

# **ANGLESEY AND GWYNEDD JOINT LOCAL DEVELOPMENT PLAN**

**Developing the Vision, Key objectives and Strategic Options**

**Draft for engagement**

**November 2011**

**Discussing the future with you**



**If you would like someone to explain the booklet to you please contact:**

**Anglesey and Gwynedd Joint Planning Policy Unit  
Town Hall  
Bangor  
Gwynedd  
LL57 1DT**

**[planningpolicy@gwynedd.gov.uk](mailto:planningpolicy@gwynedd.gov.uk)**

**01286 685003**

**01766 77100**

## Contents

	Page
Introduction	1
The timetable	1
Your role	1
Asking for your views	2
Key Strategic Issues	2 – 3
Possible vision	4
Possible Strategic Objectives	5
Suggested Strategic Options	6
Number of housing units	7
Where should the growth go	8 – 15
Maps	16 - 20

## **Introduction**

The Isle of Anglesey County Council and Gwynedd Council are preparing a Joint Local Development Plan (JLDP) that will cover the Anglesey and Gwynedd Local Planning Authority areas. The final adopted version will include the Councils' vision and spatial strategy for addressing the known development requirements as well as those foreseen until 2026.

The JLDP has reached the 'Pre-deposit consultation' stage where the emphasis is to seek views and try to ensure consensus by including different individuals in the process of discussing strategic issues. It is essential that anyone that wants to contribute to the Plan does so as soon as possible.

The aim was to establish a Preferred Strategy that will define the scale, and the general location of future development. The Strategy will then provide the basis to consider more detailed land designations, development proposals and policies to safeguard the environment. Examination of the more detailed elements started recently by inviting comments and suggestions about possible sites to be included on the Candidate Sites Register so that they can be developed or safeguarded. These suggestions (as well as other land use requirements required in the Plan) will be assessed in terms of their degree of conformity with the Preferred Strategy.

## **The Timetable**

The Plan is being prepared in accordance with a specific timetable. The Preferred Strategy will have to be established by September 2012. It will then be distributed for a more formal public consultation. The full draft of the Plan (known as the 'deposit' version) will then be published in October 2013 and presented to the Government in November 2014. It is likely that the final Plan will be adopted early in 2016 following a public examination by an Inspector appointed by the Government.

## **Your role**

Planning policies can affect your quality of life because it can change where you live, work or visit. Consider how the options included in this document affect your community and the problems or advantages arising from it. How should your towns, villages and countryside look in 2026 and beyond? How will they prosper? Will there be enough houses and jobs of the right kind in the right place? If you want to present your views about these matters, and help to develop policies that will shape the area in the future, this is your chance.

The Councils want your comments to help to develop a planning strategy for the area. There are questions in the document that ask for views about the points that we need your views about. They are also included in a separate questionnaire. Answer the questions and let us have your comments by **13<sup>th</sup> January 2012**.

## Asking for your views

In order to start discussions we have listed some of the key issues that the Plan must tackle, drafted a possible vision, identified possible strategic objectives, and we suggest some strategic growth and distribution options. A summary of these is included in this booklet. **Stakeholders are invited to consider the options and also suggest their own options.**

**Note:** The report “Main issues, developing the Vision, Main Objectives and Strategic Options” (2011) includes more background information. Paper copies are available in Local Public Libraries and a copy can be seen on each Council’s website. Paper copies can be provided on request.

## KEY STRATEGIC ISSUES

The Joint Local Development Plan will need to tackle a number of issues. Having examined the available evidence it is considered that these include:-

- 1 The accessibility of the JLDP area, including digital accessibility;
- 2 Loss of economically active young residents
- 3 Low productivity (Gross Value Added, per capita) of the local economy
- 4 Relatively higher proportion of older people group, which is likely to continue and increase
- 5 Address relatively low levels of Brownfield sites and high levels of land where development needs to be restricted
- 6 Lack of housing in terms of type, size and affordability for local people
- 7 Fewer residents recorded as being Welsh-speakers and fewer areas where more than 70% of the population is able to speak Welsh
- 8 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
- 9 Satisfy the demands for employment land and space across the area
- 10 The close relationship and interaction between the Gwynedd Local Planning authority and the Snowdonia National Park, which influences the future strategy
- 11 Interaction between centres within neighbouring areas and the JLDP
- 12 Decline in the vibrancy and vitality of town centres as places offering opportunities in terms of retail, leisure, employment and homes
- 13 Areas with high levels of various types of deprivation
- 14 Catering for visitors to the area in sustainable ways and, at the same time, promoting the area’s heritage and culture
- 15 Lack of local services in rural communities and pressures on local services, open spaces and facilities in other areas
- 16 Issues around the accessibility of services and facilities, particularly in rural areas due to a lack of choice in transport modes
- 17 Mitigating the effects of climate change, e.g. reducing greenhouse gas emissions
- 18 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
- 19 Satisfying demands for energy whilst reducing the use of energy in the first place

- 20 Need to producing less waste
- 21 Need to protect, strengthen and promote biodiversity, ecological links and visual amenities
- 22 Insufficient infrastructure (transport, communication, main utilities) to sustain new and existing development, including providing sufficient water and sewerage infrastructure without affecting water quality
- 23 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? What are they and why?**

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

## **POSSIBLE VISION AND STRATEGIC OBJECTIVES FOR THE PLAN**

Part of the Joint Local development Plan process requires a decision regarding a Vision and Strategic Options. These will help to shape the preferred strategy and ensuing policies for the area from 2011 onwards. Having considered the Community Strategy/ Plan and the North West Wales Development Strategy the following Vision is suggested:

### **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?**

## POSSIBLE STRATEGIC OBJECTIVES

With this vision in mind, the Plan will have to aim for the following strategic objectives:

- 1 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.
- 2 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
- 3 safeguard and strengthen the Welsh language and culture and promotes its use as an essential part of community life
- 4 encourage the formation of safe and secure communities and mitigate fears of crime
- 5 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
- 6 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
- 7 provide sites that are suitable for various educational and training establishments
- 8 a higher number of local graduates living and working locally
- 9 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
- 10 encourage and support the tourism sector throughout the year, which is sustainable and environmentally friendly, supported by a good accommodation base
- 11 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
- 12 significant contribution to reducing greenhouse gases by facilitating the development of appropriate renewable energy technologies, e.g. wind turbines, energy from water
- 13 make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available
- 14 secure vibrant rural communities that are places where people live and work
- 15 safeguard and enhance the area's landscape, including the visual, historic, geological, ecological and cultural environment
- 16 prevent the loss of biodiversity, strengthening and improving the connectivity throughout the area, and improving communities' ability to enjoy and appreciate biodiversity
- 17 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
- 18 provide for waste management and resource reclamation in a sustainable manner, addressing the needs of communities and businesses
- 19 meet the needs of minerals locally and regionally in a sustainable manner
- 20 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?**

### **SUGGESTED STRATEGIC OPTIONS**

The purpose at this point is to look at options and set a general direction for the Plan, which is consistent with the Vision and the Objectives that are being developed.

The options have to be as realistic as is possible at this stage. The fact that an option is included does not mean that the Councils support it. It is part of a process of identifying and assessing alternatives aiming in the end to selecting a preferred option, considering the relevant information and lessons learnt by consulting. This will be an important part of achieving a sound plan.

The Options are being put through a Sustainability Appraisal, which includes a Strategic Environmental Assessment. The SA/ SAS process is an important part of preparing the Plan.

At this point (mid 2010) the JLDP area's population stood at about 175,698 – 107,106 in the Gwynedd Local Planning Authority area (i.e. 90% of Gwynedd's total population) and 68,592 in Anglesey. A 1.85% and 1.16% increase, respectively, was seen over the last decade.

Housing numbers is always an important part of a development plan. The current recession has led to a pronounced reduction in the number of houses being built. But the Plan has to look ahead over a long period and must be robust enough to respond to different market conditions. The need for housing is not affected by the recession – the people and household and potential housing needs remain largely the same. It's the ability to afford different types of accommodation and tenures that is affected.

What are the issues that must be addressed?

A) how many housing units should be built in the area in order to:

- address the area's own needs;
- maintain economic development;
- ensure that the area plays its part in North and Mid Wales?

B) where should the housing units be built?

Providing affordable housing and other types of housing will require attention which ever option is chosen.

## THE OPTIONS

### A) Number of housing units

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

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)**

Population and household projections are based on death, birth and migration trends in the area over a number of years provides approximately **370 housing units annually in Gwynedd and 268 housing units annually in Anglesey**. 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)**

**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. 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)**

The Employment Land Study (2011) uses a model that projects employment to 2025. The 4 scenarios used for the North West Wales Labour Market Study (2009), but the information base has been updated and 1 more scenario was added to reflect another possible set of circumstances. This model takes recent economic trends, new known projects and local economic strategies into consideration. Since the 5<sup>th</sup> 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. 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**

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. 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> 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?**

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 at the end of the booklet)**

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.

<b>STRATEGIC OPTION</b>	<b>T1 445 housing units annually</b>	<b>T2 638 housing units annually</b>	<b>T3 416 housing units annually</b>	<b>T4 389 housing units annually</b>
<b>DI – Focussing on Bangor and the Primary Key Settlements</b>	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 at the end of this booklet)**

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.

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.

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.

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.

<b>STRATEGIC OPTION</b>	<b>T1 445 housing units annually</b>	<b>T2 638 housing units annually</b>	<b>T3 416 housing units annually</b>	<b>T4 389 housing units annually</b>
<b>D2 – Focus on Bangor, the Primary Key Settlements and the Primary and Secondary Focus Areas</b>	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,	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,	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,	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 = 22	other settlements and countryside = 32	other settlements and countryside = 21	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 at the end of the booklet)**

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.

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.

<b>STRATEGIC OPTION</b>	<b>T1 445 housing units annually</b>	<b>T2 638 housing units annually</b>	<b>T3 416 housing units annually</b>	<b>T4 389 housing units annually</b>
<b>D3 - Urban and Rural Proportionate Distribution</b>	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 at the end of this booklet)

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.

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.

<b>STRATEGIC OPTION</b>	<b>T1 445 housing units annually</b>	<b>T2 638 housing units annually</b>	<b>T3 416 housing units annually</b>	<b>T4 389 housing units annually</b>
<b>D3A – Focus on rural areas</b>	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 at the end of the booklet)**

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.

<b>STRATEGIC OPTION</b>	<b>T1 445 housing units annually</b>	<b>T2 638 housing units annually</b>	<b>T3 416 housing units annually</b>	<b>T4 389 housing units annually</b>
<b>D4 -</b> 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?**

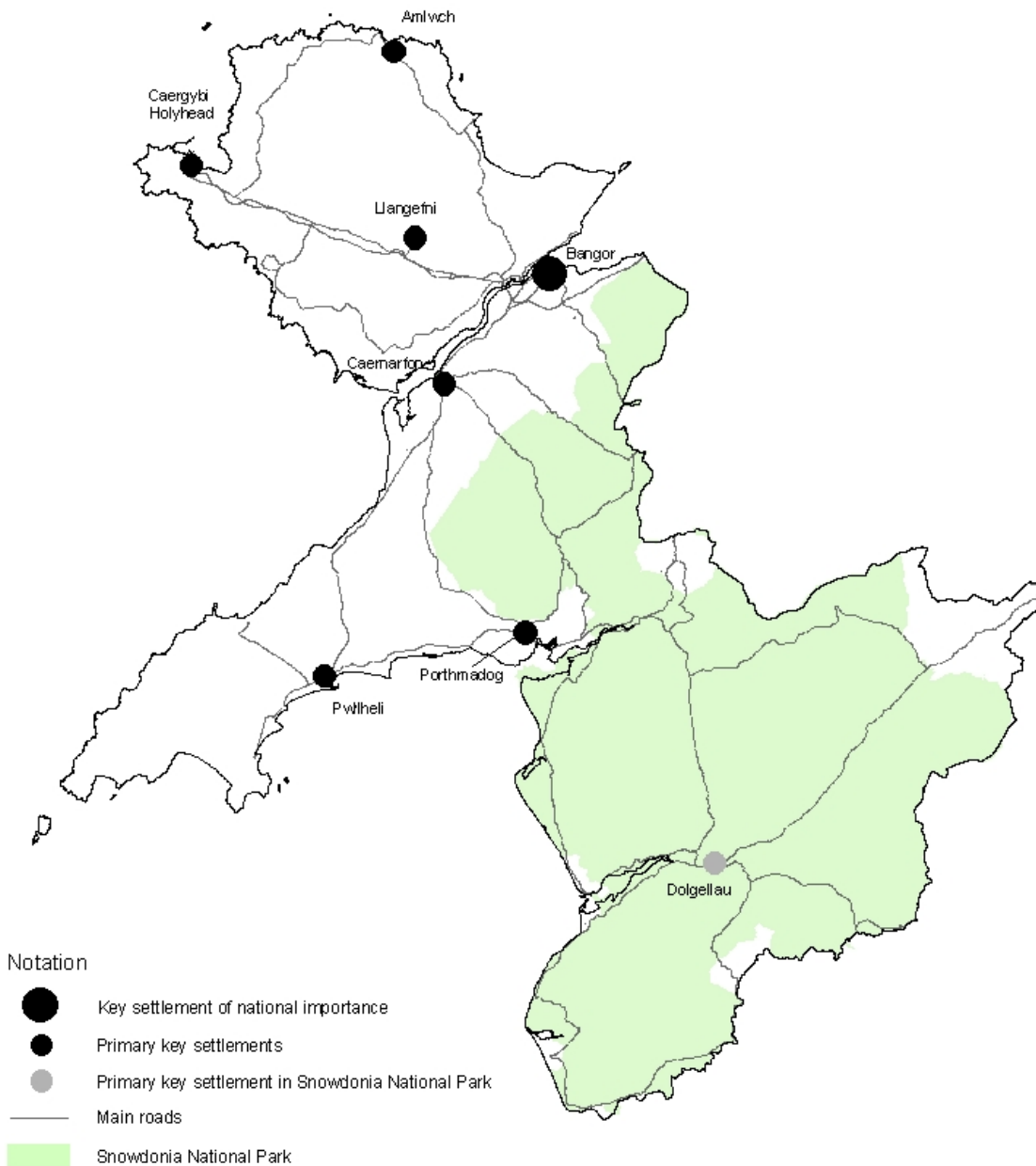
**QUESTION 11: WHICH OPTION WOULD BEST ADDRESS THE PLAN'S STRATEGIC OBJECTIVES?**

**QUESTION 12: WHICH DISTRIBUTION OPTION DO YOU PREFER IN ORDER OF PREFERENCE? (i.e. 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> 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**

## Option 1 - Focus on Bangor and the Primary Key Settlements



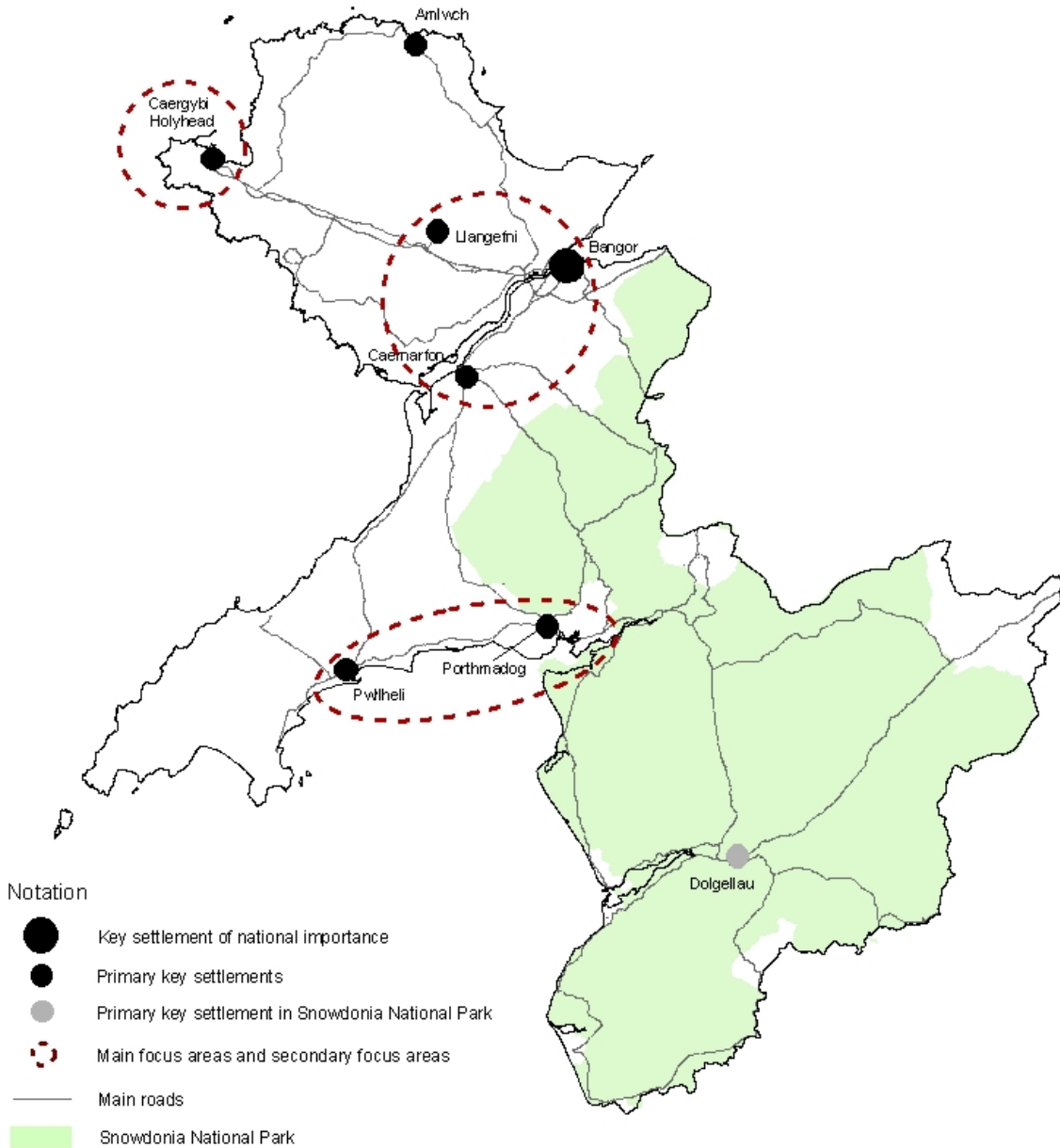
CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL

© Hawlfraint y Goron a hawliau cronfa ddata 2011 Arolwg Ordnans 100023387  
© Crown Copyright and database rights 2011 Ordnance Survey 100023387

Uned Polisi Cynllunio ar y Cyd.  
Joint Planning Policy Unit.

1:500,000

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

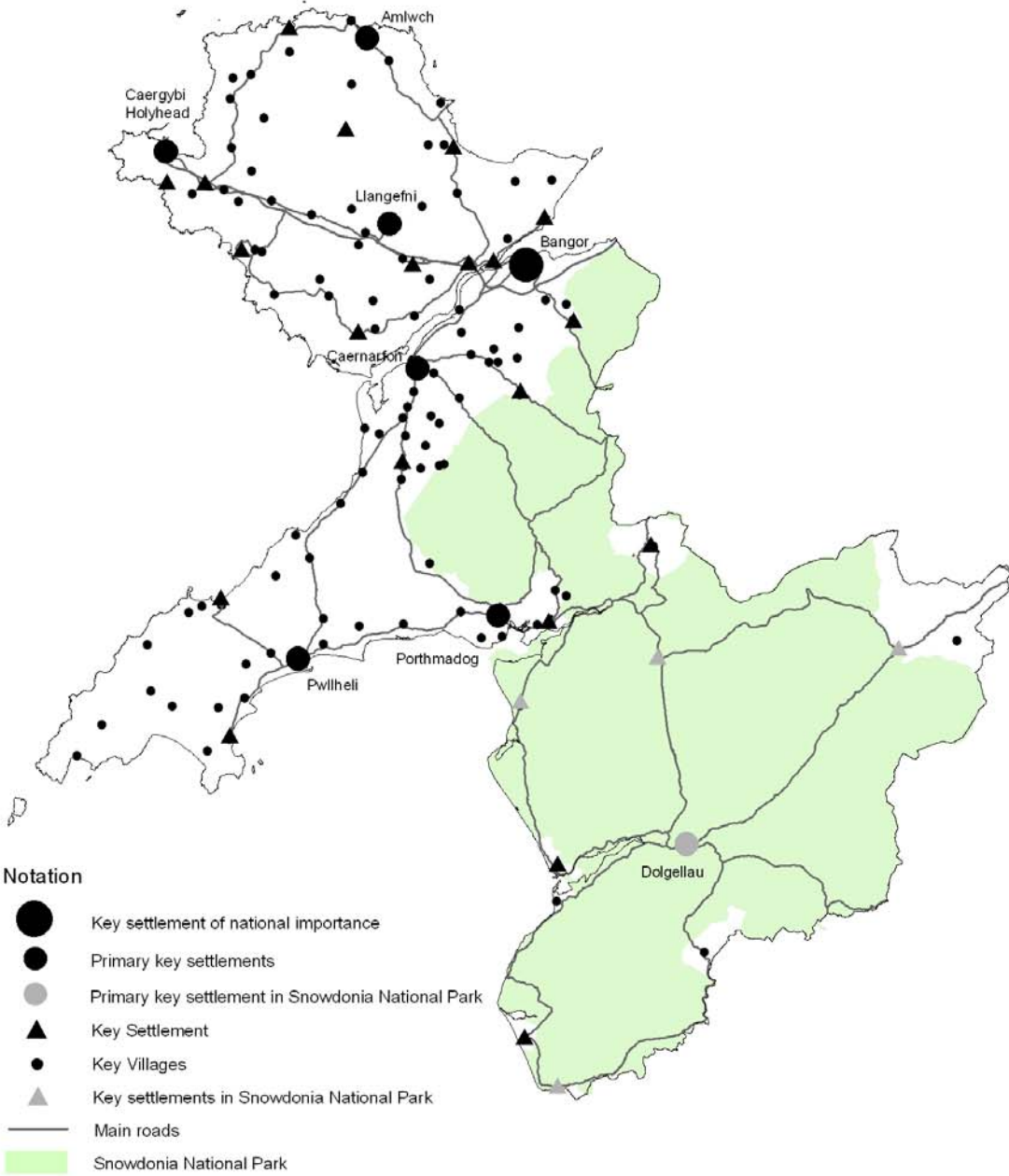


Uned Polisi Cynllunio ar y Cyd.  
Joint Planning Policy Unit.

© Hawffraint y Goron a hawliau cronfa ddata 2011 Arolwg Ordnans 100023387  
© Crown Copyright and database rights 2011 Ordnance Survey 100023387

1:500,000

### Option 3 - Proportionate Urban and Rural Distribution

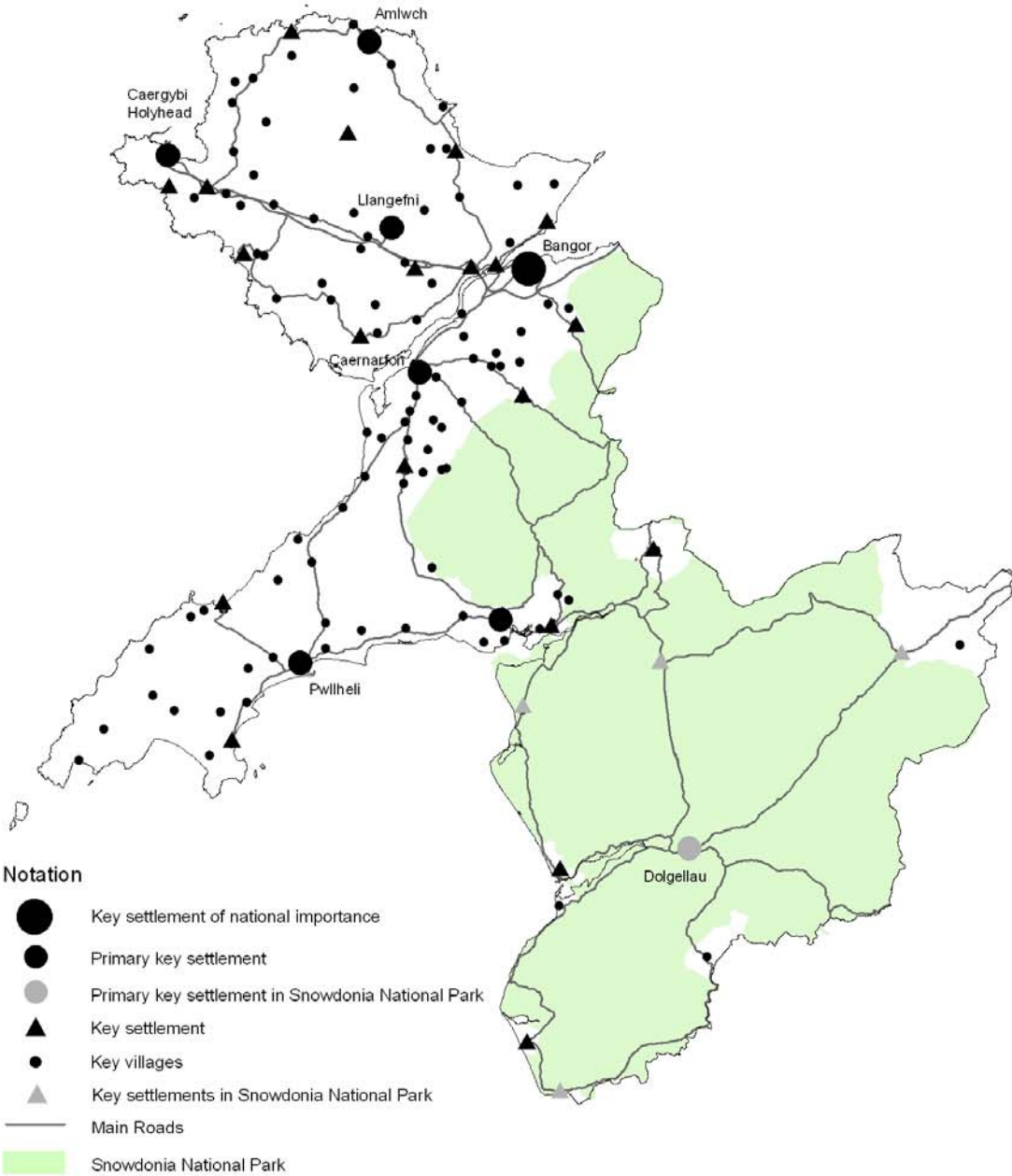


Uned Polisi Cynllunio ar y Cyd.  
Joint Planning Policy Unit.

© Hawffraint y Goron a hawliau cronfa ddata 2011 Arolwg Ordnans 100023387  
© Crown Copyright and database rights 2011 Ordnance Survey 100023387

1:500,000

## Option 3a - Focus on Rural Areas

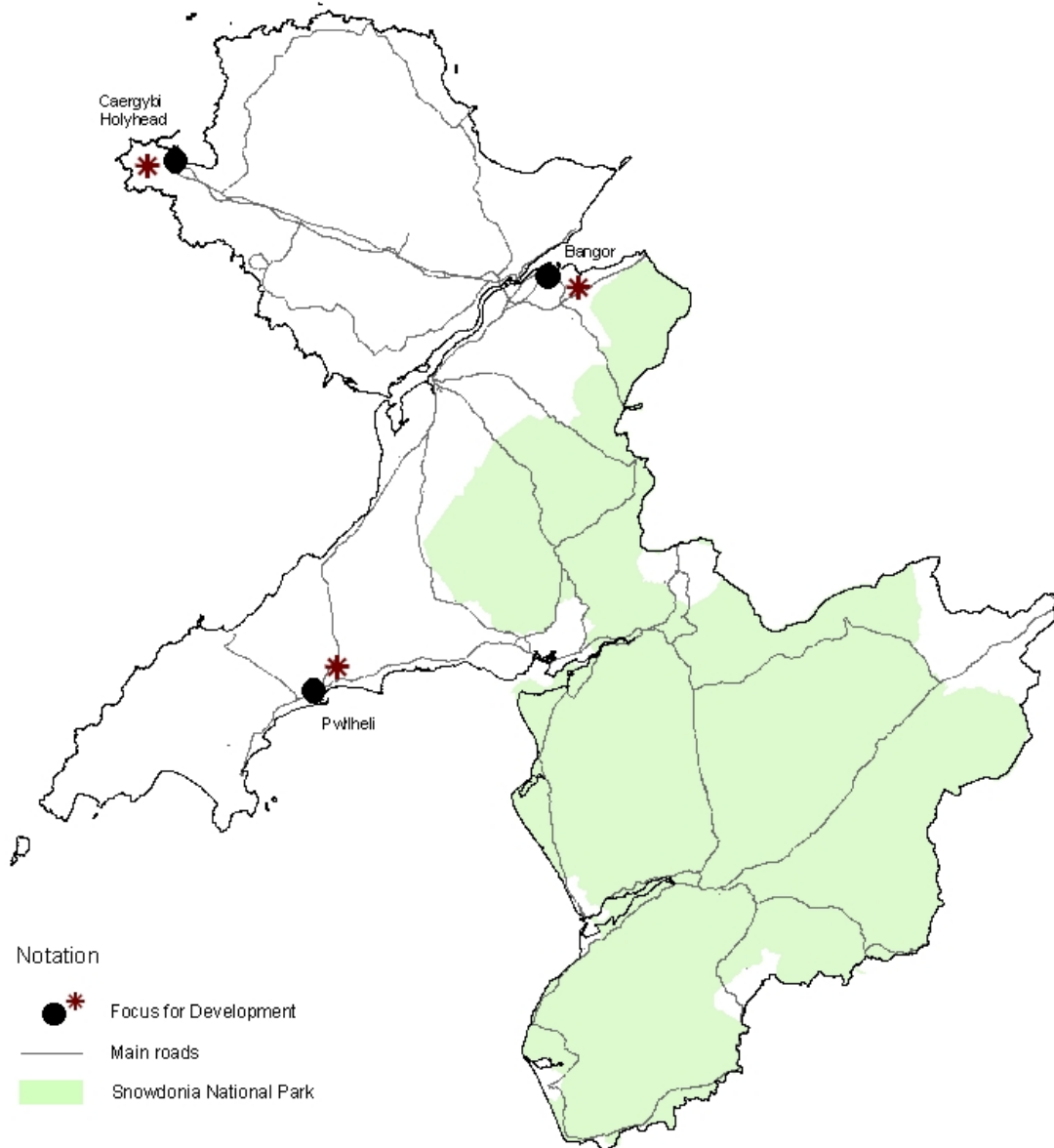


Uned Polisi Cynllunio ar y Cyd.  
Joint Planning Policy Unit.

© Hawffraint y Goron a hawliau cronfa ddata 2011 Arolwg Ordnans 100023387  
© Crown Copyright and database rights 2011 Ordnance Survey 100023387

1:500,000

## Option 4 - Focus on Delivery Large Scale Mixed Use



CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL

Uned Polisi Cynllunio ar y Cyd.  
Joint Planning Policy Unit.

© Hawffraint y Goron a hawliau cronfa ddata 2011 Arolwg Ordnans 100023387  
© Crown Copyright and database rights 2011 Ordnance Survey 100023387

1:500,000