

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

PUBLIC INSPECTION:

Hearing Session 5 – Economy – Employment, Retail and Tourism



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COUNTY COUNCIL

Action Point 5 (S5/PG4) – Employment Land - Rural Areas

Prepare a paper to explain how the plan provides for employment land in rural areas, particularly referring to Meirionnydd, Gwynedd.

Councils' response:

1.0 Background

- 1.1 Gwynedd is a geographically wide county, with a dispersed development pattern, and its economic features vary between and within its areas. Traditionally because of the rural nature of some areas within Gwynedd (Dwyfor Meirionnydd) there are fewer job opportunities available there compared to other areas in Gwynedd, which are the more populated areas. To try and overcome this problem and to begin to address it, the Council and partners have a number of plans and strategies in place.
- 1.2 Although this paper is required to focus particularly on the Meirionnydd area, attention will also be given to Dwyfor, specifically because of the recent developments by the Council in an attempt to overcome the shortcomings in terms of employment opportunities within that area.

2.0 Employment Vision - Meirionnydd

- 2.1 Chapter 3 of the Deposit Plan refers to Gwynedd Council's Strategic Plan and the Meirionnydd Employment Plan. The Employment Land Study (DC004) addressed this issue as well, identifying what the requirements would be in terms of employment land during the Plan period. The Meirionnydd Employment Plan was established by Gwynedd Council in 2010 as one of the strategic projects to achieve the Strategic Plan (2013-2017). Its purpose is to create/ facilitate new jobs in the area, which includes a number of settlements within the area of the Snowdonia Local Development Plan (2007-2022). It was decided to prepare this strategy in order to face the challenges associated with creating employment opportunities in the area following the completion of the first phase of decommissioning process of the Trawsfynydd Power Station site. Inevitably decommissioning the nuclear site has been a setback for the region's economy, and the downturn in the economy and cuts in the public sector have contributed to that setback.

- 2.2 The purpose of the Meirionnydd Employment Plan was to offer a comprehensive and coordinated response to the needs of the region today and for the future. The plan looks at the scale of the economic challenge in Meirionnydd and the plans that are being developed currently to create foundations for future employment and to ensure a progressive, vibrant and sustainable economy with a variety of high quality work opportunities. By now, it is considered that the efforts of the strategy have begun to bear fruit.
- 2.3 The Snowdonia Enterprise Zone area was designated in 2012. This designation encourages investment on site, thus attracting new companies and creating jobs. The Trawsfynydd site is part of Snowdonia Enterprise Zone and the intention is to focus on exploring opportunities that are linked to the sectors of information technology, energy and environment. As well as the Trawsfynydd site, the former airfield belonging to the ministry of defence at Llanbedr is also included within the Snowdonia Enterprise Zone. Located on a coastal peninsula, its distinctive feature is its separate airspace: it is unique in the UK and the first of its kind in Europe, and it enables civil and military operators to simultaneously access regular tests of Remote Controlled Air Vehicle Systems (RPAS). With significant investment in world class facilities - and more in the pipeline - the site provides a ready solution to customers in the form of a new operating environment for Remote Controlled Air Vehicle Systems that combine infrastructure with airspace control.

3.0 Employment Vision- Dwyfor

- 3.1 In Gwynedd Council's Strategic Plan 2013-2017 there was a commitment to establish an Employment Plan in the area of Llŷn and Eifionydd. Following this commitment and following discussion and consultation with key stakeholders in the local area, the Llŷn and Eifionydd Employment Plan was produced. The Plan was adopted by the Council in June 2016 (<https://democracy.cyngor.gwynedd.gov.uk/ielistdocuments.aspx?cid=133&mid=1827&ver=4> (Item 6)). The Plan aims to encourage collaboration with partners to build on the strengths of Llŷn and Eifionydd - its natural resources, products, heritage, talents, identity and language - in order to increase employment, innovation and high value jobs across the area, exploiting opportunities for local businesses to grow and creating conditions for young people to stay or return to the area to live and work. There is a focus on ensuring that there is appropriate infrastructure in place, including the necessary IT support, and the provision of high speed broadband is essential.
- 3.2 It is a necessary step forward for the area and is intended to provide a basis for future planning in order to maintain and create employment in Dwyfor. The Plan will also provide assistance to employers in Llŷn and Eifionydd, and to those who are considering setting up an enterprise in the area, as it summarises the economic circumstances and highlights the areas that offer opportunity.
- 3.3 The Council is working in partnership with a range of partners within the public sector - as well as local business employers - to intervene in developing the local economy and striving to ensure that investment into the area continues. In this regard, it is essential to ensure that there is an agreed agenda, with comprehensive support.

4.0 Joint Local Development Plan Perspective

4.1 One of the main aims of the Joint Local Development Plan is to encourage economic development, enterprise and to create employment opportunities. In the context of the rural economy, growth and diversification on an appropriate scale that respect the area and landscape will be promoted. To address this, development will be guided to existing employment sites, reusing existing buildings, and agricultural diversification.

4.2 The following sites have been protected/designated in Policy REF 1 for employment use in Dwyfor and Meirionnydd:-

Area	Status	Site	Site Area
Dwyfor	Designation	Near the Ffor Petrol Station	1.7
	Main sites	Adwy'r Hafan, Pwllheli	4
		Porthmadog Business Park	13.5
	Secondary	Nefyn Industrial Estate	1.7
		Y Ffor Industrial Estate	2.8
		Llanystumdwy Agricultural Park	6.6
		Wynnstay farmers, Rhosfawr	4.9
	Total		
Meirionnydd	Main sites	Pendre Estate, Tywyn	7.9
	Secondary	Penrhyndeudraeth Business Park	11.5
		Tanygrisiau, Blaenau Ffestiniog	7.4
		Former Bron y Garth hospital site, Penrhyndeudraeth	1.6
		Griffin, Penrhyndeudraeth	4
Total			32.4ha

4.2 When considering the amount of employment land that will be protected in Meirionnydd, it should be remembered that a significant part of the population live

within the Snowdonia National Park Planning Authority Area. Despite the fact that the Snowdonia National Park LDP does not designate/protect employment sites specifically, there are policies that protect existing employment uses and prevent alternative uses (Chapter 6 - The Rural Economy http://www.eryri-npa.gov.uk/data/assets/pdf_file/0004/764455/CDLI-Terfynol-6.1.12.pdf).

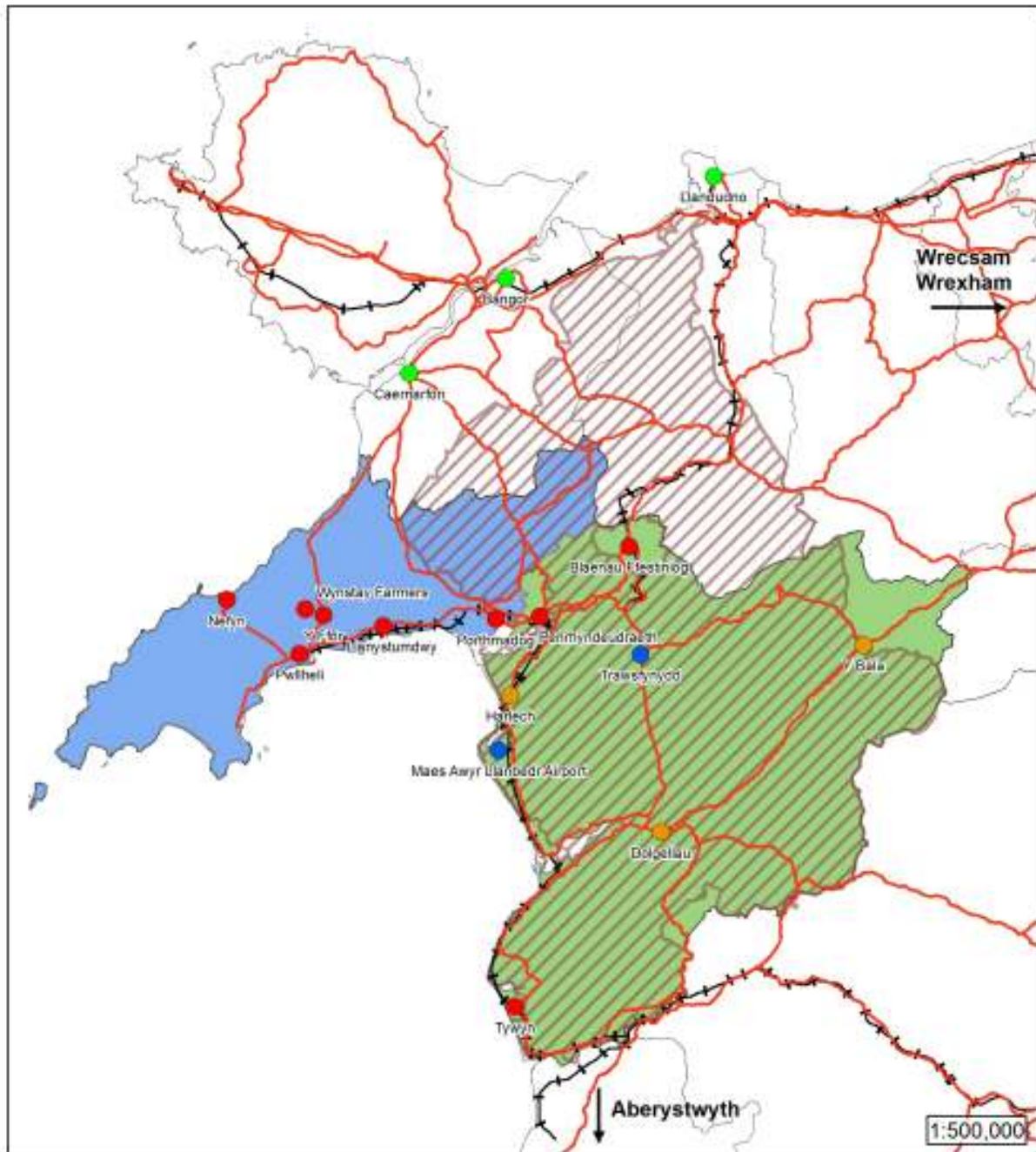
- 4.3 In Topic Paper 5A consideration is given to the facilities available within the centres and the status of the centres because of those facilities. Part of the consideration for the provision of employment opportunities were the facilities available. The employment opportunities that were available within each settlement were assessed, whether they were for example in services such as shopping opportunities, schools, leisure centres, offices, as well as the opportunities to be derived from a designated employment sites specifically. The score received by the settlement in terms of employment opportunities was based on the level of provision available.
- 4.4 This paper has already mentioned the rural nature of Dwyfor and Meirionnydd, and therefore dependence on the tourism sector and agriculture. There are policies within the Plan which promote these sectors, including rural diversification, such as CYF5 - Re-use and adaptation of rural buildings or residential unit for business use or new buildings for business/ industry, PS11 - Visitor Economy, and MAN6 - Retail in Rural Areas..
- 4.5 The map in Appendix 1 shows the employment opportunities available in the areas concerned, as well as showing the links and opportunities in the context of the wider area.

5.0 Conclusions

- 5.1 Due to physical constraints, that is topography and flood threats associated with some of the main centres in Dwyfor and Meirionnydd, there are obvious limitations in finding land which is suitable for employment. Centres in Meirionnydd and Dwyfor have good road and rail links, to and from the major centres in the wider area, i.e. Bangor, Llandudno, Wrexham, Aberystwyth, for example.
- 5.2 In addition, these are landscape sensitive rural areas, and so there would not be any major industrial development, as this would not be in keeping with the landscape nor probably match local demand. Traditionally the demand in these areas has been for smaller units for production use (small scale), craftspeople, light industry (carpenters, electricians, etc.). The area is also popular in terms of the tourism sector, which offers alternative employment opportunities for the area.
- 5.3 It is emphasised that the Council has plans and strategies in place that attempt to overcome the lack of employment opportunities in the area. The Council's strategy is focused on maintaining and growing local businesses, and building on the strengths inherent in the local area. Furthermore, the Snowdonia Enterprise Zone designation is likely to lead to prestigious employment opportunities that can transform the local economy.
- 5.4 Therefore the Joint Local Development Plan is consistent with these strategies by protecting current employment sites. These sites provide for the demand from the

indigenous population, they are within reasonable reach of rural communities, and they provide opportunities for the growth envisaged by the Employment Land Survey. Furthermore, the Plan contains criteria policies which promote the type of growth that is being encouraged by the Council's Strategy and the Dwyfor and Meirionnydd Employment Plans.

Appendix 1



Cyfloeon Cyflogaeth / Employment Opportunities

- Canolfan Cyflogaeth / Employment Centre
- Dynodiadau Cyflogaeth yn Dwyfor a Meirionnydd / Employment Allocations in Dwyfor and Meirionnydd
- Canolfan Lleol (heb ddynodiad cyflogaeth) / Local Centre (without an employment designation)
- Parth Menter Eryri / Snowdonia Enterprise Zone

Ardal / District

- Meirionnydd
- Dwyfor
- Parc Cenedlaethol Eryri/Snowdonia National Park

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