

GWYNEDD & ANGLESEY JOINT LOCAL DEVELOPMENT PLAN (2011 – 2026)

PUBLIC EXAMINATION:

Hearing Session 12 – Allocations and alternative sites – south Gwynedd



CYNGOR SIR
YNNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Action Point 2 (S12/PG2) – Employment site, Pwllheli (C6)

Prepare a paper to show either the retention of the site in the Plan, subject to favourable comments from Natural Resources Wales, or its withdrawal from the Plan.

1] Councils' response

1.1 The Plan includes Adwy'r Hafan in Policy CYF 1 (site C6), which currently safeguards and allocates various sites for employment uses in the Plan area. The following map shows the location of the site within the development boundary.



Used Policy Cynllunio ar y Cymoedd & Mynyddau
Anglesey & Gwynedd Joint Planning Policy Unit

Adwy'r Hafan, Pwllheli (C6)

Cyflun Adnau / Deposit Plan 2015

0
G/N
1:5,000

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1.2 The Industrial Estate is an established site located in one of the Plan area's Urban Service Centres. Apart from one plot, which recently obtained planning consent for a hotel, the units are fully occupied. The Employment Land Review has confirmed its suitability, describing it as a prime site suitable to address needs arising during the Plan period.

Therefore, it is anticipated that it is likely to continue to serve an important role in satisfying demand for premises should units become available.

1.3 Following discussion with Natural Resources Wales, the Councils wish to propose the following amendments to the Plan:

- i. Remove reference to Adwy'r Hafan, Pwllheli from Policy CYF 1
- ii. Include the following proposed new policy and explanatory text to follow Policy CYF 1

1.4 It is considered that the proposed amendments will allow the site to continue to provide opportunities to the local area as part of a small network of sites. Retaining the potential for continued use until an alternative site can be identified and developed helps provide employment and business opportunities close to where people live. However, unlike other sites that are safeguarded under Policy CYF 1, a 'like for like' basis approach to development Adwy'r Hafan will control the use of premises on the site.

1.5 Amendment to Policy CYF 1

Urban Service Centre	Cibyn Industrial Estate, Caernarfon	C5	7.3	37.7	B1, B2, B8	Not applicable	Strategic Sub-regional Site (Main)
	Adwy'r Hafan, Pwllheli	C6	1.5	10.5	B1, B8	Not applicable	Not applicable
	Business Park, Penrhyndeudraeth	C7	3.1	11.5	B1	Not applicable	Not applicable
	Business Park, Porthmadog	C8	4	13.5	B1, B2	Not applicable	Not applicable

1.6 Proposed new policy

Adwy'r Hafan, Pwllheli

Proposals for the change of use of land or conversion of existing units Adwy'r Hafan to a higher vulnerability classification, as set out in TAN 15, will not be permitted.

Redevelopment of existing plots will only be supported if the following criteria can be met:

- 1. the proposal does not involve additional buildings;**
- 2. the proposal does not involve extensions of more than 250m² to existing buildings;**
- 3. the proposal does not involve sub-division of existing buildings for use by 2 or more businesses;**

- 4. flood resistant and/ or resilient measures to mitigate potential flood risks are included in the design of replacement buildings.**

Any proposal for a replacement building will need to be accompanied by a site specific Flood Consequences Assessment which will need to consider options for betterment / flood resilience

Planning conditions will be applied or a planning obligation will be secured where there is a need to: limit the planned life of a development or ensure seasonal use; remove a time-limited development on cessation of use; review relevant planning permissions.

Explanation:

Adwy'r Hafan is a well established employment site in Pwllheli, providing an important supply of units for local businesses. Safeguarding of existing employment areas will encourage market activity to maintain a supply of employment floorspace. However, this Industrial Estate is vulnerable to flooding, being located within a C1 Flood risk area. Flood modelling indicates that, over its lifetime, the site would be at risk of flooding from overtopping the harbour wall to the west and the site would be at risk of flooding from the east should the sand dunes be breached. The West Wales Shoreline Management Plan 2 policy for epochs that cover the Plan period provide a hold the line policy approach for the relevant policy area that covers Pwllheli. The Council's main aim through its approach to flood risk is to ensure the safety of its existing and future residents and businesses. Adwy'r Hafan is a brownfield site. The site's continued use would contribute to sustaining an existing key settlement and would contribute to key employment objectives supported by the Council. On balance, the Councils consider that the Plan should facilitate 'like for like' development at Adwy'r Hafan in the short term, but, that its continued use during the Plan period should be strictly controlled and that options to identify options for an alternative site should be investigated. This policy serves as the best interim solution to maintain a supply of units in Pwllheli at least until further options, including funding, can be explored in detail. Applicants will be encouraged to take advantage of the pre-application service provided by the Council and should also discuss proposals with Natural Resources Wales.