly on the island, but it would affect north Gwynedd also. The relevant local planning authorities will make decisions regarding proposals for associated developments. Associated development will include the provision of accommodation for construction workers. Should the current timetable be adhered to, it is anticipated that the building work will be at its peak in 2017/18 and that the new nuclear power station will commence production in 2020. Research undertaken on behalf of the Isle of Anglesey County Council concluded that about 419 new housing units could be required by 2017 as well as 1,600 temporary units. The IACC

Workers Accommodation Position Statement suggests that 1/3 of the requirement could be satisfied via permanent rented accommodation, with the remainder being satisfied using holiday accommodation and purpose built workers' accommodation. It is suggested that some of the demand for rented accommodation could be satisfied using spare rooms in existing properties. It is possible that areas outside Anglesey and outside the JLDP area could satisfy the demand. This is an opportunity to ensure that the developers of major plans make an appropriate contribution towards investing in local regeneration.

- v. **Infrastructure – the need and restrictions** – there is no spare capacity in parts of the infrastructure network or it has almost reached its capacity, which restricts and affects the viability of new development in some areas.

Cross-boundary Considerations

- 18 Administrative boundaries can be fuzzy and therefore, it is unavoidable that areas interact with each other and will influence each other. Gwynedd will interact with a number of other areas and these are the main considerations arising as a result of a relationship of this type:

Cross-boundary Considerations: Snowdonia National Park Authority

- The role of Dolgellau and Bala within and outside the National Park
- Cross-boundary settlements, e.g. Llanberis, Nantlle
- The duty to retain and improve the natural beauty, wildlife and cultural heritage of the Park – landscape designations that abut the boundary
- The JLDP area could provide for some of the National Park's housing and employment needs
- Cross-boundary housing market areas
- Decommissioning Trawsfynydd and the future use of the site
- Disseminating tourism advantages

Cross-boundary Considerations: Powys and Ceredigion County Councils

- The role of Machynlleth and Aberystwyth – shopping and employment
- Housing and employment planned in development plans that have been adopted and LDPs that are in the pipeline

Cross-boundary Considerations: Conwy County Borough Council

- Commuting towards the east along the A55
- The role of Llandudno and Conwy – main centre in the Wales Spatial Plan – shopping, employment and leisure catchment areas
- Cross-boundary housing market area
- Landscape designations
- Plans for housing and employment in a LDP that is in the pipeline

Cross-boundary issues: Wrexham County Council

- The role of Wrexham – influential shopping district
- Plans for housing and employment in a LDP that is in the pipeline

19 Consideration was given to the relationship between the Denbighshire County Council area and the Joint Local Development Plan area and it was concluded that there is no significant interaction between these areas.

What are the priorities of the current and proposed Community Strategy / Plan?

- 20 The Gwynedd Community Strategy (“Gwynedd Community Strategy – Gwynedd Together 2011 – 2026”), and the Anglesey Community Plan “Building / maintaining the capacity of Anglesey 2010 – 2025”, which is being reviewed, see the difficulties facing the individual counties and they will offer a clear direction in order to improve the quality of life of communities. They are drawn up jointly with public, voluntary and community bodies, business representatives and the public. It is anticipated that the Anglesey’s Plan will be approved in 2012.
- 21 The table lists the priorities or results and experiences that the partners have identified when preparing the above-mentioned documents.

Anglesey Community Plan	Gwynedd Community Strategy
Create a thriving future for Anglesey by sustainable economic regeneration	An area where the economy thrives
Promote healthy and active individuals and communities	An area of good health and where the best care is provided in the community
Safeguard, improve and promote the island’s rich and varied environment	An area with a sustainable environment
Promote a safe island where people can live safely in their homes and communities	An area where children and young people succeed
Support strong, lively, inclusive and varied communities	An exiting area to live in with vibrant communities
Support communities where the Welsh language, its culture and heritage will thrive and develop	

- 22 The JLDP should be a 'spatial expression' of community strategies, taking their objectives and priorities into account.

What are the main considerations in terms of sustainability?

- 23 The sustainable development concept lies at the roots of the planning system. Sustainable development will often be described as a “*development that meets current needs without compromising the ability of future generations to meet their own needs*”. One of the objectives of the LDP system is to assist to achieve sustainable development.
- 24 Section 62(6) of the 2004 Act demands that Councils appraise the sustainability of the JLDP and prepare a report on the findings as an essential part of the process of preparing the plan. The purpose of appraising sustainability is to weigh up the effects of the economic, environmental and social strategies and policies of the JLDP in a fair way from the outset. This will ensure that the decisions made are consistent with the principles of sustainable development, namely:
- Social progress that acknowledges the needs of local communities
 - Protecting the environment in an effective way
 - Using natural resources wisely
 - Maintaining high and stable levels of economic and employment growth
- 25 The Sustainability Appraisal Scoping Report (2011) lists the main considerations regarding sustainability or the environmental problems that are relevant to the JLDP area. Listing the considerations regarding sustainability will offer an opportunity to assist to define key considerations for the JLDP which is essential in order to ensure the sustainability of the area.
- 27 The following lists the main sustainability considerations that are included in the Sustainability Appraisal Scoping Report:

Biodiversity

- Threats to the integrity and continuity of biodiversity features
- The need to preserve Semi-Natural Woodlands

Communities

- An ageing population
- Out-migration of young people
- A relatively healthy and safe population but variations apparent within the JLDP area
- Social deprivation inequalities

Climatic Factors

- Maintaining good air quality overall
- Greenhouse gases and the threat of climate change
- Potential damage to ecosystems cause by nitrate and acid deposition
- The threat of flooding caused by climate change

Cultural Heritage

- Recent decline in the proportion of Welsh speakers
- A rich and diverse cultural heritage and historic environment
- Loss of historic landscape features

Economy

- Relatively low GVA particularly in Anglesey
- Relatively high economic activity rate in the JLDP area but above average unemployment in Anglesey
- Decline in land based industries
- Lower than average earnings
- Education attainment
- Improving the sustainable growth in the tourism industry

Housing

- Housing deprivation particularly in Gwynedd
- Affordability and lack of affordable housing
- Vacant homes and second homes

Landscape

- Pressures upon important landscape designations
- Potential loss of historic and important landscape features e.g. cloddiau
- Tranquility and dark skies important in expansive areas.

Soils, Minerals, Waste

- Maintaining soil carbon density in Gwynedd
- Limited amount of the best and most versatile quality of agricultural land
- Growth in Municipal Waste
- Reducing reliance on landfill sites

Transport

- Limited transport choices
- High reliance on the private car for transportation

Water

- Maintaining good river quality and improving standards where necessary
- Maintaining clean bathing waters and improving others
- Numerous populated areas at risk from flooding.
- Significant amounts of the Gwynedd and Anglesey coastline and floodplains may not be suitable for development over the long term
- Reduced availability of water resources.

THE MOST IMPORTANT SPATIAL / LAND USE PLANNING ISSUES THAT NEED TO BE CHANGED / RESPONDED TO

27 Based on the above, it is suggested that these are the main local spatial / land use planning issues that need to be addressed in the JLDP area:

- i. The accessibility of the JLDP area, including digital accessibility;
- ii. Loss of economically active young residents
- iii. Low productivity (Gross Value Added, per capita) of the local economy
- iv. Relatively higher proportion of older people group, which is likely to continue and increase
- v. Address relatively low levels of Brownfield sites and high levels of land where development needs to be restricted
- vi. Lack of housing in terms of type, size and affordability for local people
- vii. Fewer residents recorded as being Welsh-speakers and fewer areas where more than 70% of the population is able to speak Welsh
- viii. Although the area does relatively well based on indicators relating to health, need to promote opportunities for people to live healthily and have access to health care, in particular within an aging population context
- ix. Satisfy the demands for employment land and space across the area
- x. The close relationship and interaction between the Gwynedd Local Planning authority and the Snowdonia National Park, which influences the future strategy
- xi. Interaction between centres within neighbouring areas and the JLDP
- xii. Decline in the vibrancy and vitality of town centres as places offering opportunities in terms of retail, leisure, employment and homes
- xiii. Areas with high levels of various types of deprivation
- xiv. Catering for visitors to the area in sustainable ways and, at the same time, promoting the area's heritage and culture
- xv. Lack of local services in rural communities and pressures on local services, open spaces and facilities in other areas
- xvi. Issues around the accessibility of services and facilities, particularly in rural areas due to a lack of choice in transport modes
- xvii. Mitigating the effects of climate change, e.g. reducing greenhouse gas emissions
- xviii. Adapting to the effects of climate change anticipated over the coming years, e.g. increase in flood events, higher sea levels, storms, spells of warmer weather, dryer periods
- xix. Satisfying demands for energy whilst reducing the use of energy in the first place
- xx. Need to producing less waste
- xxi. Need to protect, strengthen and promote biodiversity, ecological links and visual amenities
- xxii. Insufficient infrastructure (transport, communication, main utilities) to sustain new and existing development, including providing sufficient water and sewerage infrastructure without affecting water quality
- xxiii. Need to designate and safeguard the area's mineral resources, take full advantage of using secondary aggregates and maintain the supply level

Question 1: Are there any other issues that should be included, which ones are they and why?

Question 2: Which 5 issues, in order of preference, are important to the Plan (1 = most important; 5 = least)?

ESTABLISHING THE SPATIAL VISION AND THE STRATEGIC OBJECTIVES

The Vision

- 28 The long-term vision and objectives of the JLDP needs to give attention the community strategies and to the considerations that the LDP needs to address.
- 29 Here is the vision of the emerging Anglesey Community Plan:

Isle of Anglesey: everyone working together to promote jobs, good health and a safe and sustainable environment

People: maintain and empower communities to improve their quality of life

Environment: protect and improve the environment by supporting biodiversity and promoting clean and green development

Jobs: ensure varied opportunities when developing a low carbon economy, along with education and skills of quality that sustain an economically active population

- 30 Here is the vision of the Gwynedd Together Community Strategy:

“By 2021, our vision is that Gwynedd will have undertaken the challenge and opportunities in a changing world to become a more lively, prosperous, open and co-ordinated community that takes pride in its unique cultural and natural assets and promotes them, and makes a positive contribution towards a more sustainable world.”

- 31 It is also worth bearing in mind that Isle of Anglesey County Council and Gwynedd Council, along with their partners (which includes the Welsh Government), have identified the following vision with regards to the type of place that north-west Wales should be by 2020:

- A confident area that is outward looking
- An area that makes wise use of its natural culture and environment
- An area that uses its assets as a basis for a high quality of life and to increase prosperity
- An area that ensures good health and well-being for all its residents and communities

32 By analysing the visions and key issues referred to above (paragraph 27), the following themes seem to arise:

- Protecting the special built, environmental, linguistic and cultural character of the area
- Promoting sustainable local economies
- Building sustainable communities
- Sustainable lifestyles
- Sustainable and integrated transport

33 The following vision is suggested for the JLDP:

POSSIBLE VISION

By 2026, Anglesey and Gwynedd will be recognised for its lively communities that celebrate their culture, heritage and unique natural environment.

This means that the area will be one:

- where the unique character of its built heritage, its countryside, its assets, its shores, and its environment is protected and enhanced
- where the housing needs of local communities in the area are better addressed in terms of supply, type, quality, location and affordability
- where its residents and businesses grasp new economic opportunities in order to thrive
- where the economy is strong and varied, taking advantage of the area's strengths (e.g. natural core resources, environment, landscape, language, culture, history, and local talents) and of the key and high value sectors, e.g. agriculture, care and creative industries; sciences and medical sectors; high technology and digital sectors; manufacturing, servicing and engineering for the nuclear and alternative renewable energy sectors
- where the area's people and communities are able to cope with climate change;
- that is home to vibrant networks of inclusive, coordinated, enthusiastic and thriving communities, both urban and rural, and where residents, young and old, enjoy good health and well-being
- where the Welsh language is an integral part of more communities and businesses
- where communities take advantage of the area's strengths and opportunities and where the benefits deriving from them are kept local
- where the existing network of settlements, urban and rural, have been maintained and improved, and where the links between them are strengthened, reducing the need to travel
- where geography doesn't prevent anybody from achieving or from taking advantage of the welfare and lifestyle opportunities available within the JLDP area and beyond

Question 3: Do you agree with the vision for the area?

Strategic Objectives

34 As well as having a vision, we must develop a number of objectives that will list the steps that we will need to take in order to realise that vision. The strategic spatial objectives will define what we wish to achieve at grass roots level. They should show how future development could assist us to realise the spatial vision and address the main considerations. The following are suggested:

- i. provide for a range and variety of housing and tenure to meet the urban and rural housing requirements and the differing needs of a growing and ageing local population, providing housing in places where people want to live.
- ii. co-ordinate the provision of housing and investment in employment and community services, including health facilities in order to ensure that settlements are sustainable, accessible and able to satisfy their communities diverse needs
- iii. safeguard and strengthen the Welsh language and culture and promotes its use as an essential part of community life
- iv. encourage the formation of safe and secure communities and mitigate fears of crime
- v. ensure that land and property are safeguarded and allocated to attract investment, retain and increase the number of indigenous jobs and create quality employment, promoting working from home where appropriate
- vi. diversify the rural and urban economy by providing a positive planning framework for tourism, creative industries, care sector and knowledge based, specialist engineering and energy sector, including the renewable energy and low carbon sectors
- vii. provide sites that are suitable for various educational and training establishments
- viii. a higher number of local graduates living and working locally
- ix. promote vital and vibrant town centres that have rediscovered their purpose as centres for work and services, and that are vibrant and attractive places for residents and visitors
- x. encourage and support the tourism sector throughout the year, which is sustainable and environmentally friendly, supported by a good accommodation base
- xi. mitigate and adapt to climate change, e.g. reduce flood risk, appropriately designed and located buildings, establish a settlement pattern and growth level that reduces greenhouses gases
- xii. significant contribution to reducing greenhouse gases by facilitating the development of appropriate renewable energy technologies, e.g. wind turbines, energy from water
- xiii. make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available
- xiv. secure vibrant rural communities that are places where people live and work
- xv. safeguard and enhance the area's landscape, including the visual, historic, geological, ecological and cultural environment
- xvi. prevent the loss of biodiversity, strengthening and improving the connectivity throughout the area, and improving communities' ability to enjoy and appreciate biodiversity
- xvii. ensure that new development is supported by an adequate and planned supply of physical and community infrastructure, e.g. roads, community facilities, basic care facilities, extra care housing, schools, broadband
- xviii. provide for waste management and resource reclamation in a sustainable manner, addressing the needs of communities and businesses
- xix. meet the needs of minerals locally and regionally in a sustainable manner

- xx. improve routes to employment, services and education/ training facilities by foot, bicycle and public transport, thus reducing the number of journeys in private cars

Question 4: What is your opinion of the suggested strategic objectives? Have we missed any strategic objectives?

DEVELOPING STRATEGIC OPTIONS

- 35 The discussions about the JLDP's vision and strategic objectives will need to be followed by discussions to explore strategic options about levels of growth and distribution. The aim at the moment is to examine options and start to establish a general direction for the Plan, which is consistent with the Vision and Objectives being developed.
- 36 The options should be as realistic as possible at this stage. The inclusion of an option does not mean that the Councils support it. It is part of the process of establishing and assessing options aiming in the end to select a preferred option having considered the relevant information and findings of the engagement process. It will be an important part of getting a sound plan.
- 37 There is no established methodology for this work. It means considering matters that require attention, using the best available evidence, in order to contribute to informed discussions. However, it is clear that many factors require attention when preparing options:
- Welsh Government expectations
 - Spatial development opportunities and the constraints of the area in question
 - Messages from the national, sub-regional and local context

Welsh Government expectations – Local Development Plan Manual (June 2006)

- 38 According to the Local Development Plan Manual, one of the important elements of the LDPs system is the emphasis on identifying and testing realistic options for meeting objectives. It is said that the pre-deposit stage should start by focusing on the overall levels of change, and the spatial distribution of new development.
- 39 The Manual states “A useful analytical technique in identifying and specifying strategic options could be to develop a series of spatial scenarios of how the area might develop and change to achieve the vision. These should be based on technical and policy judgements which in turn are based on the range of (qualitative as well as quantitative) evidence and policy principles... These scenarios could take the form of alternative descriptions of the future. Whilst they should be informed by relevant forecasts, the scenarios can be descriptive, and not necessarily comprise quantitative projections. ... It is important to restrict this exercise so that only a small number (2-4) of growth/change options are considered seriously. These must all be realistic possibilities taking account of national planning policy, the Wales Spatial Plan (and the WSP Area Programmes), regional plans or strategies and local aspirations and sensitivities expressed through the Community Strategy (or NPMP where applicable). The number of options considered will be influenced by the nature of the LPA area, its complexity and the scope for alternative development scenarios. It will not be acceptable to

generate options that are unrealistic or clearly unsustainable... The spatial implications for each of the growth/change scenarios should then be considered.” (pages 62 & 63 of the Manual).

40 Therefore, the strategic options should be:

- reasonable; and
- realistic.

41 The work of assessing the options and choosing the preferred option must be subject to a:

- public consultation;
- Sustainability Appraisal (which includes a Strategic Environmental Assessment)
- Habitats Regulations Assessment

42 The Sustainability Appraisal Scoping Report provides the methodology to assess the Joint LDP throughout its preparation. A Sustainability Task Group, which includes a cross-section of officers from both Councils, will apply the methodology at appropriate stages. An external consultancy firm will also work with the Joint Planning Policy Unit (JPPU) to undertake and verify some tasks.

43 Ultimately, it is the responsibility of those who produce plans to choose a strategic option, bearing in mind all the evidence (including the opinion of stakeholders and the options appraisal through the Sustainability Appraisal).

44 The Planning Advisory Service (PAS) recommend using a series of questions that could assist to assess how ‘reasonable’ and ‘realistic’ an alternative option is. It is suggested that modified questions should be used to check the options submitted. The questions were modified as the original ones referred to a policy in a Regional Spatial Strategy, somewhere in England only.

- Will the option contribute effectively to realising the Strategic Objectives and Vision of the Plan?
- Is it a genuine option? Was it included to make the other options look better?
- Will the necessary resources be available by the partners who will assist/be responsible for achieving/realising the option?
- Is there an unacceptable risk that the option will not be fully implemented during the lifetime of the plan?
- Is the option sufficiently flexible to accommodate changing circumstances?
- Is the option generally consistent with national policy?

45 This is how the options are scored when looking at these questions:

- + helps to address the issue
- neutral effect on the issue
- undermines the issue

Spatial development opportunities and restrictions

- 46 When preparing and assessing possible options, the opportunities and constraints in the area in question must be borne in mind. The JLDP area offers clear opportunities, including:
- well placed to benefit from local scientific research institutes (Bangor University, Aberystwyth University, CAT, IBER)
 - well placed to benefit from major developments in the nuclear energy field, land based and on sea renewable energy technologies
 - large regional hospital
 - recent regeneration initiatives have improved the environment, with more programmed and being developed
 - community initiatives aimed at reducing levels of social deprivation
 - good regional transport links in north Gwynedd and Anglesey and improving links southwards
 - well placed to benefit from the landscapes and high quality natural and built environment, together with its unique culture and history
 - an attractive area for housing and employment investments, in particular the high value sectors (e.g. medical, scientific, high technology, low carbon and renewable energy technologies)
- 47 Landscape, topography and infrastructure restrictions affect development potential and some development can put pressure on existing infrastructure (roads, sewerage facilities etc) and community facilities and can have a detrimental effect on quality of life. The key constraint, shown on Map 1 (Appendix 1), include: flood risk areas, international and national nature conservation designations, AONB, minerals safeguard zone. Main railways, A roads, Bangor and key settlements are also shown. Grade 1, 2, and 3a agricultural land will also have to be considered.

Messages from the national, sub-regional and local context

- 48 Development options cannot be developed or assessed without reference to key local, regional and national policies, strategies and plans. These are some of the key documents that were considered:
- Planning Policy Wales
 - Wales Spatial Plan
 - Closing the Gap – The North West Wales Spatial Development Strategy
 - North Wales Sub-Regional Waste Plan
 - Community Plans
 - Housing Strategies
 - Gwynedd Council 3 Year Plan
 - Anglesey County Council's Corporate Plan
 - Energy Island Programme
 - Meirionnydd Employment Plan
- 49 It is also important to remember that the planning system must promote sustainable development in line with the Welsh Government Principles in “Planning Policy Wales (2011)”, namely:

<u>The sustainability principles</u>
<ul style="list-style-type: none"> • social progress that recognises the needs of everyone;
<ul style="list-style-type: none"> • maintaining high and stable economic growth and employment levels
<ul style="list-style-type: none"> • safeguarding the environment effectively
<ul style="list-style-type: none"> • using natural resources wisely

50 It is suggested that these are the main messages that require attention in terms of developing and assessing strategic options for growth and distribution:

People

- provide sufficient housing units of the right type and of high quality
- provide sufficient affordable housing units for local needs
- allocate land for development to use and/or improve public accessibility and movement
- ensure that land allocations lead to work, shops, education, health, community, leisure and sports facilities and open green spaces
- develop key settlements and rural areas in a way which is in keeping, and create appropriate conditions for people to live and work locally, supporting prosperity within the area's environmental capability and without compromising our unique culture
- maintain cross-border relationships with neighbouring authorities to identify requirements for skills, employment and housing

Work

- focus on making more use of the academic strengths of Bangor University (e.g. ocean sciences, environmental goods and services and the creative and digital industries, including the Centre for Advanced Software Technology - CAST) and providing advanced leisure facilities, as well as contributing to the region's wider tourism market (especially cultural heritage)
- emphasis on building on the strengths that have already been established, such as water tourism and maritime services and engineering in the Pwllheli and Porthmadog areas
- enhance the role of Porthmadog area as a southern gateway to the National Park and the AONB
- emphasis on developing the existing and hidden strengths of local centres in the Meirionnydd area and their catchment areas, building on their existing function and heritage (e.g. coastal, industrial, rural)
- recognise the central role of Dolgellau, which is outside the Joint LDP area

- build on Holyhead's role as an international port
- adopt a clustered attitude towards providing services and developing appropriate facilities (e.g. business units) to maintain their function and develop their competitiveness
- create an area of excellence, world famous for production, demonstration and servicing in the low carbon energy field
 - develop quality economic opportunities deriving from research institutions
 - support regeneration by constructing houses near public transport accessible locations
- reassess employment land, and consider whether there are any sites that are no longer suitable for employment, including large single user inward investment sites
- avoid new out-of-town retail developments

Places

- minimise land take and avoid greenfield sites through re-use of previously developed land and buildings
- allocate land for new development in or near to existing settlements, and where accessibility by public transport is good
- identify sites in locations which minimise demand for travel by private car. Locate major travel generators in existing urban areas, to increase the use of other modes of travel
- provide higher density development at major public transport nodes/interchanges, where accessibility by foot, bicycle and public transport is good and a balance between housing and employment can be created
- avoid allocating land where important local and global ecosystems are present
- avoid land allocations in areas prone to flooding
- avoid allocations away from existing settlements

Discussion regarding possible options

- 51 Initially, there is a need to focus on area wide options. This section **outlines** strategic options for growth/ change, and how that growth should be distributed and what that could mean on the ground, i.e. to different types of settlements. Other options will need to be considered later on, e.g. which parts of a centre, which specific settlements can absorb growth, should development boundaries be used?
- 52 The preferred strategy could be a combination of one or more of the options suggested below or a completely new option that may come to light during discussions with stakeholders, but it must be borne in mind that the Plan should be consistent with the national and sub-regional strategic objectives and be subject to a Sustainability Appraisal, which will assess its social, economic and environmental performance.
- 53 The level of housing growth is always an important matter for a development plan. The current recession has led to a pronounced reduction in the number of houses that are being built. But the Plan will have to look forward over a long period and be sufficiently robust to respond to changing circumstances. The need for housing is not affected by the recession – the needs of individuals and existing and emerging households' needs remain the same. It's the ability to afford different types of accommodation and tenures that has changed.

- 54 What matters should be considered?
- A) how many new housing units need to be built in the area in order to:
- Respond to the area's own needs;
 - Support economic development;
 - Ensure that it plays its part sub-regionally?
- B) where should those housing units be built?
- 55 Providing affordable housing and other types of housing will need to be dealt with whichever option is chosen.

THE OPTIONS

A) Number of housing units

- 56 4 growth levels have been identified for consideration by the public and stakeholders:

Option T1 - 'Sub regional apportionment'
445 housing units annually (270 - Gwynedd; 175 - Mon)

- 57 In 2009 the North Wales local planning authorities agreed to apportion housing need at a sub regional level, with the Gwynedd Local Planning Authority area accommodating **270 housing units annually** and Anglesey accommodating **175 housing units annually**. The mid-2003 population and household projections formed the basis for identifying these figures. This would be a continuation of the Gwynedd Unitary Development Plan (i.e. 274 between 2001 – 2016) and the withdrawn Anglesey Local Development Plan. It has status as an option to be considered alongside other viable options. This Option would lead to 6,675 additional housing units in a 15 year period between 2011 – 2026 in the JLDP, which is an 8% increase in the total number of housing units.

Option T2 – 'Population trend growth'
Approx 638 housing units annually (approx 370 – Gwynedd; 268 - Mon)

- 58 National planning policy on housing matters is included in "Planning Policy Wales" (2011 4th Edition). Paragraph 9.2.2 of PPW states the following:

"The latest Assembly Government local authority level Household Projections for Wales should form the starting point for assessing housing requirements. Household projections provide estimates of the future numbers of households and are based on population projections and assumptions about household composition and characteristics. Local planning authorities should consider the appropriateness of the projections for their area, based upon all sources of local evidence, including the need for affordable housing identified by their Local Housing Market Assessment. Where housing market areas cross local authority boundaries, authorities may wish to consult with neighbouring authorities in addressing their housing requirements. Where local planning authorities

seek to deviate from the Assembly Government projections, they must justify their own preferred policy-based projections by explaining the rationale behind them in terms of the issues listed at paragraph 9.2.1 above.”

- 59 The projections are based on past trends, and all that the projections do is to show what could happen if past trends are taken forward. Projections do not consider the effects of local or central government policies or socio-economic factors on household formation rates or on future population levels.
- 60 Population and household projections based on death, birth and migration trends in the area over a number of years would lead to approximately **370 housing units annually in Gwynedd and 268 housing units annually in Anglesey**. This figure is 30% higher than the figure included in Option 1, which is based on mid-2003 population projections, and the housing target set in the Gwynedd Unitary Development Plan (i.e. 274 units per annum) and that set in the withdrawn Anglesey LPD (i.e. 175 per annum). This figure is also 35% higher than the number of houses built in the JLDP area over the past 10 years (Option 3 below), which includes a general boom period in house building and the effects of the current recession.
- 61 Since it is based on projections of population growth and changes in age groups and household formation, it is likely to demonstrate the needs of the population.
- 62 This Option would provide 9,570 additional housing units in a 15 year period between 2011 – 2026 in the JLDP area, which is a 11.6% increase in the total number of housing units.

**Option T3 – ‘House building trend growth’ 10 year period
416 housing units annually (196 - Gwynedd; 220 - Mon)**

- 63 This Option is based on house building rates over the last decade. **196 housing units** were built annually in the Gwynedd Local Planning Authority area between 2000 and **220 housing units** in the Anglesey Local Planning Authority area in the same decade. This 10 year period includes a period of relative prosperity and a more recent period of recession.
- 64 This figure is slightly less (6%) than that agreed via the North Wales apportionment process, and is therefore lower than the figure set out in previous development plans in Gwynedd and Anglesey. It is 35% lower than the figure identified in the mid 2008 base projections, which is a significant difference.
- 65 This Option could lead to 6,240 additional housing units in the 15 year period between 2011 – 2026 in the JLDP area, which is an 8% increase in the total number of housing units.

**Option T4 – ‘Economic base growth only’
389 housing units annually (264 - Gwynedd; 125 – Mon)**

- 66 In order to sustain employment regeneration a similar level of housing units would be required in order to address the probable increase in population. Both Councils are very supportive of a number of projects that are different in terms of size and nature. The North West Wales

Development Strategy identify specific areas that will drive economic growth and will therefore be the focus of significant population growth, but that rural areas with their varying settlements having an important role as well in order to create a modern, active and working countryside. Both Councils' strategies recognise the need to improve the level and quality of employment in order to provide opportunities for every group in communities.

- 67 The ESYS employment projections model (2011) projects employment, i.e. the net increase in full time jobs between 2011 and 2025. The same 4 scenarios used for the North West Wales Labour Market Study (2010), were used but the information base has been updated and 1 more scenario was added to reflect another possible set of circumstances. Details of these scenarios can be seen in Appendix 2 of this document. This model takes recent economic trends, new known projects and local economic strategies into consideration. Since the 5th scenario better reflects the Council's aspirations as well as the risk of a double dip recession, its conclusions have been converted to housing numbers.
- 68 This Option on its own would lead to 5,835 housing units in the 15 years between 2011 – 2026 in the JLDP are. Which is a 3.3% increase in the total number of housing units.

No growth option

- 69 The 'no growth' option is considered to be unrealistic because:
- there are a number of sites already with planning permission that will be built
 - it wouldn't provide an opportunity to satisfy either the need for affordable housing, the need for additional housing units due to a decrease in household sizes, or the needs of an ageing population
 - it would lead to only limited opportunities to regenerate sites that become vacant or not used fully
 - no growth in housing would put the area in a weak position if the national economic situation were to improve

QUESTION 5: WHICH OPTION CAN BEST ADDRESS TO PLAN'S VISION?

QUESTION 6: WHICH OPTION CAN BEST ADDRESS THE PLAN'S STRATEGIC OBJECTIVES?

QUESTION 7: WHICH GROWTH OPTION IN THE ORDER OF PREFERENCE DO YOU PREFER (i.e. 1st, 2nd, 3rd etc)

QUESTION 8: GIVE YOUR REASONS?

QUESTION 9: IS THERE AN ALTERNATIVE STRATEGIC OPTION? IF THERE IS ONE, TELL US ABOUT IT

B) Where should the growth go?

70 Five strategic options for distributing new housing development are suggested for discussion. The maps for the options recognise the role of the area’s larger settlements. The maps also recognise the role of settlements in the Snowdonia National Park Planning Authority area as well, but the JLDP will not include housing policies or proposals in those settlements. A table is provided for each option that suggests what each option could mean for different types of settlements.

Option DI – Focus on Bangor and the Primary Key Settlements (see the map in Appendix 3)

71 This would direct most of the new development to or near to Bangor (which is a Settlement of National Importance) and to or close to Primary Key Settlements. These are the urban areas where most of the existing housing is located and provide a good range of employment opportunities, retailing units, leisure and sports facilities and community facilities like libraries, schools and hospitals. Growth in all the other settlements would be limited to the current supply, windfall sites, adapting existing units, and the rounding off of settlements. This could equate to about 20% of the total growth level. The table below suggests the number of housing units per annum that could be directed to different types of settlements if different growth options are selected:

STRATEGIC OPTION	T1 445 housing units annually	T2 638 housing units annually	T3 416 housing units annually	T4 389 housing units annually
DI – Focussing on Bangor and the Primary Key Settlements	80% to Bangor & Primary Key Settlements = 356; 20% to Key Settlements, Villages, other Settlements and the countryside = 89	80% to Bangor & Primary Key Settlements = 510; 20% to Key Settlements, Villages, other Settlements and the countryside = 128	80% to Bangor & Primary Key Settlements = 333; 20 to Key Settlements, Villages, other Settlements and the countryside = 83	80% to Bangor & Primary Key Settlements = 311; 20% to Key Settlements, Villages, other Settlements and the countryside = 78

Main advantages

- Takes advantage of existing infrastructure (education, health and retailing);
- Provide opportunities for mixed use development: housing, employment, shops, leisure and education;
- Provide more opportunities to get developers to contribute to infrastructure and community facilities (e.g. affordable housing, public open spaces, transport improvements etc) to address social and economic needs;

- Focus development in settlements with public transport facilities, core education facilities, employment, best service and health facilities, which would reduce the need to use the private car;
- Likely to be supported by developers and be implemented early and easier, ensuring that growth continues

Main disadvantages

- It does not reflect the area's rural character
- Some greenfield sites and areas of special landscape value near the settlements could be lost;
- Less development in other settlements could mean lack of investment in infrastructure and services;
- It could lead to young economically active people moving out to the primary key settlements or outside the area to look for jobs and a better quality of life;
- Opportunities for environmental improvements to sites and improvements to community facilities/ infrastructure in other settlements being missed;
- It is probable that most of the growth would have to be located on greenfield sites, which could have a detrimental impact on landscape quality or loss of good quality agricultural land;
- The distribution would not benefit some of the JLDP area's deprived areas.

Option D2 - Focus on Bangor, Primary Key Settlements and the Primary and Secondary Focus Areas and their catchment areas (see the map in Appendix 3)

- 72 This Option is based on "Closing the Gap" North West Wales Development Strategy. It aims to promote development to the core areas shown to provide more opportunities to build sustainable communities and to achieve improvements to the environment and infrastructure. This Option identifies areas around Bangor and the Primary Key Settlements that includes other settlements that could be the focus of more growth than proposed for them under Option I.
- 73 This Option takes advantage of the strategic location of large settlements in the area and the inter-relationship between them and smaller settlements that are in a position to provide opportunities to local people for work and facilities and services.
- 74 The Primary and Secondary Focus Areas have the potential to influence the future of nearby areas. The Menai Primary Focus Area's influence could extend to an area that includes Benllech, Pant Glas & Phontllyfni. The Holyhead Secondary Focus Area's influence could extend to an area that includes Cemaes and Gwalchmai, whilst the Pwllheli and Porthmadog/ Penrhyndeudraeth Secondary Focus Area extends to the Llyn Peninsula, Beddgelert, Blaenau Ffestiniog, Llanbedr a Thrawsfynydd.
- 75 Growth in all the other settlements would be limited to the current supply, windfall sites, adapting existing units, and the rounding off of settlements. This could mean about 5% of the total growth. A lower proportion of the rest would go to Bangor and the Primary Key Settlements compared to Option I and more would go to settlements within the Primary and Secondary Focus Areas as well as settlements within their zones of influence. The table below suggests the number of housing units

per annum that could be directed to different types of settlements if different growth options are selected:

STRATEGIC OPTION	T1 445 housing units annually	T2 638 housing units annually	T3 416 housing units annually	T4 389 housing units annually
D2 – Focus on Bangor, the Primary Key Settlements and the Primary and Secondary Focus Areas	50% to Bangor and the Primary Key Settlements = 222; 30% to Settlements in the Primary and Secondary Focus Areas = 133 15% to Settlements in the Primary and Secondary Focus Areas' zones of influence = 67; 5% to Villages, other settlements and countryside = 22	50% to Bangor and the Primary Key Settlements = 319; 30% to Settlements in the Primary and Secondary Focus Areas = 191 15% to Settlements in the Primary and Secondary Focus Areas' zones of influence = 96; 5% to Villages, other settlements and countryside = 32	50% to Bangor and the Primary Key Settlements = 208; 30% to Settlements in the Primary and Secondary Focus Areas = 125 15% to Settlements in the Primary and Secondary Focus Areas' zones of influence = 62; 5% to Villages, other settlements and countryside = 21	50% to Bangor and the Primary Key Settlements = 194; 30% to Settlements in the Primary and Secondary Focus Areas = 117 15% to Settlements in the Primary and Secondary Focus Areas' zones of influence = 58; 5% to Villages, other settlements and countryside = 19

Main advantages

- Takes advantage of existing infrastructure (education, health and retailing);
- Provide opportunities for mixed use development: housing, employment, shops, leisure and education;
- Provide more opportunities to get developers to contribute to infrastructure and community facilities (e.g. affordable housing, public open spaces, transport improvements etc) to address social and economic needs;
- Focus development in settlements with public transport facilities, core education facilities, employment, best service and health facilities, which would reduce the need to use the private car;
- Likely to be supported by developers and be implemented early and easier, ensuring that growth continues
- Distributes some of the growth beyond the primary key settlements, reflecting the area's rural character

Main disadvantages

- Hardly any new development in settlements outside the Primary and Secondary Focus Areas and their zones of influence;
- Some greenfield sites and areas of special landscape value near the settlements could be lost;
- Less development in other settlements could mean lack of investment in infrastructure and services;
- It could lead to young economically active people moving out to the primary key settlements or outside the area to look for jobs and a better quality of life, but to a lesser degree than Option D1;
- Opportunities for environmental improvements to sites and improvements to community facilities/ infrastructure in other settlements being missed;
- It is probable that most of the growth would have to be located on greenfield sites, which could have a detrimental impact on landscape quality or loss of good quality agricultural land

Option D3 – Proportionate distribution to Urban and Rural areas (see the map in Appendix 3)

- 76 In addition to Bangor and the Primary Key Settlements there are other comparatively large communities that provide facilities like shops, good transport links, educational facilities, employment land. These larger settlements are potentially self-sufficient in terms of local needs for services (e.g. health, education and leisure). Also, there are networks of smaller settlements that could potentially address the day-to-day needs of their residents and a small area around them.
- 77 This Option would distribute new growth to large sites in or around Bangor and the Primary Key Settlements, and to small to medium sized sites in the majority of Key Settlements and Villages in the JLDP area. This approach would be commensurate with the size, role, character and environmental capacity of the settlement. This would continue the approach included in the existing Unitary Development Plans. The table below suggests the number of housing units per annum that could be directed to different types of settlements if different growth options are selected:

STRATEGIC OPTION	T1 445 housing units annually	T2 638 housing units annually	T3 416 housing units annually	T4 389 housing units annually
D3 - Urban and Rural Proportionate Distribution	55% to Bangor and Primary Key Settlements = 245; 20% to Key Settlements = 89; 25% to Villages, other settlements & countryside = 111	55% to Bangor and Primary Key Settlements = 351; 20% to Key Settlements = 128; 25% to Villages, other settlements & countryside = 159	55% to Bangor and Primary Key Settlements = 229; 20% to Key Settlements = 83; 25% to Villages, other settlements & countryside = 104	55% to Bangor and Primary Key Settlements = 214; 20% to Key Settlements = 67; 25% to Villages, other settlements & countryside = 78

Main advantages

- Permits limited new development, particularly housing, in most settlements and contributes to organic settlement growth;
- Assist to address the demand for housing locally, support local shops and community facilities;
- Provide a wider variety of development to address the needs of different markets;
- Distributing development could lead to a reduced loss of greenfield sites, agricultural land and biodiversity.

Main disadvantages

- More difficult to achieve mixed use development of housing, employment, shops, leisure in sustainable locations;
- The need for new infrastructure would be spread across more locations would place additional pressure on public and private funding;
- Dispersal and smaller development reduces contributions by developers to infrastructure and community facilities (e.g. affordable housing, public open spaces, transport improvements, etc);
- Some greenfield sites could be lost and which could have a detrimental impact on landscape quality

Option D3a – Focus on rural areas (see map in Appendix 3)

- 78 This Option focuses on the Key Settlements that provide facilities like shops, good public transport links, educational facilities, employment land. These Settlements are potentially self-contained in terms of their local need for services (e.g. health, education and leisure), but they do have good road links and public transport links with the primary key settlements and/ or Bangor. Around them there is a network of key settlements and other settlements that can potentially address the day to day needs of their residents and a small area around them.
- 79 This Option would disperse more of the new growth to the Key Settlements, the area's villages and rural villages/ hamlets than identified in Option D3. Considerably less growth would be directed to Bangor and the Primary Key Settlements than all the other previous Options. The table below suggests the number of housing units per annum that could be directed to different types of settlements if different growth options are selected:

STRATEGIC OPTION	T1 445 housing units annually	T2 638 housing units annually	T3 416 housing units annually	T4 389 housing units annually
D3A – Focus on rural areas	25% to Bangor and the Primary Key Settlements = 112; 35% to Key Settlements = 156 40% to Villages, other settlements and the countryside = 178	25% to Bangor and the Primary Key Settlements = 160; 35% to Key Settlements = 223; 40% to Villages, other settlements and the countryside = 255	25% to Bangor and the Primary Key Settlements = 104; 35% to Key Settlements = 146; 40% to Villages, other settlements and the countryside = 166	25% to Bangor and the Primary Key Settlements = 97; 35% to Key Settlements = 136; 40% to Villages, other settlements and the countryside = 156

Main advantages

- Allows new housing development in every identified settlement;
- More opportunity to provide more housing in rural areas;
- Could lead to more balanced communities;
- Potential to address the demand for housing locally and support local shops and community facilities;
- Dispersing development could lead to fewer large tracts of greenfield sites, good quality agricultural land and biodiversity being lost

Main disadvantages

- very difficult to achieve mixed use development of housing, employment, shops and leisure in a sustainable location;
- without management it could lead to more people travelling further to work locations, which could impede efforts to reduce carbon footprint transport wise;
- the requirements for new infrastructure would be dispersed across more locations putting additional pressure on public and private funds;
- dispersal and smaller developments reduces contributions by developers for infrastructure and community facilities (e.g. affordable housing, public open spaces, transport improvements, etc);
- depending on the level of growth chosen, risk that it would have a detrimental impact on the character of settlements;
- some greenfield sites could be lost and could have a detrimental impact on landscape quality;
- risk that the required number of houses would not be delivered due to the dependence on a high number of small sites

Option D4 – Focus on large mixed use developments (see the map in Appendix 3)

80 The area has a good apportionment of key employment centres in relatively accessible locations and with a potential to expand further. Directing most of the new growth to these settlements or to sites that adjoin them or are close to them would reduce the need to travel in cars to work. This strategy would focus new growth in Bangor, Holyhead and Pwllheli or close to them. Growth in other settlements would be limited to the present supply, windfall sites, conversions, and rounding off and infilling smaller settlements. The table below suggests the number of housing units per annum that could be directed to different types of settlements if different growth options are selected:

STRATEGIC OPTION	T1 445 housing units annually	T2 638 housing units annually	T3 416 housing units annually	T4 389 housing units annually
D4 - Focus on large scale mixed use developments	80% to large sites = 356; 20% to other Primary Key Settlements, Key Settlements, other Settlements and the countryside = 89	80% to large sites = 510; 20% to other Primary Key Settlements, Key Settlements, other Settlements and the countryside = 128	80% to large sites = 333; 20% to other Primary Key Settlements, Key Settlements, other Settlements and the countryside = 83	80% to large sites = 311; 20% to other Primary Key Settlements, Key Settlements, other Settlements and the countryside = 78

Main advantages

- direct new growth to key employment centres, which would mean a reduction in the number and length of journeys to work;
- provide opportunities for mixed use development and an appropriate balance between housing, retailing, and community facilities;
- new developments could provide new community facilities/ infrastructure.

Main disadvantages

- the existing settlements only have a limited supply of Brownfield sites and new development would require greenfield sites that could have a detrimental impact on landscape character
- people would still have to travel to the shops, schools and leisure facilities;
- would not reflect the area’s rural character

QUESTION 10: WHICH OPTION WOULD BEST ADDRESS THE PLAN’S VISION?

QUESTION 11: WHICH OPTION WOULD BEST ADDRESS THE PLAN’S STRATEGIC OBJECTIVES?

QUESTION 12: WHICH DISTRIBUTION OPTION DO YOU PREFER IN ORDER OF PREFERENCE? (i.e. 1st, 2nd, 3rd etc)

QUESTION 13: GIVE YOUR REASONS

QUESTION 14: IS THERE AN ALTERNATIVE OPTION THAT YOU WOULD PREFER? IF THERE IS ONE, TELL US ABOUT IT

APPENDIX I

Key Strategic Facts and Figures

Social

- slight increase (1.5%) in population between 2001 and 2009;
- higher % of the population is aged 50+ compared to the Welsh average, and the % is particularly high in some coastal and more rural wards;
- more young people moving out of the area than moving into the area;
- the national 2008 based population projections suggest that by 2023 the population will increase by 7,700;
- without a positive net migration during the projection period, the population would decline;
- around 99% of the population is white;
- long term illness and disability levels are below the Welsh average overall, but long term illness and disability is an issue in some wards within the area and amongst the older generation;
- cancers, coronary heart diseases and respiratory diseases are the most common causes of death;
- In 2005/06, 37% of the Gwynedd population reported meeting physical activity guidelines during the previous week, 7% higher than the rate for Wales and 2% higher than the figure recorded for Gwynedd in 2003/05
- the crime rate has gradually fallen since 2006 – 07;
- the most deprived wards are Peblig, Marchog, Morawelon, Tudur and Porthyfelin;
- 44% of all wards in Gwynedd and 55% of all wards in Anglesey were more deprived than the Wales average;
- 66% of the population 3+ years old speak Welsh;
- on average 395 new housing units have been built annually since 2001 -02;
- the national 2008 based household projections suggest that between 2008 and 2033 the number of households is projected to increase by 16.5%;
- undeveloped sites that distort the housing land availability figures in sub-areas within the Joint LDP area;
- house prices rose significantly prior to the recession;
- despite the recession affordability ratio stood at 7.8 and 7.6 in Anglesey and Gwynedd respectively in December 2010, and the ratio is particularly high in some coastal and more rural wards.
- In North Wales there is a good record of accident reduction and the Region is on track to exceed Government Road Safety targets for the year 2010 compared to the 1994-98 average.

Economic

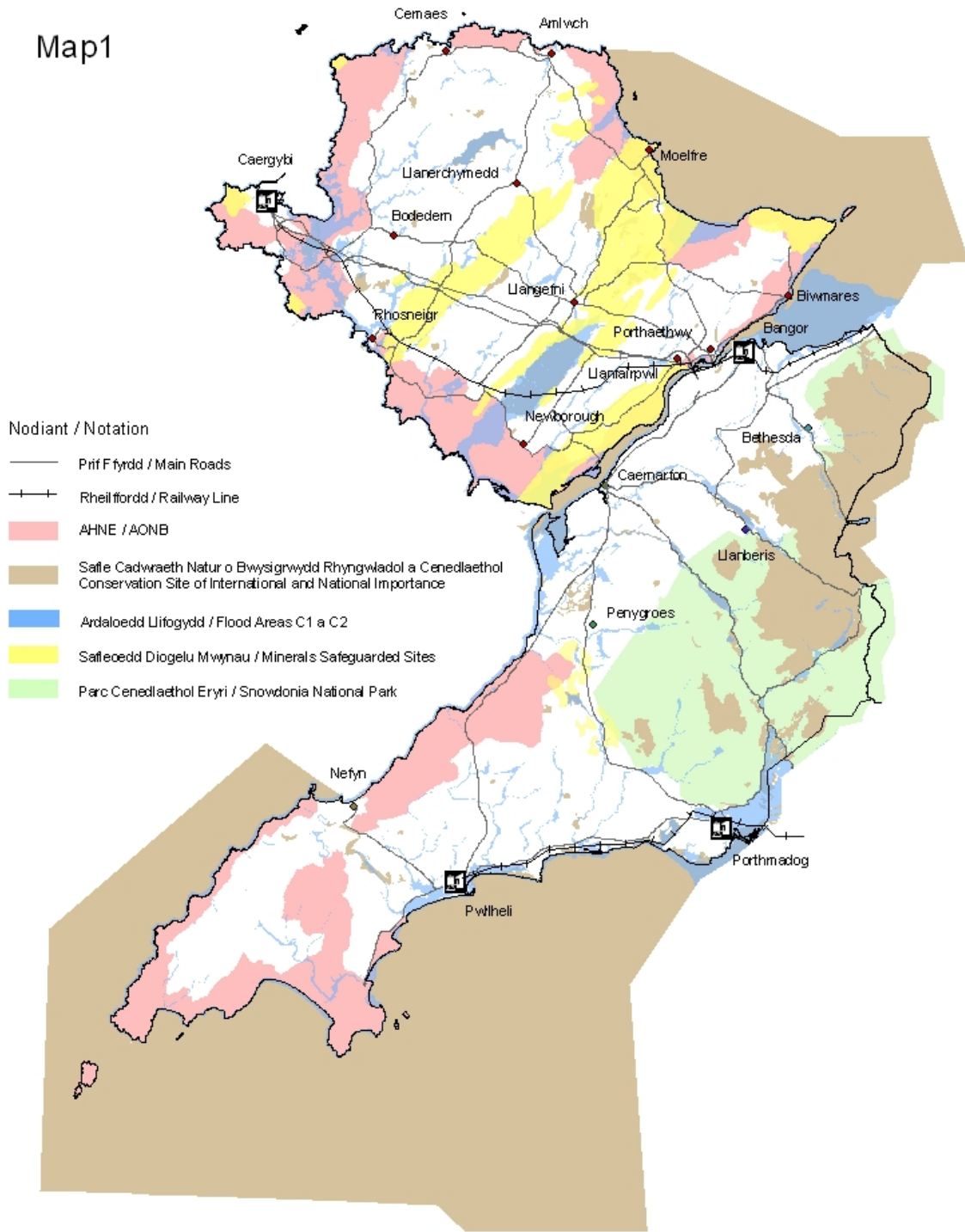
- six wards are amongst the 10% most deprived wards in Wales;
- in 2008, Anglesey had the lowest GVA in Wales at £11,333 per head, compared to the Welsh average of £15, 222, whilst Gwynedd stood at £13, 664, which is the 8th lowest in Wales;
- in 2007 Anglesey's GDP stood at 18,800 euro per inhabitant, the lowest but one in Wales, whilst Gwynedd's GDP stood at 22,000;
- median annual earnings (£23,700) are below the national average (£24,350);
- around 14% of households have an annual household income of less than £10,000;
- in June 2010, overall, the economic activity rate (73.6%) was above the Wales average (72.8%), but the economic activity rate varies within Anglesey and Gwynedd;
- the number of people who are of working age who are economically inactive (21.75%) is slightly higher than the Wales average (20.6%);
- in January 2011, 4% of working age people were claiming Job Seekers' Allowance, which is equal to the Wales average;
- in January 2011, nearly 31% of people aged 17 – 24 were claiming Job Seekers' Allowance;
- the unemployment rate varies within Anglesey and Gwynedd;
- there is an over-dependence on public administration, education and health sectors as well as distribution, hotels and restaurants;
- employment land/ premises is mainly located on traditional industrial estates or business parks, which are mainly located within or near to the main towns;
- around 23% of households have no car and rely on public transport;
- there are capacity issues along sections of the local road network;
- there is poor accessibility by public transport to major employment sites from the deeper rural areas;
- Bangor is the largest retail centre in the area (ranked 375 in the UK), and a proportion of expenditure continues to be leaked to other centres along the North Wales coast and beyond;
- there are instances where the localised water supply network may not be sufficient to meet additional demand;
- there are instances where improvements works will be required to existing waste water treatment works to meet additional demand.

Environmental

- waste recycling and composting rates have increased;
- air quality is generally very good when compared with the rest of Wales;
- the local landscape has a rich variety of habitats: 206 sites of special scientific interest, 29 national nature reserves, 20 special areas of conservation; 8 special protection areas, etc;
- 138 km of the coastline is a designated Heritage Coast;
- 37,000 ha is designated as Areas of Outstanding Natural Beauty;
- there are 52 conservation areas, over 3600 listed buildings and over 400 scheduled ancient monuments;
- 1 World Heritage Site, which includes Caernarfon Castle and Town Walls and Beaumaris Castle
- between 10 and 20% of properties in the Plan area are assessed as being at risk of flooding, which is likely to increase as a result of climate change.

APPENDIX 2

Map1



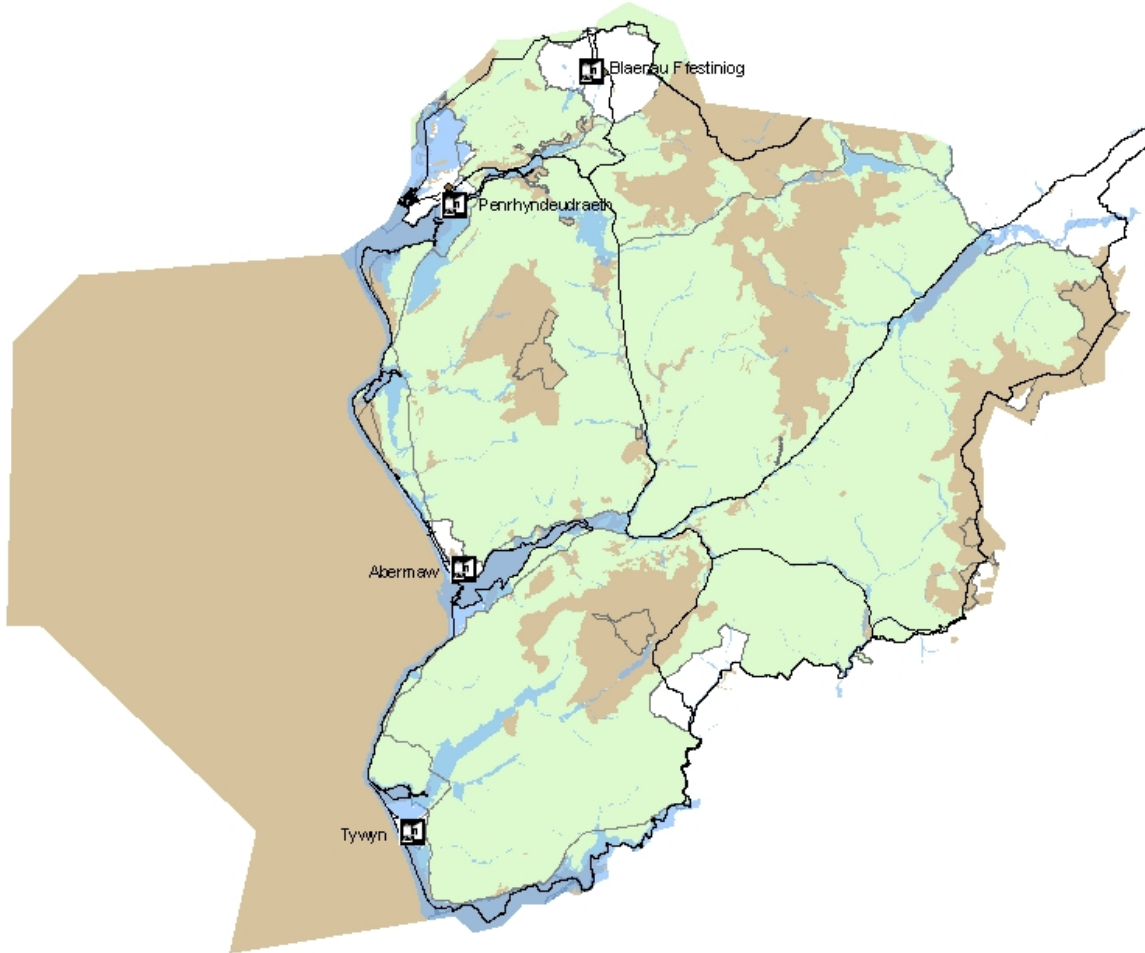
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Joint Planning Policy Unit, Regulatory Department - Gwynedd Council

1:350,000

APPENDIX 2

Map1



Nodiant / Notation

- Prif Ffyrdd / Main Roads
- + + Rheilffordd / Railway Line
- AHNE / AONB
- Safle Cadwraeth Natur o Bwysigrwydd Rhyngwladol a Cenedlaethol
Conservation Site of International and National Importance
- Ardaloedd Llifogydd / Flood Areas C1 a C2
- Safleoedd Diogelu Mwynau / Minerals Safeguarded Sites
- Parc Cenedlaethol Eryri / Snowdonia National Park



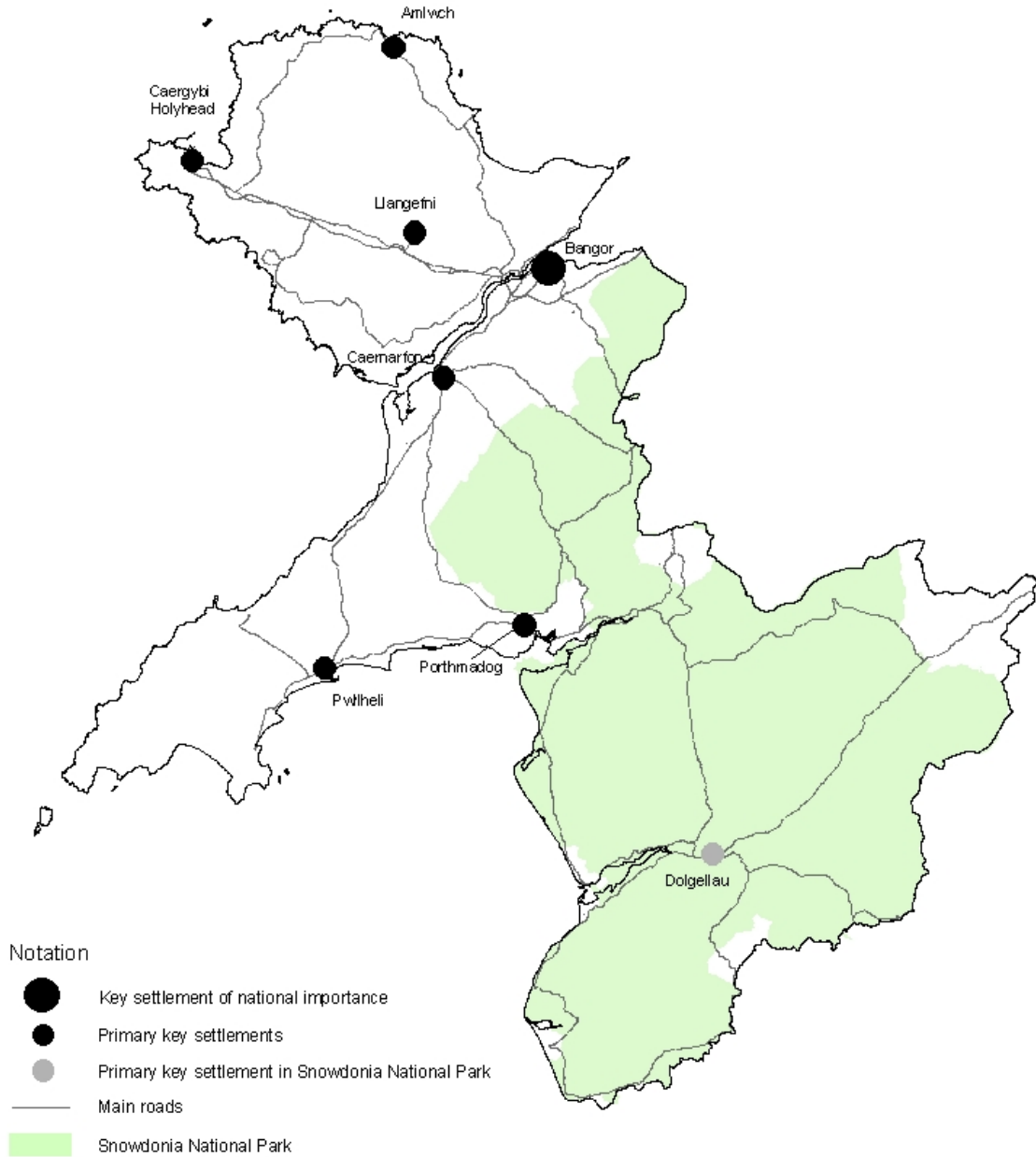
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Joint Planning Policy Unit, Regulatory Department - Gwynedd Council

1:350,000

APPENDIX 3

Option 1 - Focus on Bangor and the Primary Key Settlements



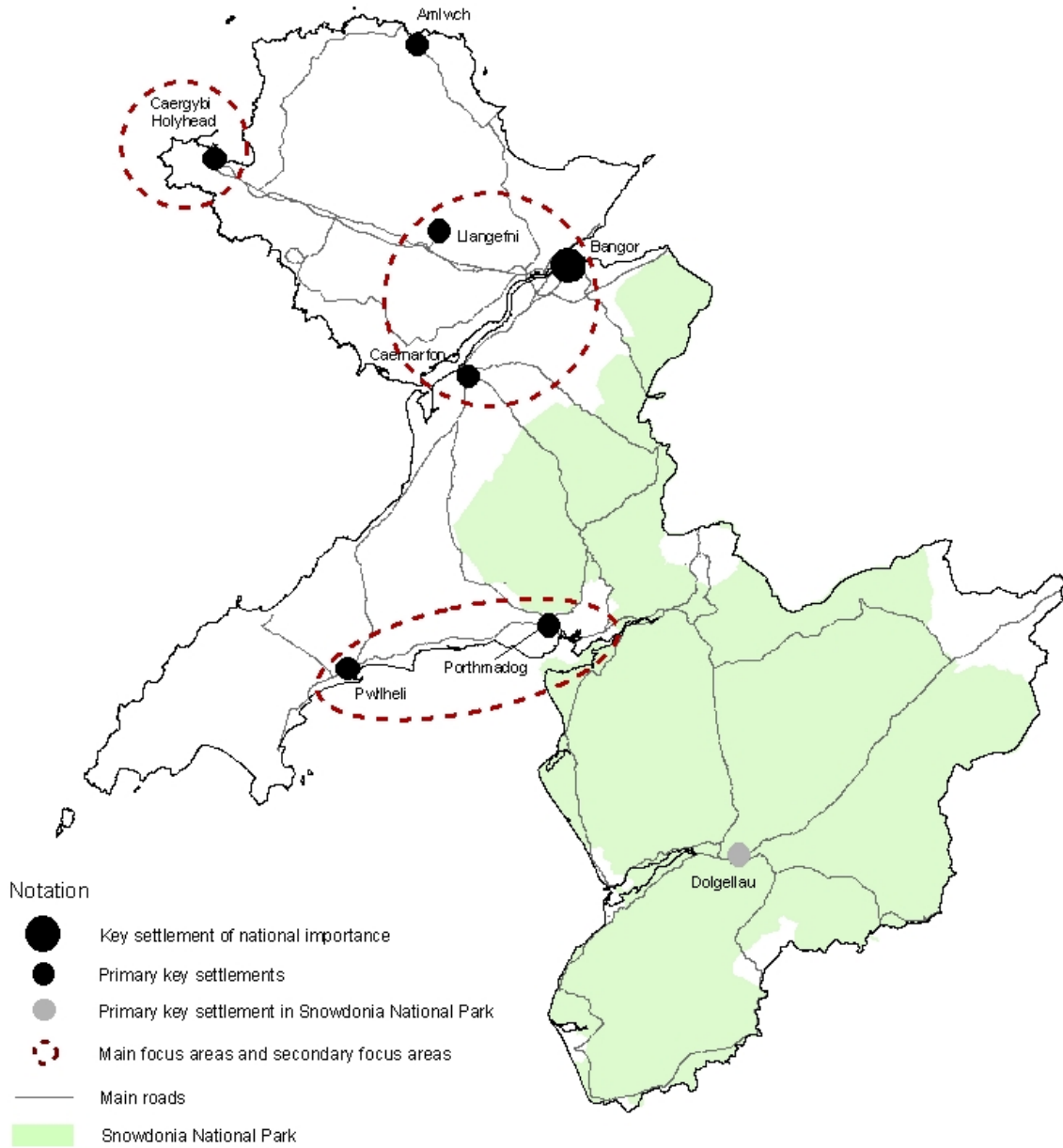
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APPENDIX 3

Option 2 - Focus on Bangor, the Primary Key Settlements and the Primary and Secondary Focus Areas



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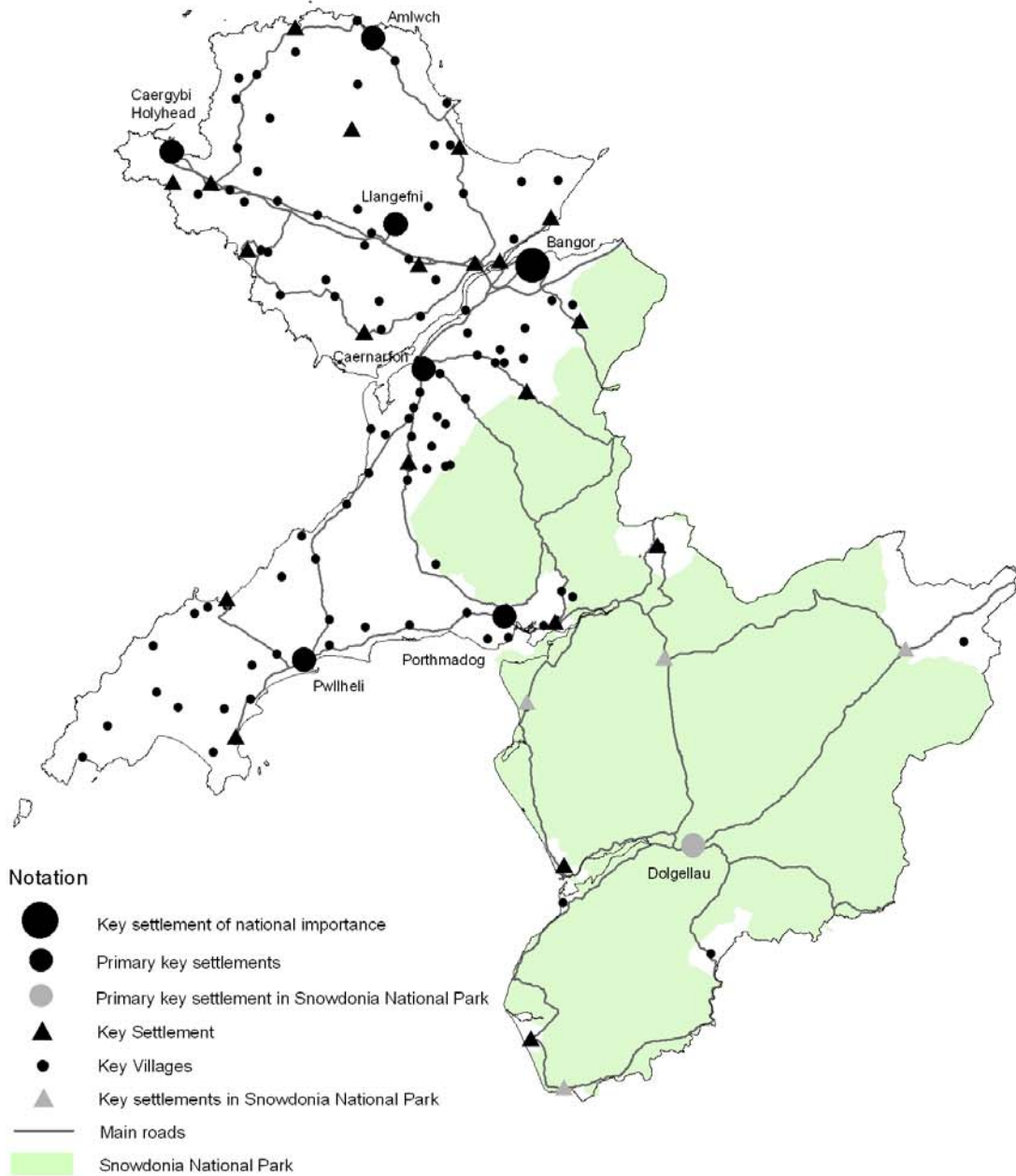
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APPENDIX 3

Option 3 - Proportionate Urban and Rural Distribution



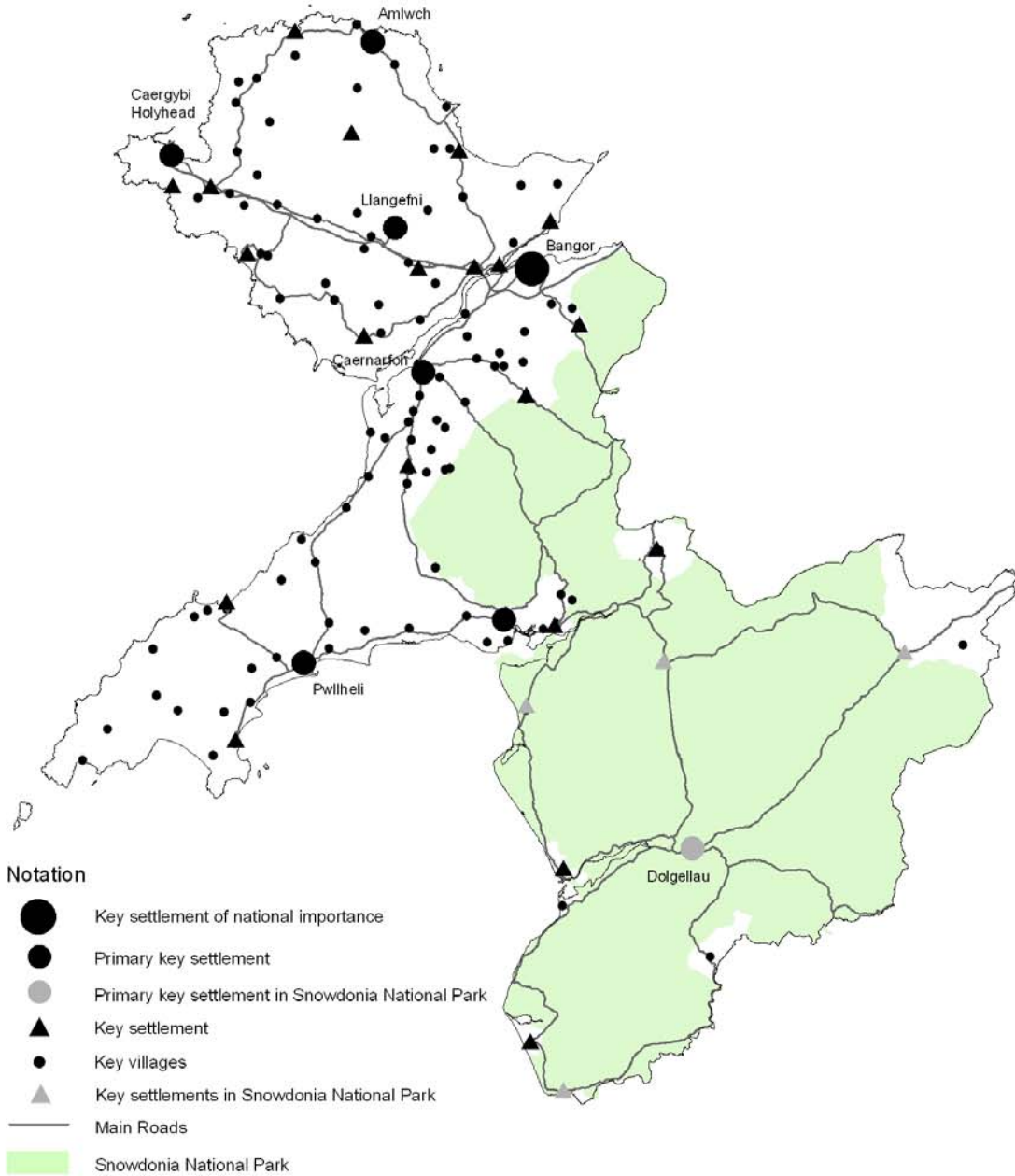
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APPENDIX 3

Option 3a - Focus on Rural Areas



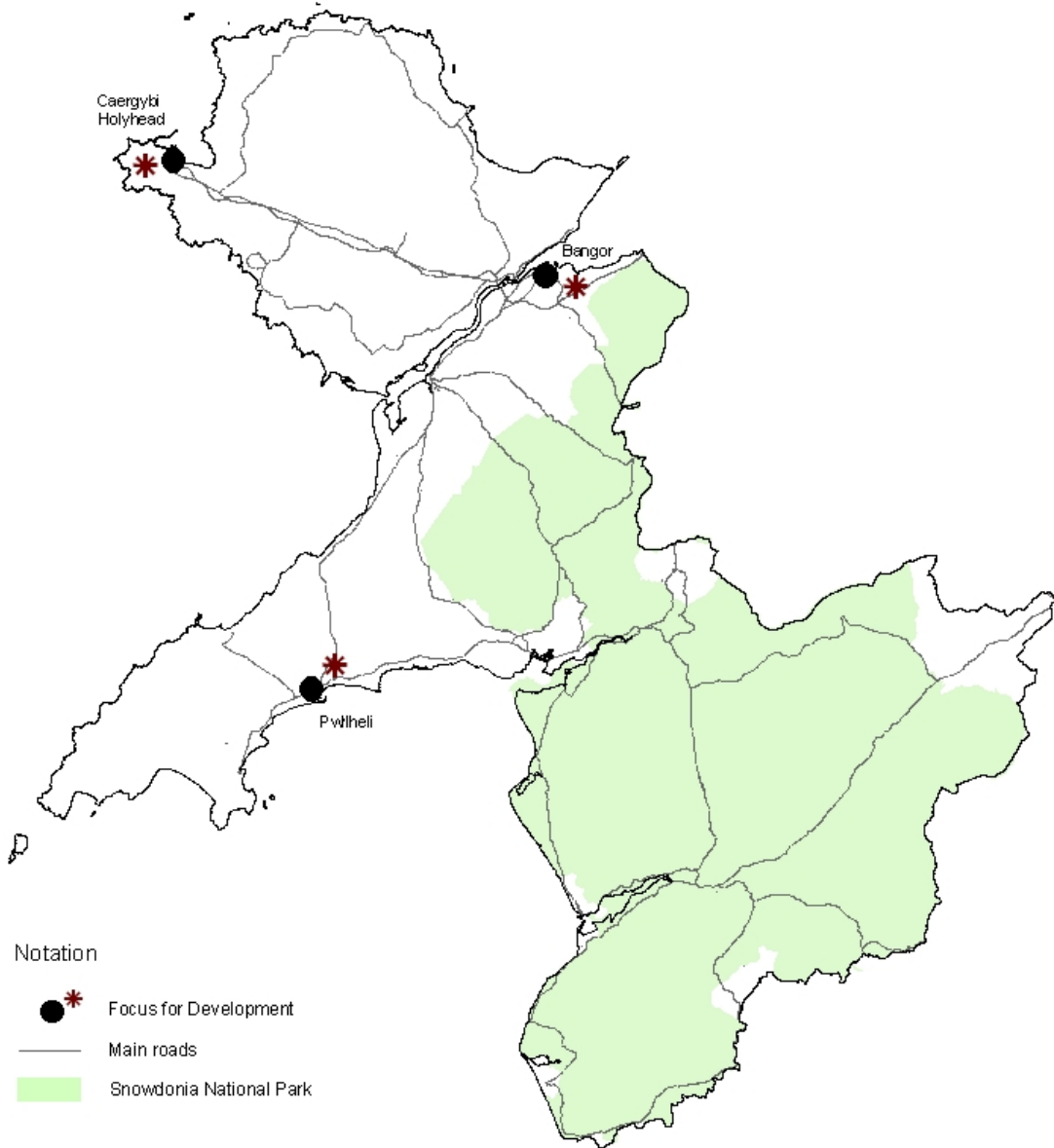
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APPENDIX 3

Option 4 - Focus on Delivery Large Scale Mixed Use



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